

48/63/64/65
DRAWING NUMBER

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(A P.U.D.)

L'ERMITAGE OF BOCA

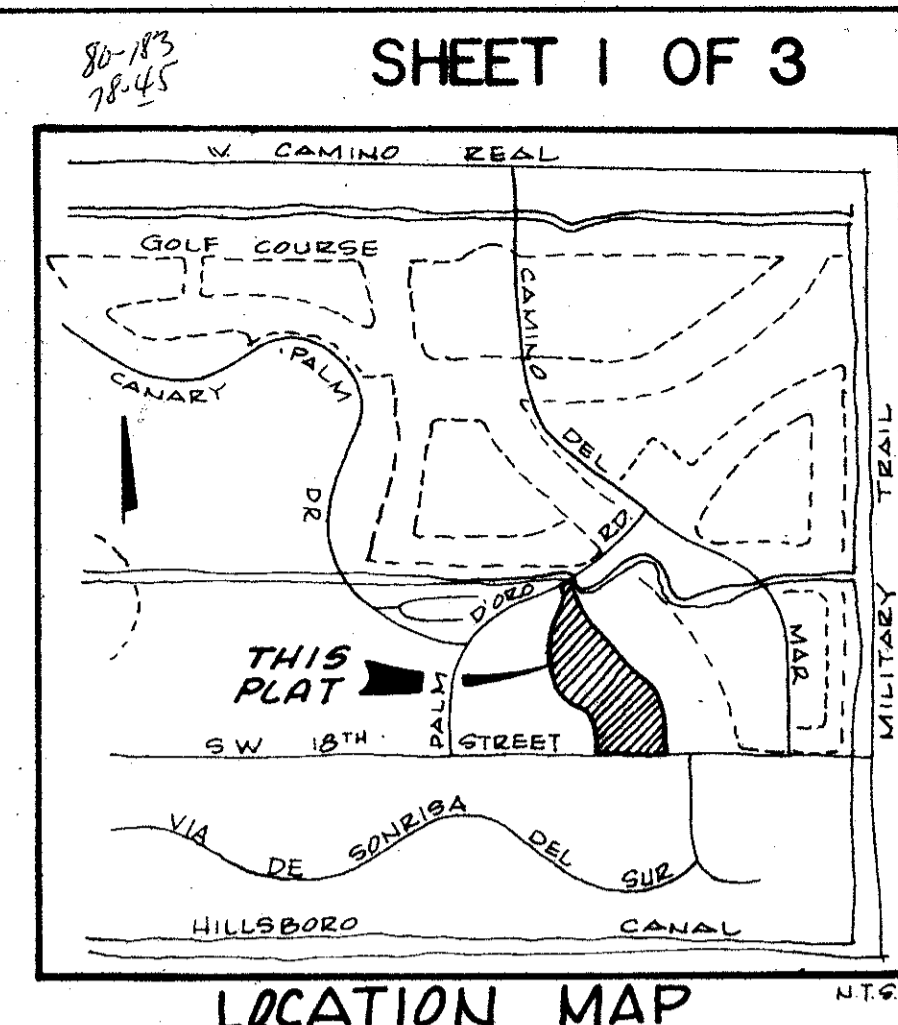
BEING A REPLAT OF A PORTION OF TRACT 73 OF THE PLAT OF BOCA DEL MAR NO. 7 AS RECORDED IN PLAT BOOK 30, PAGES 210 THRU 217 OF THE PUBLIC RECORDS OF PALM BCH COUNTY, FLORIDA NOVEMBER, 1983

SHEET 1 OF 3

63

P.U.D. STATISTICS

ACREAGE: 20.170 ACRES
UNITS: 67
DENSITY: 3.322 UNITS/ACRE
TYPE OF UNITS: SINGLE FAMILY



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 8:34 A.M. on the 16th day of MAY 1984
and duly recorded in Plat Book No. 48 on page 6364-65
JOHN B. DUNKLE, Clerk Circuit Court
James J. Munday

