

DRAWING NUMBER 48/161

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PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA REGISTERED PROFESSIONAL SURVEYOR

A PART OF A PLANNED UNIT DEVELOPMENT

A0-1 240

161

LAKEs OF BOCA BARWOOD - PLAT 2

LYING IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST

BEING A REPLAT OF PART OF TRACTS 18, 19, 20, 27 & 28, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK NO. 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 9:48 AM THIS 17th DAY OF JULY AD, 1984 AND DULY RECORDED IN PLAT BOOK 48 ON PAGES 161 AND 162. JOHN B. DUNKLE, CLERK ARCHIT COURT BY [Signature]

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GEORGE H. SPARLING, JR., AS TRUSTEE, AND LAKES OF BOCA BARWOOD DEVELOPMENT CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PART OF TRACTS 18, 19, 20, 27 AND 28, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKES OF BOCA BARWOOD PLAT 2 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LAKES OF BOCA BARWOOD, PLAT NO. 1, AS RECORDED IN PLAT BOOK 44, PAGES 179 AND 180, PUBLIC RECORDS, PALM BEACH COUNTY FLORIDA; THENCE, SOUTH 60°47'33" EAST, ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 178.87 FEET; THENCE, NORTH 29°12'27" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 66.27 FEET; THENCE, NORTH 89°12'27" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 149.80 FEET; THENCE, SOUTH 60°47'33" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 147.97 FEET; THENCE, NORTH 89°12'27" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 203.55 FEET; THENCE, NORTH 00°47'33" WEST, CONTINUING ALONG SAID PLAT BOUNDARY, A DISTANCE OF 10.00 FEET; THENCE, NORTH 89°12'27" EAST, DEPARTING SAID PLAT BOUNDARY, A DISTANCE OF 81.56 FEET; THENCE, SOUTH 00°47'33" EAST, A DISTANCE OF 599.55 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF HILLSBORO CANAL; THENCE, SOUTH 89°41'30" WEST, ALONG THE NORTH LINE OF SAID CANAL, A DISTANCE OF 750.52 FEET TO A POINT IN THE EAST BOUNDARY LINE OF SANDALFOOT COVE SECTION TEN, AS RECORDED IN PLAT BOOK 42, PAGES 144 AND 145, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 00°50'33" WEST, DEPARTING FROM SAID NORTH RIGHT OF WAY LINE, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 689.23 FEET TO THE POINT OF BEGINNING (P.O.B.);

