49/165

A PART OF BRENTWOOD PLACE P.U.D.

BOCA FONTANA PLAZA

LYING IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST

BEING A REPLAT OF PORTIONS OF TRACTS 97, 98, 127 & 128, BLOCK 74, PALM BEACH FARMS COMPANY PLAT NUMBER 3, PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AUGUST 1984

SHEET 1 OF 1

49 165

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:10 A.M. THIS 17th DAY OF September A.D. 1984 AND DULY RECORDED IN PLAT BOOK 49 ON PAGES 164 & 165

SHARON R. BOCK
CLERK CIRCUIT COURT

BY Margaret R. Baldwin D.C.

SEAL CIRCUIT COURT CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE EAGLE GROUP, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF TRACTS 97, 98, 127 & 128, BLOCK 74, AND TRACTS 91, AND 134, BLOCK 75, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BOCA HAMPTONS PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 164, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF LYONS ROAD; THENCE, SOUTH 00°00'00" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 325.08 FEET; TO P.R.M. NO. 17 OF BOCA FONTANA - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 37 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 90°00'00" WEST, DEPARTING SAID RIGHT OF WAY LINE, ALONG SAID PLAT BOUNDARY, A DISTANCE OF 5.16 FEET; THENCE, SOUTH 89°50'00" WEST, ALONG SAID PLAT BOUNDARY, A DISTANCE OF 221.00 FEET TO P.R.M. NO. 16 OF SAID PLAT AND TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 340.00 FEET; THENCE, WESTERLY ALONG SAID CURVE AND ALONG SAID PLAT BOUNDARY, THROUGH A CENTRAL ANGLE OF 30°40'00", A DISTANCE OF 178.02 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 60°50'00" WEST, CONTINUING ALONG SAID PLAT BOUNDARY, A DISTANCE OF 40.29 FEET TO P.R.M. NO. 13 OF SAID PLAT; THENCE, NORTH 00°00'00" EAST, DEPARTING ALONG SAID PLAT BOUNDARY, A DISTANCE OF 425.15 FEET TO A POINT ON THE NORTH LINE OF TRACTS 97 & 98, BLOCK 74, PALM BEACH FARMS COMPANY PLAT NO. 3, ALSO BEING THE SOUTH PLAT BOUNDARY OF BOCA HAMPTONS PLAZA; THENCE, NORTH 90°00'00" EAST, ALONG SAID PLAT OF BOCA HAMPTONS PLAZA, A DISTANCE OF 469.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.81 ACRES.

SAID LANDS NOW LIE, IS, SURVEYED AND PLATTED AND DOES HEREBY CONSIST OF AS FOLLOWS:

TRACTS

THE TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNER OF THE PROPERTY HEREIN DESCRIBED AND TO THE SUCCESSORS AND ASSIGNS, FOR THE PURPOSE AND MAINTENANCE AS LANDSCAPE AGREEMENT OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

UTILITY EASEMENTS

THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AND APPURTENANCES THERETO. THE UTILITY EASEMENTS ARE NON-EXCLUSIVE AND ARE HEREBY DEDICATED FOR THE PURPOSES STATED HEREIN AND FOR ANY OTHER PUBLIC PURPOSE AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, OR ITS SUCCESSORS IN FUNCTION, FROM TIME TO TIME.

ACCESS RIGHTS

THE ACCESS RIGHTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF August, 1984, A.D.

THE EAGLE GROUP, INC.

BY: _____
ALEC ANGELSTEIN, PRESIDENT

ATTEST: _____
MARILYN KAHN, SECRETARY

WITNESS

SIGNED BY FLORIDA

COUNTY OF PALM BEACH SS

BEFORE ME PERSONALLY APPEARED ALEC ANGELSTEIN AND MARILYN KAHN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE CORPORATION NAMED THEREIN, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SAID 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 17th DAY OF August, 1984, A.D.

MY COMMISSION EXPIRES June 5, 1985

Barbara R. Wright
NOTARY PUBLIC
STATE OF FLORIDA

TITLE CERTIFICATE

STATE OF FLORIDA SS

COUNTY OF PALM BEACH SS

I, THE UNDERSIGNED, ATTORNEY-AT-LAW, LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN THE EAGLE GROUP, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES.

DATED: 8-24-84

_____
ATTORNEY-AT-LAW

MORTGAGEE'S CONSENT

STATE OF FLORIDA SS

COUNTY OF PALM BEACH SS

FIRST AMERICAN BANK AND TRUST, A FLORIDA CORPORATION, HEREIN CALLED THE MORTGAGEE, HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND IN THE DEDICATION AND CAUSED ON 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 _____, PAGE _____, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF August, 1984, A.D.