DESCRIPTION

A PORTION OF TRACT "73" OF THE PLAT OF "BOCA DEL MAR NO. 7", AS RECORDED IN PLAT BOOK 30, PAGES 210 THRU 217 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST (SE) CORNER OF SAID TRACT "73", SAID POINT ALSO LYING ON THE NORTH LINE OF A 120.00 FOOT RIGHT-OF-WAY KNOWN AS SOUTHWEST 18TH STREET, THENCE S.89°32'51"W. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 580.64 FEET, THENCE N.00°27'09"W., A DISTANCE OF 74.36 FEET TO A POINT LYING ON A CIRCULAR CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N.33°12'17"W.; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 487.17 FEET, A CENTRAL ANGLE OF 32°29'34", AN ARC DISTANCE OF 276.28 FEET, THENCE N.64°09'00"W., A DISTANCE OF 340.47 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 328.00 FEET, A CENTRAL ANGLE OF 58°19'33", AN ARC DISTANCE OF 333.90 FEET TO THE POINT OF TANGENCY; THENCE N.05°49'27"W.; A DISTANCE OF 148.48 FEET TO A POINT LYING ON A CIRCULAR CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N.31°28'16"W., THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 203.00 FEET, A CENTRAL ANGLE OF 59°21'44", AN ARC DISTANCE OF 210.32 FEET; THENCE N.57°52'17"W., A DISTANCE OF 82.88 FEET TO A POINT LYING ON A CIRCULAR CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N.73°58'33"E., SAID CURVE ALSO BEING THE SOUTH LINE OF AN 80.00 FOOT RIGHT-OF-WAY KNOWN AS PALM D'ORO ROAD, THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SAID SOUTH RIGHT-OF-WAY LINE OF PALM D'ORO ROAD, HAVING A RADIUS OF 560.87 FEET, A CENTRAL ANGLE OF 06°24'40", AN ARC DISTANCE OF 62.76 FEET TO A POINT LYING ON A CIRCULAR CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S.65°42'59"E., SAID POINT ALSO BEING THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF PALM D'ORO ROAD AND THE SOUTH LINE OF A 100.00 FOOT CANAL RIGHT-OF-WAY KNOWN AS LAKE WORTH DRAINAGE DISTRICT LATERAL NUMBER 50, AS RECORDED IN OFFICIAL RECORD BOOK 2336, PAGES 998 THRU 1001 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SAID SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL NUMBER 50, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 62°01'26", AN ARC DISTANCE OF 232.75 FEET TO A POINT LYING ON THE NORTHEAST LINE OF SAID TRACT "73"; THENCE S.64°09'00"E. ALONG SAID NORTHEAST LINE, A DISTANCE OF 934.23 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTH LINE OF SAID TRACT "73", HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 59°31'00", AN ARC DISTANCE OF 124.65 FEET TO THE POINT OF TANGENCY, THENCE S.04°38'00"E. ALONG THE EAST LINE OF SAID TRACT "73", A DISTANCE OF 676.78 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 20.170 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT L'ERMITAGE DEVELOPMENTS A FLORIDA GENERAL PARTNERSHIP, THE OWNERS OF LAND SHOWN AND DESCRIBED HEREON AS L'ERMITAGE OF BOCA, A P.U.D. (BEING A PORTION OF TRACT "73" OF THE PLAT OF "BOCA DEL MAR NO. 7", AS RECORDED IN PLAT BOOK 30, PAGES 210 THRU 217 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE L'ERMITAGE OF BOCA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "A" IS ALSO A DRAINAGE AND UTILITY EASEMENT.
- TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE L'ERMITAGE OF BOCA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND ITS SUCCESSORS AND ASSIGNS AS OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "C" (RECREATION AREA) AS SHOWN HEREON IS HEREBY DEDICATED TO THE L'ERMITAGE OF BOCA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRAT "D" (CANAL) AS SHOWN HEREON IS HEREBY DEDICATED TO THE L'ERMITAGE OF BOCA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND ITS SUCCESSORS AND ASSIGNS, FOR CANAL AND WATER RETENTION PURPOSES. TRACT "D" IS ALSO A DRAINAGE EASEMENT.
- THE DRAINAGE EASEMENT SHWN AS TRACT "D" IS DEDICATED IN PERPETUITY TO THE L'ERMITAGE OF BOCA HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID L'ERMITAGE OF BOCA HOMEOWNERS ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WITHIN L'ERMITAGE OF BOCA PLAT WHICH IS ASSOCIATED WITH S.W. 18TH STREET, A COUNTY ROAD.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE L'ERMITAGE OF BOCA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE L'ERMITAGE OF BOCA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, L'ERMITAGE DEVELOPMENTS A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, NATIONAL GENERAL BUILDING CORPORATION, A FLORIDA CORPORATION WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF NATIONAL GENERAL BUILDING CORPORATION THIS 22 DAY OF MARCH, A.D., 1984.