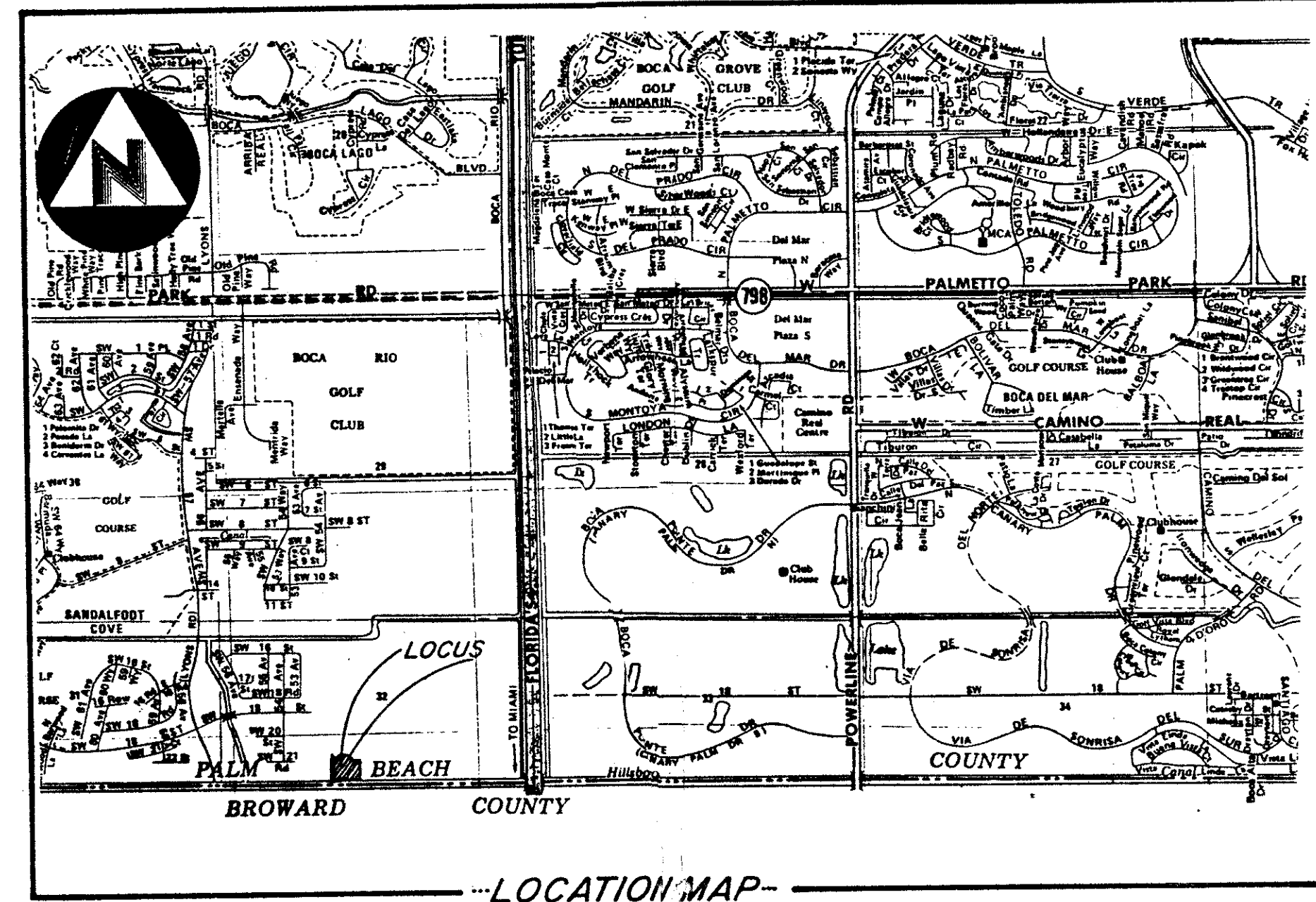
CONTAINING: 10.74 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT "A" (BARLAKE DRIVE) FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO THE LAKES OF BOCA BARWOOD HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT "B" THE 24' ACCESS EASEMENT IS HEREBY DEDICATED TO THE LAKES OF BOCA BARWOOD HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS/EGRESS, UTILITY AND DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. TRACT "C" FOR THE PRESERVATION OF OPEN SPACE AS SHOWN IS HEREBY DEDICATED TO THE LAKES OF BOCA BARWOOD HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACT "D" (LAKE) FOR A WATER MANAGEMENT TRACT AND DRAINAGE EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE LAKES OF BOCA BARWOOD HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. A UTILITY EASEMENT OVER TRACT "A", AND THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
6. A DRAINAGE EASEMENT OVER TRACT "A", AND THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE.
7. THE 25 FOOT BUFFER EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE LAKES OF BOCA BARWOOD HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

MAY 1984

SHEET 1 OF 2



IN WITNESS WHEREOF, LAKES OF BOCA BARWOOD DEVELOPMENT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE ATTACHED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF MAY, 1984.

ATTEST: Theresa Fowler, Assistant Secretary; John B. Sparling, President. LAKES OF BOCA BARWOOD DEVELOPMENT CORPORATION OF THE STATE OF FLORIDA.

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED JOHN B. SPARLING AND TERESA FOWLER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF May, 1984. MY COMMISSION EXPIRES: Nov 27, 1985. Notary Public.

MORTGAGEE'S CONSENT STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4012 AT PAGE 1266 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SOUTHERN FLORIDA BANC SAVINGS ASSOCIATION HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 16th DAY OF May, 1984. WITNESS: Southern Florida Banc Savings Association, Vice President.

ACKNOWLEDGMENT BEFORE ME PERSONALLY APPEARED [Name], AS VICE PRESIDENT OF SOUTHERN FLORIDA BANC SAVINGS ASSOCIATION AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER ON BEHALF OF THE ASSOCIATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF May, 1984. Notary Public, My Commission Expires: 22 January 1985.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF BROWARD

I, JOSEPH P. MULLEN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO GEORGE H. SPARLING, JR., AS TRUSTEE, AND LAKES OF BOCA BARWOOD DEVELOPMENT CORPORATION; THAT CURRENT TAXES HAVE BEEN PAID AND THE PROPERTY IS FREE OF ENCUMBRANCES, OTHER THAN THOSE SHOWN HEREON.

