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PART OF A P.U.D. LA PAZ AT BOCA POINTE - PHASE II A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF A PORTION OF TRACT P, BOCA POINTE NO. 1, AS RECORDED IN PLAT BOOK 42, PAGES 141-143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

MAY 1984

SHEET 1 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that TERRACES OF BOCA ASSOCIATES (1984), a Florida General Partnership, owner of the lands shown hereon being in Section 28, Township 47 South, Range 42 East, Palm Beach County, Florida, said lands being a portion of Tract P of the plat of Boca Pointe No. 1, as recorded in Plat Book 42, Pages 141-143 of the public records of Palm Beach County, Florida, shown hereon as LA PAZ AT BOCA POINTE - PHASE II, being more particularly described as follows:

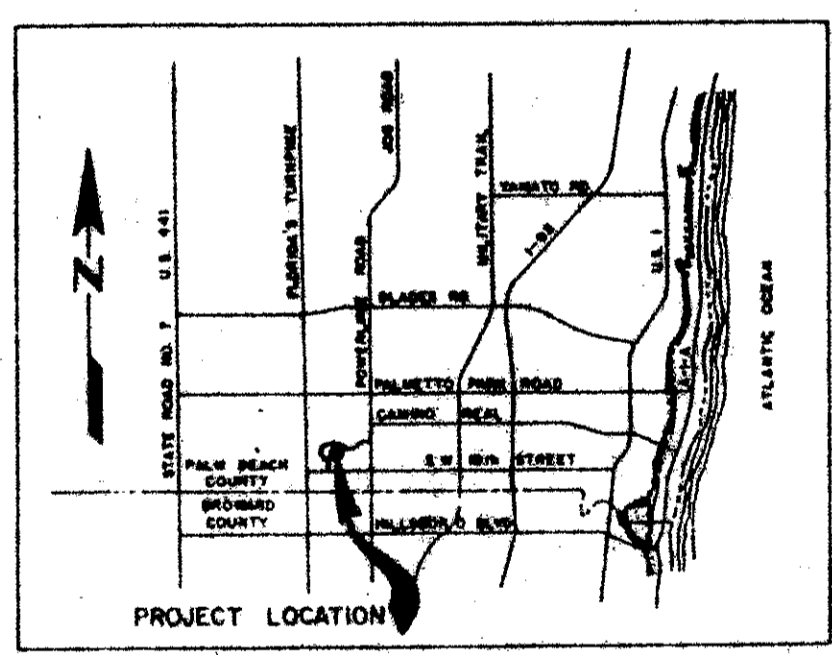
BEGINNING at the Southwest corner of Tract L-1 of LA PAZ AT BOCA POINTE-PHASE I as recorded in Plat Book 45, Pages 144-146 of the Public Records of Palm Beach County, Florida; thence with a bearing of S. 88° 52' 40" W., along the prolongation of the South line of said plat, a distance of 796.75 feet to a point; thence with a bearing of N. 43° 52' 40" E., a distance of 83.47 feet to a point; thence with a bearing of N. 01° 07' 20" W., a distance of 180.20 feet to a point; thence with a bearing of N. 46° 07' 20" W., a distance of 107.20 feet to a point; thence with a bearing of N. 43° 52' 40" E., a distance of 194.58 feet to a point on a curve concave to the North; thence along the arc of said curve, having an initial tangent bearing of N. 88° 52' 40" E., a radius of 295.00 feet, an arc length of 120.47 feet to a point of reverse curvature; thence with a curve to the right, having a radius of 235.00 feet, an arc length of 214.65 feet to a point of reverse curvature; thence with a curve to the left, having a radius of 295.00 feet, an arc length of 292.51 feet to a point of tangency;

INDEX OF SHEETS

SHEET NO. 1 & 2 - TITLE SHEET AND CERTIFICATES SHEET NO. 3 - DETAILS SHEET

AREA TABLE

Table with 2 columns: Description and Area. Includes rows for TOTAL AREA THIS PLAT (8.300 AC), BUILDINGS 5-8 (TRACT E) (6.013 AC), AREA OF WATER MANAGEMENT TRACT (TRACT L-2) (1.811 AC), AREA OF RECREATION TRACT (TRACT F) (0.476 AC), NO. UNITS PROPOSED THIS PLAT (102), DENSITY PROPOSED THIS PLAT (12.29 UNITS / AC), and LAND USE (APARTMENTS).



