

# LA MIRADA AT BOCA POINTE - PLAT TWO

## "PART OF A P.U.D."

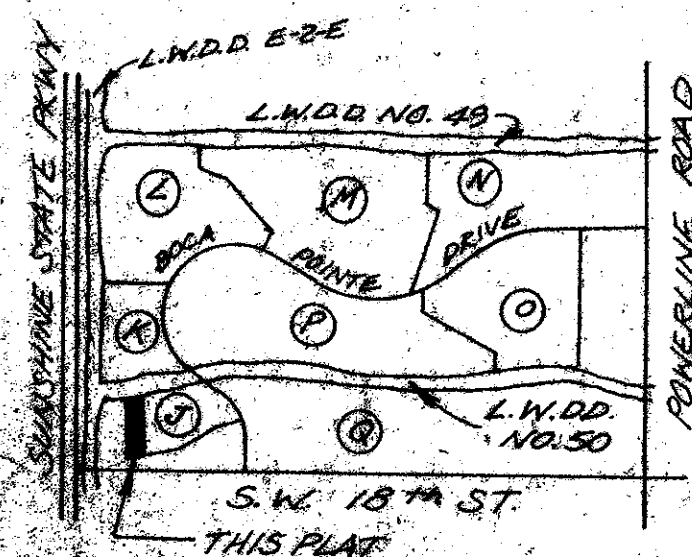
BEING A REPLAT OF A PORTION OF TRACT "J" OF THE PLAT "BOCA POINTE NO. 1", PLAT BOOK 42, PAGES 141 THRU 143 INCLUSIVE, PALM BEACH COUNTY RECORDS LYING IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA MAY 1984

DRAWING NUMBER 50/9

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LOCATION SKETCH (NOT TO SCALE)

### DEDICATION:

#### DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT SUN BANK/PALM BEACH COUNTY, N.A. AS TRUSTEE UNDER TRUST AGREEMENT (11-29-82), A NATIONAL BANKING ASSOCIATION, OWNER OF THE LAND SHOWN HEREON AS LA MIRADA AT BOCA POINTE-PLAT TWO, BEING IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "J" OF THE PLAT "BOCA POINTE NO. 1", AS RECORDED IN PLAT BOOK 42, AT PAGES 141 THRU 143 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE PLAT "LA MIRADA AT BOCA POINTE - PLAT ONE", AS RECORDED IN PLAT BOOK 46, AT PAGES 111 AND 112, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID PLAT "LA MIRADA AT BOCA POINTE - PLAT ONE", THENCE SOUTH 71°19'37" WEST, ALONG A PORTION OF THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "J" OF THE PLAT "BOCA POINTE NO. 1", A DISTANCE OF 330.03 FEET, TO THE MOST SOUTHWESTERLY CORNER OF SAID TRACT "J" OF THE PLAT "BOCA POINTE NO. 1", THENCE NORTH 01°56'19" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT "J" OF THE PLAT "BOCA POINTE NO. 1", A DISTANCE OF 913.20 FEET, TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 45°29'44" EAST, FROM THE LAST DESCRIBED POINT, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 327.50 FEET, A CENTRAL ANGLE OF 38°33'45" AND AN ARC LENGTH OF 220.42 FEET, TO THE END OF SAID CURVE, THENCE NORTH 83°04'54" EAST, A DISTANCE OF 64.73 FEET, TO THE MOST NORTHWESTERLY CORNER OF SAID PLAT "LA MIRADA AT BOCA POINTE - PLAT ONE", THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH A PORTION OF THE NORTHERLY BOUNDARY LINE OF SAID TRACT "J" OF THE PLAT "BOCA POINTE NO. 1" AND THE SOUTHERLY RIGHT-OF-WAY LINE OF THE L.W.D. LATERAL CANAL NO. 50; THENCE SOUTH 06°55'00" EAST, A DISTANCE OF 127.74 FEET; THENCE NORTH 83°05'00" EAST, A DISTANCE OF 120.07 FEET; THENCE SOUTH 06°55'00" EAST, A DISTANCE OF 90.75 FEET; THENCE SOUTH 83°05'00" WEST, A DISTANCE OF 137.17 FEET; THENCE SOUTH 01°57'24" EAST, A DISTANCE OF 122.10 FEET; THENCE NORTH 88°02'36" EAST, A DISTANCE OF 89.08 FEET; THENCE SOUTH 01°57'24" EAST, A DISTANCE OF 88.25 FEET; THENCE NORTH 88°02'36" EAST, A DISTANCE OF 45.25 FEET; THENCE SOUTH 01°57'24" EAST, A DISTANCE OF 112.25 FEET; THENCE SOUTH 88°02'36" WEST, A DISTANCE OF 134.83 FEET; THENCE SOUTH 01°57'24" WEST, A DISTANCE OF 133.39 FEET; THENCE NORTH 71°20'00" EAST, A DISTANCE OF 155.48 FEET; THENCE SOUTH 18°40'00" EAST, A DISTANCE OF 92.70 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS NORTH 20°10'39" WEST FROM THE LAST DESCRIBED POINT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 410.87 FEET, A CENTRAL ANGLE OF 01°30'39" AND AN ARC LENGTH OF 10.83 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 71°20'00" WEST, A DISTANCE OF 134.41 FEET; THENCE SOUTH 18°40'00" EAST, A DISTANCE OF 133.88 FEET, TO THE POINT OF BEGINNING (THE LAST SIXTEEN DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY LINE OF SAID PLAT "LA MIRADA AT BOCA POINTE - PLAT ONE").