ATTEST: John Fullmer
JOHN FULLMER
ASSISTANT VICE PRESIDENT

FIRST AMERICAN BANK AND TRUST

BY: E. Betty McGehee
E. BETTY MCGEHEE
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA SS

COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED E. BETTY MCGEHEE AND JOHN FULLMER TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF FIRST AMERICAN BANK AND TRUST, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 20th DAY OF August, 1984, A.D.

MY COMMISSION EXPIRES 6-7-87

Barbara R. Wright
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF Aug, 1984, A.D.

_____
CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF Aug, 1984, A.D.

_____
COUNTY ENGINEER

CLERK

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

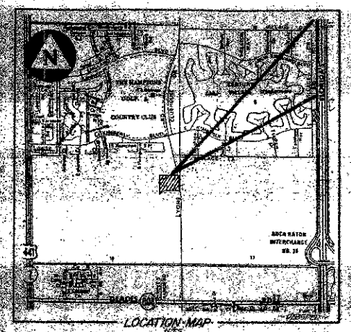
BY: _____
DEPUTY CLERK

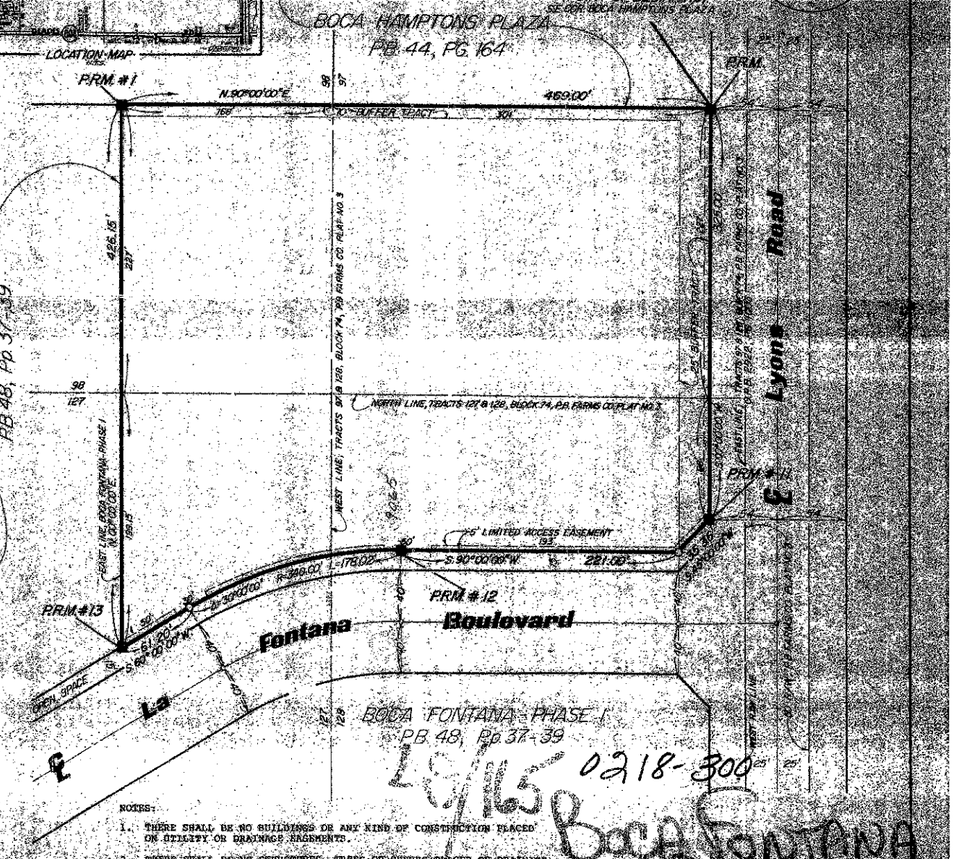
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE 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.

DATED: 8-15-84

_____
WM. RYAN CAMPBELL, P.L.S.
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4424





NOTES:

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
2. THERE SHALL BE NO STRUCTURES, TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
4. BEARING DATUM IS BASED ON THE PLAT OF BOCA FONTANA - PHASE 1.

■ INDICATES PERMANENT REFERENCE MONUMENT

49/165 0218-300 Boca Fontana

BENCH MARK
Land Development Consultants, Inc.

RECORD PLAT

DWN. RB CHK. WM APP. WM SHT. NO. 01 OF 01