This instrument was prepared by: John A. Grant, Jr., John A. Grant, Jr., Inc. 3333 North Federal Highway, Boca Raton, Florida 33431.

thence with a bearing of N. 61° 00' 00" E., a distance of 40.00 feet to a point; thence with a bearing of S. 46° 07' 20" E., a distance of 128.34 feet to a point; thence with a bearing of S. 01° 07' 20" E., a distance of 230.00 feet to a point; thence with a bearing of S. 43° 52' 40" W., a distance of 77.78 feet to a point; thence with a bearing of S. 01° 07' 20" E., a distance of 107.23 feet, more or less, to the POINT OF BEGINNING, the last five (5) courses being coincident with the Westerly boundary of the aforesaid LA PAZ AT BOCA POINTE - PHASE I,

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and reserve as follows:

- 1. Easements: Utility and Drainage Easements - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. Drainage easements shall be maintained by a condominium or property owner's association pursuant to a declaration to be recorded in the Public Records of Palm Beach County, Florida.
2. Recreation Tract: Tract F, for recreation purposes is hereby reserved for the use and benefit of the residents of the property described in this plat, and their guests and invitees.
3. Water Management Tract: Tract L-2, for water management purposes, is hereby reserved for the use and benefit of the residents of the property described in this plat, and their guests and invitees.
4. Open Space: Those portions of Tract E upon which buildings or improvements are not hereafter constructed will be for open space purposes, and are reserved for the use and benefit of the residents of the property described in this plat, and their guests and invitees.
5. All areas reserved for the use and benefit of the residents of the property described in this plat may be used by other persons who may be granted such use rights, and shall be dedicated to and perpetually maintained by a condominium or property owner's association pursuant to one or more declarations to be recorded in the Public Records of Palm Beach County, Florida, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named Partnership, TERRACES OF BOCA ASSOCIATES (1984), has caused these presents to be signed by its President and attested by the Assistant Secretary of GALLIGO REALTY, INC., a Managing General Partner, and by the President and Assistant Secretary of BOCALEP, INC., a Managing General Partner, and its seal to be affixed hereto by and with the proper authority, this 8 day of OCTOBER, 1984.

TERRACES OF BOCA ASSOCIATES (1984) a Florida General Partnership

By: GALLIGO REALTY, INC., a Florida corporation, a Managing General Partner

Attest: PAUL GATT, Assistant Secretary

By: GERALD ROBINSON, President

And By: BOCALEP, INC., a Florida corporation, a Managing General Partner

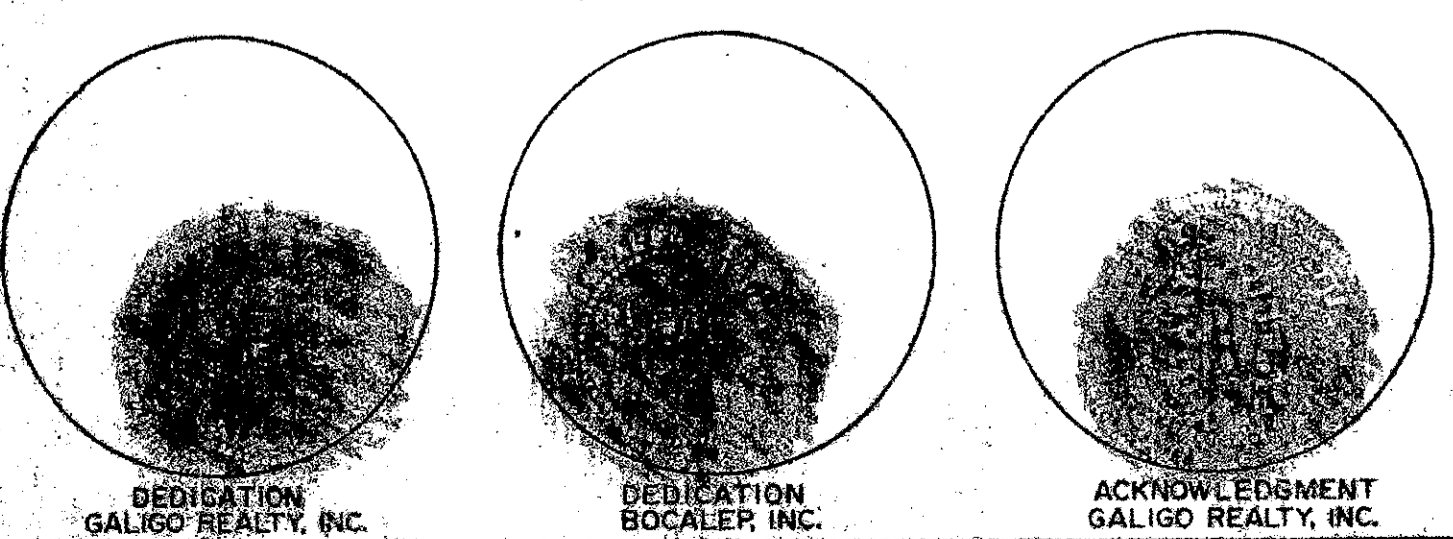
Attest: RICHARD N. SCHWARTZ, Assistant Secretary

