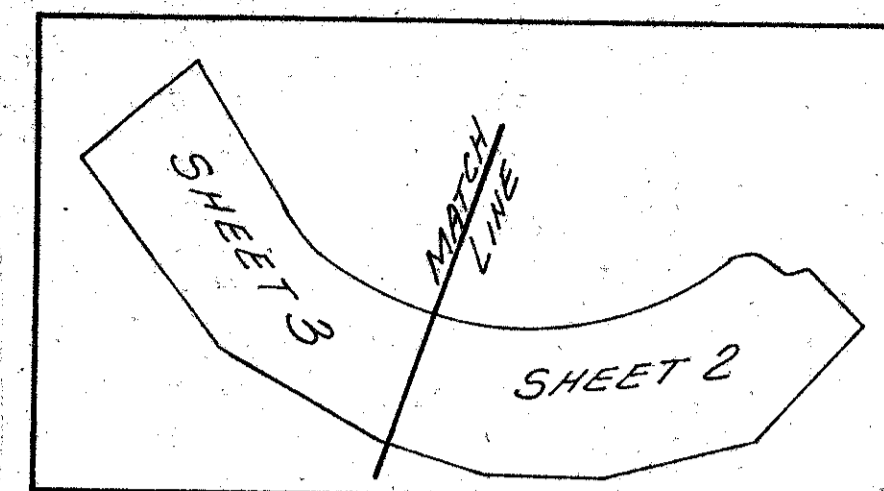


BOCA DELRAY PARCEL B

A REPLAT OF A PORTION OF PARCEL B OF "BOCA DELRAY, A P.U.D." AS RECORDED IN PLAT BOOK 44 AT PAGES 22 THRU 28 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JUNE, 1984
SHEET 1 OF 3 SHEETS



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11:56AM
on the 11th day of February
1985, and duly recorded in Plat Book No.
58 on page 88, 89, 90
JOHN B. DUNKLE, Clerk, Circuit Court
By: [Signature]

THIS INSTRUMENT WAS PREPARED BY:
JOHN H. FITSCHEN P.L.S.
GRAVEN THOMPSON & ASSOCIATES, INC.
5154 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA 33409

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RAY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND SHOWN HEREON AS "BOCA DELRAY PARCEL B", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL B, AS SHOWN ON THE PLAT "BOCA DELRAY, A P.U.D.", AS RECORDED IN PLAT BOOK 44, AT PAGES 22 THRU 28 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL B, "BOCA DELRAY, A P.U.D." (SAID CORNER BEING FURTHER DESCRIBED AS BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BOCA DELRAY BLVD. AS SHOWN ON SAID PLAT "BOCA DELRAY, A P.U.D."; THENCE SOUTH 48°54'35" EAST, A DISTANCE OF 115.62 FEET; THENCE SOUTH 41°05'25" WEST, A DISTANCE OF 232.50 FEET; THENCE SOUTH 74°30'00" WEST, A DISTANCE OF 226.29 FEET; THENCE NORTH 88°15'57" WEST, A DISTANCE OF 117.24 FEET; THENCE NORTH 72°33'12" WEST, A DISTANCE OF 181.00 FEET; THENCE NORTH 60°55'00" WEST, A DISTANCE OF 242.43 FEET; THENCE NORTH 38°50'00" WEST, A DISTANCE OF 357.00 FEET (THE LAST SEVEN DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHEASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID PARCEL B OF THE PLAT "BOCA DELRAY, A P.U.D."); THENCE NORTH 51°10'00" EAST, A DISTANCE OF 221.02 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, WHOSES RADIUS POINT BEARS SOUTH 48°53'51" WEST FROM THE LAST DESCRIBED POINT (SAID POINT BEING FURTHER DESCRIBED AS BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BOCA DELRAY BLVD.); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 07°53'38" AND AN ARC LENGTH OF 33.75 FEET, TO THE POINT OF TANGENCY; THENCE SOUTH 33°12'31" EAST, A DISTANCE OF 198.02 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY; THENCE SOUTHEASTERLY, EASTERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 96°44'12" AND AN ARC LENGTH OF 675.35 FEET, TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 72°38'43" AND AN ARC LENGTH OF 63.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 22°48'01" AND AN ARC LENGTH OF 33.82 FEET; THENCE NORTH 73°16'35" EAST, A DISTANCE OF 27.39 FEET (THE LAST SIX DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOCA DELRAY BLVD. AND THE NORTHERLY LINE OF SAID PARCEL B OF THE PLAT "BOCA DELRAY, A P.U.D.") TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
SAID LANDS SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 5.506 ACRES, MORE OR LESS.

- HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:
- STREETS: TRACT A AS SHOWN HEREON IS RESERVED UNTO BOCA RAY INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS, PARKING, DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA RAY INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES.
 - TRACT B AS SHOWN HEREON IS RESERVED UNTO BOCA RAY INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA RAY INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS EXECUTIVE VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF December 1984.

BOCA RAY, INC., A CORPORATION OF THE STATE OF FLORIDA

ATTEST: Charles F. Radice
CHARLES F. RADICE
EXECUTIVE VICE PRESIDENT

BY: Robert C. Radice
ROBERT C. RADICE
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ROBERT C. RADICE AND CHARLES F. RADICE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND EXECUTIVE VICE PRESIDENT OF BOCA RAY, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGE 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 11th DAY OF December, 1984.

BY: Philip H. Hopkins
PHILIP H. HOPKINS
PRESIDENT

DATE: DECEMBER 12, 1984

MY COMMISSION EXPIRES 12-17-84

SURVEYOR'S NOTES

- BEARINGS AS SHOWN HEREON ARE BASED UPON THE PLAT "BOCA DELRAY, A P.U.D.", AS RECORDED IN PLAT BOOK 44 AT PAGES 22 THRU 28 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE BEARING BASE FOR THIS PLAT IS THE EAST LINE OF "BOCA DELRAY, A P.U.D." HAVING A BEARING OF NORTH 01°22'31" WEST.
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT)
- DENOTES P.C.P. (PERMANENT CONTROL POINT)
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL HAVE PRECEDENCE.

DENSITY TABULATION

ACREAGE	5.506 ACRES
DWELLING UNITS	68 UNITS
DENSITY	12.35 UNITS/ACRE
OPEN SPACE	2.47 ACRES

MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN 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 3677 AT PAGE 990 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED BY ITS Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF December, 1984.

CHEMICAL BANK, A NEW YORK BANKING CORPORATION

ATTEST: Sally A. Jensen
SALLY A. JENSEN
SECRETARY

BY: John Laylaorian
JOHN LAYLAORIAN
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED John Laylaorian and Sally A. Jensen TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE ABOVE NAMED CHEMICAL BANK, A NEW YORK BANKING CORPORATION, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND SECRETARY, RESPECTIVELY, 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 THE 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 13th DAY OF December, 1984.