DATE: MAY 21, 1984 BY: Joseph P. Mullen, Attorney-at-Law.

APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF July, 1984.

BY: Ken Spillias, Chairman.

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF July, 1984.

BY: Herbert Kahbert, P.E., County Engineer.

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS BY: Grace St. Yaris

SURVEYOR'S NOTES

- 1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
2. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
4. BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°12'27" WEST ON THE RIGHT OF WAY FOR S.W. 18TH STREET.
6. P.R.M.'S ARE DESIGNATED THUS: [Symbol]
7. P.C.P.'S ARE DESIGNATED THUS: [Symbol]
8. FOR AREA SUMMARY & PLANNED UNIT DEVELOPMENT TABULATIONS SEE SHEET 2 OF 2.
9. THIS INSTRUMENT WAS PREPARED IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, BY GENE D. BOWLING AND JAMES MILTON.
10. WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL TAKE PRECEDENT.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT 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 THE GUARANTEES 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.

DATE: 5-18-84 Wm. R. Van Campen, R.L.S., Registered Land Surveyor No. 2424, 2833 Exchange Court, West Palm Beach Florida 33409, (305) 689-2111.

BENCH MARK land surveying and mapping, inc. WEST PALM BEACH, FLORIDA

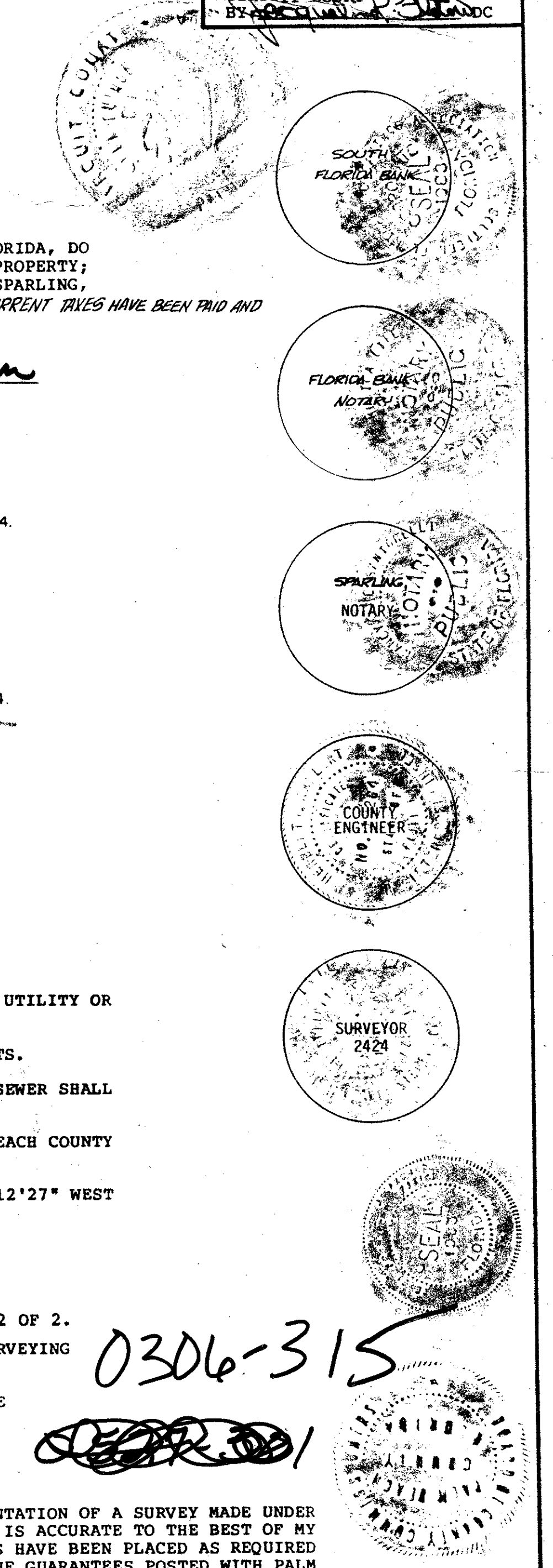


Table with columns: DESIGNED (CWS), DRAWN (PB), CHECKED (TWO), JOB NO (P5600), DATE, SCALE, APPROVED, FILE NO, SHEET OF (1 of 2).

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