By: RENE G. LEPLINE, President

ACKNOWLEDGMENT

STATE OF FLORIDA ) ss Before me personally appeared GERALD ROBINSON and PAUL GATT, to me well known COUNTY OF PALM BEACH ) and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary, respectively, of the above-named GALLIGO REALTY, INC., on behalf of and as Managing General Partner of TERRACES OF BOCA ASSOCIATES (1984), a Florida General Partnership, 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 8 day of OCTOBER, 1984. My commission expires June 1, 1987



ACKNOWLEDGMENT

STATE OF FLORIDA ) ss Before me personally appeared RENE G. LEPLINE and RICHARD N. SCHWARTZ, to me well known COUNTY OF PALM BEACH ) and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary, respectively, of the above-named BOCALEP, INC., on behalf of and as Managing General Partner of TERRACES OF BOCA ASSOCIATES (1984), a Florida General Partnership, 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 8 day of October, 1984. My commission expires 5/1/88

MORTGAGE CERTIFICATE

STATE OF FLORIDA ) ss The undersigned hereby certifies that it is the holder of a mortgage upon the COUNTY OF PALM BEACH ) property described hereon, and does hereby join in and 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 3666 at Page 597 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Company has caused these presents to be signed by its Vice President and attested by its Project Engineer, and its seal to be affixed hereon by and with the authority of its Board of Directors this 10 day of OCTOBER, 1984.

MARKBOROUGH PROPERTIES LIMITED an Ontario Company, authorized to do business in the State of Florida

Attest: WILLIAM C. POWELL, Project Engineer

By: C. D. BROOKS, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA ) ss Before me personally appeared C. D. BROOKS and WILLIAM C. POWELL, to me well known COUNTY OF PALM BEACH ) and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Project Engineer of the above named 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 such officers of said Company, that the seal affixed to the foregoing instrument is the seal of said Company, that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Company.

WITNESS my hand and official seal this 10 day of OCTOBER, 1984.

My Commission expires: 4/8/85

TITLE CERTIFICATE

STATE OF FLORIDA ) ss I, MICHAEL BEDZOW of the firm of BEDZOW AND KORN, P.A., a duly licensed COUNTY OF DADE ) 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 TERRACES OF BOCA ASSOCIATES (1984), a Florida General Partnership; that the current taxes have been paid; that I find that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct, and all other encumbrances are shown on Sheet 2.

Date: December 30, 1984

Notary Public, State of Florida

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; that said survey is accurate to the best of my knowledge and belief; that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; that (P.C.P.'s) Permanent Control Points 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.

Date: 12/31/84

JOHN A. GRANT, JR. Registered Surveyor No. 1141 State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 10 day of March, A.D., 1985.