BY: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES March 30, 1985

TITLE CERTIFICATION

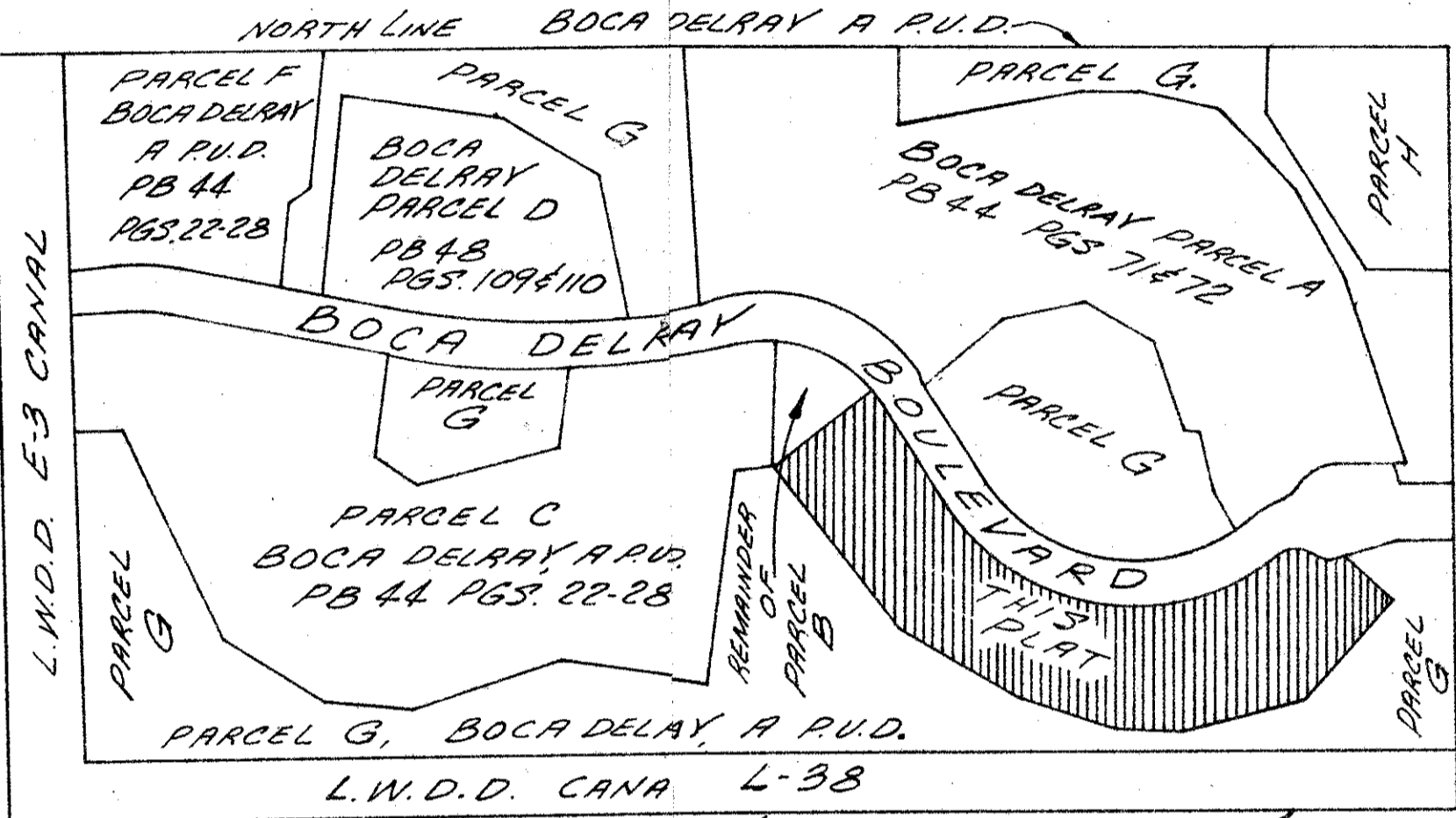
STATE OF FLORIDA
COUNTY OF BROWARD

WE, GIBLARTAR TITLE AND ESCROW COMPANY, AGENTS FOR SAFECO TITLE INSURANCE COMPANY, A TITLE INSURANCE CORPORATION 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 IS VESTED IN BOCA RAY, INC. THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT WE FIND THAT ALL THE MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

BY: Philip H. Hopkins
PHILIP H. HOPKINS
PRESIDENT

DATE: DECEMBER 12, 1984

NOTE: THE BEARING BASE FOR THIS PLAT IS THE EAST LINE OF "BOCA DELRAY, A P.U.D." AS SHOWN IN PLAT BOOK 44 AT PAGES 22-28, PALM BEACH COUNTY RECORDS, HAVING A BEARING OF NORTH 01°22'31" WEST.



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.R.M.'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 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 12-20-84

BY: John H. Fitchsen
JOHN H. FITSCHEN
PROFESSIONAL LAND SURVEYOR NO. 3608
STATE OF FLORIDA

PALM BEACH COUNTY APPROVALS 0206-300

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF JANUARY, 1985.

BY: Kenneth M. Adams
CHAIRMAN KENNETH M. ADAMS

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF JANUARY, 1985.

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

ATTEST: JOHN B. DUNKLE, CLERK

BY: Ruth M. Compton
RUTH M. COMPTON
DEPUTY CLERK

50/88

BOCA DELRAY "B"