SAID LANDS SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 6.767 ACRES, MORE OR LESS. NOTE: THE BEARINGS AND INDICATED ABOVE ARE BASED UPON THE PLAT "BOCA POINTE NO. 1" AND THE COURSES AS INDICATED ARE BASED UPON FOUND MONUMENTATION OF THE SUBJECT PROPERTY.

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

#### DEDICATION CONT.

- 1. STREETS: TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LA MIRADA AT BOCA POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. EASEMENTS: A) TRACT "F" AS SHOWN HEREON IS HEREBY DEDICATED TO THE LA MIRADA AT BOCA POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS, UTILITY AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
B) UTILITY EASEMENTS: THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
C) DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LA MIRADA AT BOCA POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
D) TRACT "A" (PRIVATE ROAD TRACT), AS SHOWN HEREON, IS ALSO DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, SUN BANK/PALM BEACH COUNTY, N.A., AS TRUSTEE UNDER TRUST AGREEMENT (11-29-82), HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF October, 1984.

SUN BANK/PALM BEACH COUNTY, N.A. AS TRUSTEE, A NATIONAL BANKING ASSOCIATION

ATTEST: [Signature] BY: [Signature] Vice President & Trust Officer Sec. Vice Pres. Trust Officer

### ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED [Signatures] TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Exec. Vice Pres. Trust OFF. and Vice Pres. Trust OFFICERS OF THE SUN BANK/PALM BEACH COUNTY, N.A. AS TRUSTEE, A NATIONAL BANKING ASSOCIATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 25th DAY OF Oct., 1984.

MY COMMISSION EXPIRES: [Signature] 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 JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3835 AT PAGE 953 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 BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 DAY OF OCTOBER, 1984.

MARKBOROUGH PROPERTIES LIMITED AN ONTARIO COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA

ATTEST: [Signature] BY: [Signature] [Signature]

### ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED C. DONALD BROOKS, AND JAMES C. SHAPLAND, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SENIOR VICE PRESIDENT OF MARKBOROUGH PROPERTIES LIMITED, AN ONTARIO COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 12 DAY OF OCTOBER 1984.

MY COMMISSION EXPIRES: 4/8/85 [Signature] NOTARY PUBLIC

### TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AND THAT WE FIND THE TITLE TO THE PROPERTY VESTED IN SUN BANK/PALM BEACH COUNTY, N.A. AS TRUSTEE UNDER TRUST AGREEMENT (11-29-82); THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON, AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCE OF RECORD.

CHICAGO TITLE INSURANCE COMPANY

DATED: 10/15/84 BY: [Signature] [Signature]

SUBSCRIBED AND SWORN TO AND BEFORE ME THIS 15th DAY OF October, 1984 CITY OF [Signature] COUNTY OF PALM BEACH, STATE OF FLORIDA.

MY COMMISSION EXPIRES: 11/87 [Signature] NOTARY PUBLIC

### DENSITY TABULATION:

ACREAGE 6.767 ACRES DWELLING UNITS 84 UNITS DENSITY 12.41 UNITS/ACRE

### SURVEYOR'S CERTIFICATION:

I HEREBY 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.C.P.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, AND THAT (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 17, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: OCT. 18, 1984

[Signature] BY: JOHN H. FITSGEN PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA

### PALM BEACH COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF December, 1984.

[Signature] BY: [Signature] CHAIRMAN KEN SPILLIAS

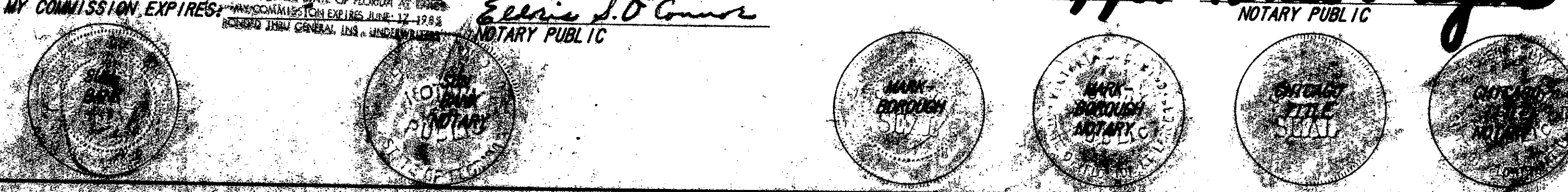
COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF December, 1984.

[Signature] BY: [Signature] H.F. RAHBERT, P.E. COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS

0211-009 50/9 ATTEST: [Signature] DEPUTY CLERK LA MIRADA AT BOCA POINTE SHEET 1 OF 2 SHEETS



CRINEL WATSON & ASSOCIATES INC. SURVEYORS ENGINEERS PLANNERS ARCHITECTS 5154 OKEECHOBEE BLVD. WEST PALM BEACH, FLORIDA 33409 DATED: September 1984