L'ERMITAGE DEVELOPMENTS A FLORIDA GENERAL PARTNERSHIP
WITNESS Lois Lindley
WITNESS Ann McCarty

NATIONAL GENERAL BUILDING CORPORATION, GENERAL PARTNER, A FLORIDA CORPORATION
BY: Joel Teitelbaum
JOEL TEITELBAUM, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOEL TEITELBAUM, PRESIDENT OF NATIONAL GENERAL BUILDING CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF L'ERMITAGE DEVELOPMENTS, A FLORIDA GENERAL PARTNERSHIP, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THIS INSTRUMENT ON BEHALF OF SAID CORPORATION AND PARTNERSHIPS FOR THE PURPOSE HEREIN EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF March, A.D., 1984. MY COMMISSION EXPIRES December 25, 1987.

W. B. Vell NOTARY PUBLIC, STATE OF FLORIDA

APPROVAL-PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF May A.D. 1984.

BY: Ken Spillias CHAIRMAN
KEN SPILLIAS

ATTESTED: Elizabeth Railhead Deputy Clerk
JOHN B. DUNKLE, CLERK, BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF May A.D. 1984.

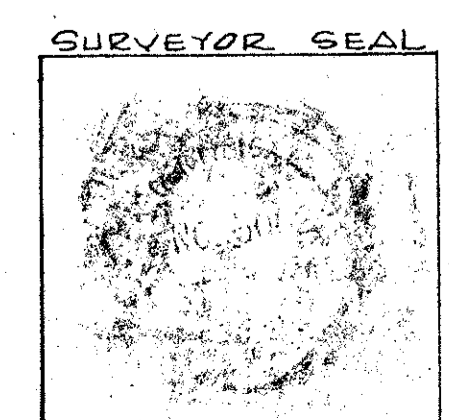
BY: H.F. Kahlert
H.F. KAHLERT, P.E.

SURVEYOR'S CERTIFICATE

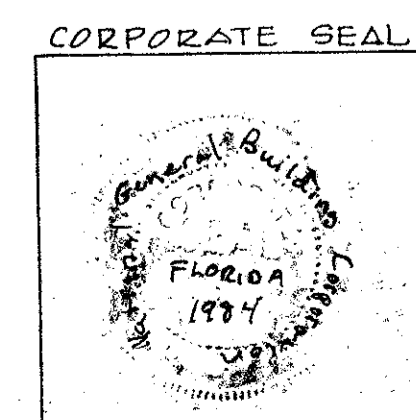
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: Daniel I. Carnahan DATE 20 MARCH 84

DANIEL I. CARNAHAN
REGISTERED LAND SURVEYOR NO. 3002
STATE OF FLORIDA



THIS INSTRUMENT PREPARED BY
DANIEL CARNAHAN
CONSULTING ENGINEERS, INC.
6191 W. ATLANTIC BLVD., MARGATE, FLA.
NOV. 1983 8310029 RCW



L'ERMITAGE OF BOCA

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