By: KENNETH M. ADAMS, Chairman

COUNTY ENGINEER

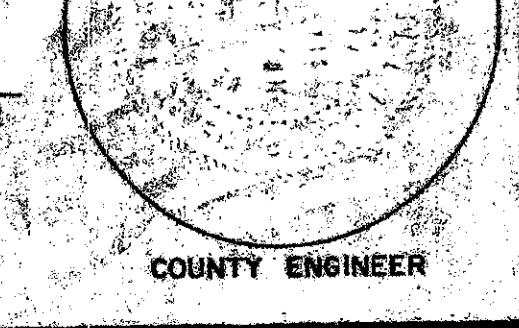
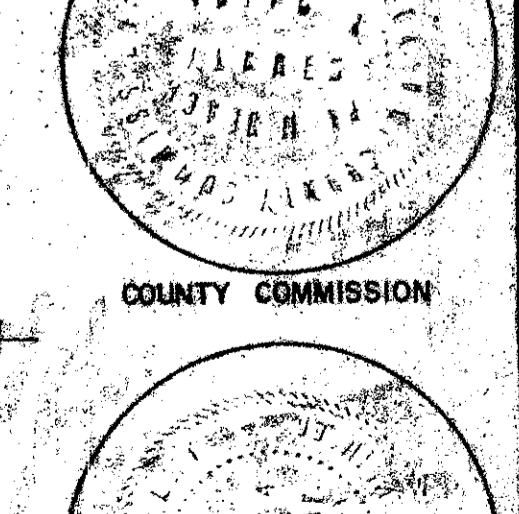
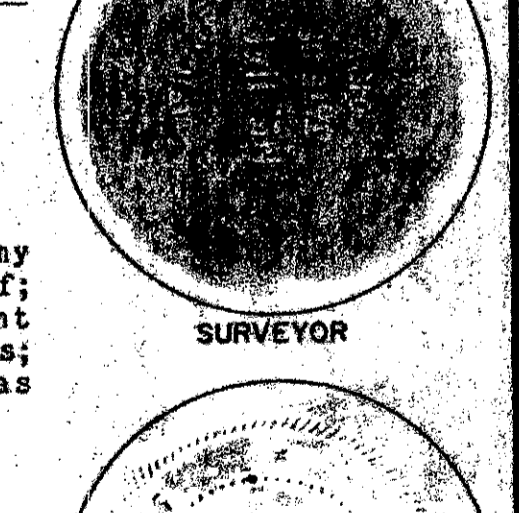
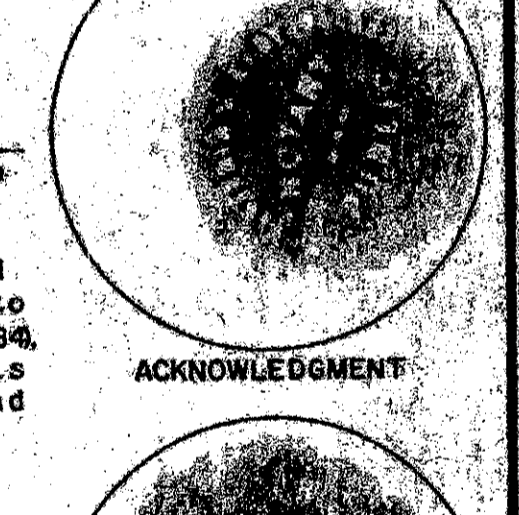
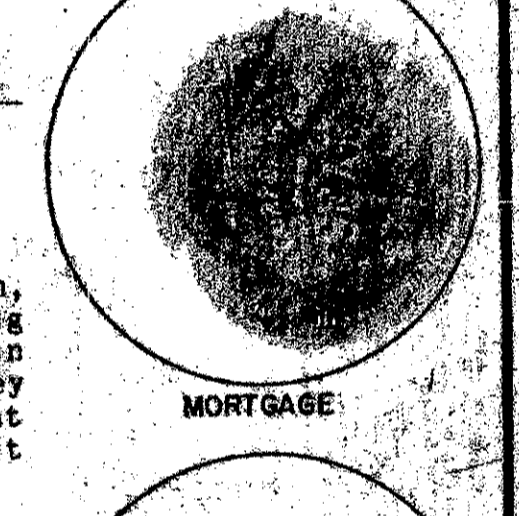
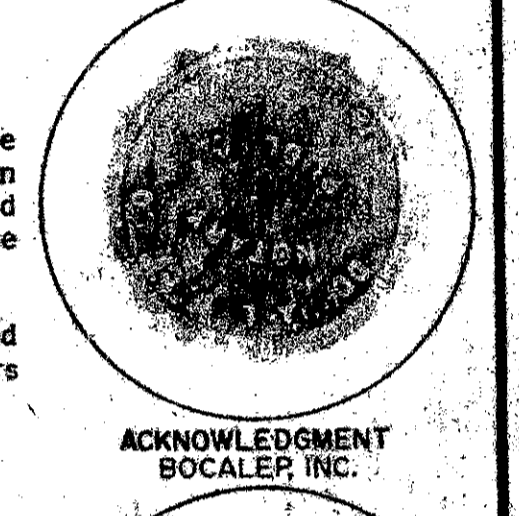
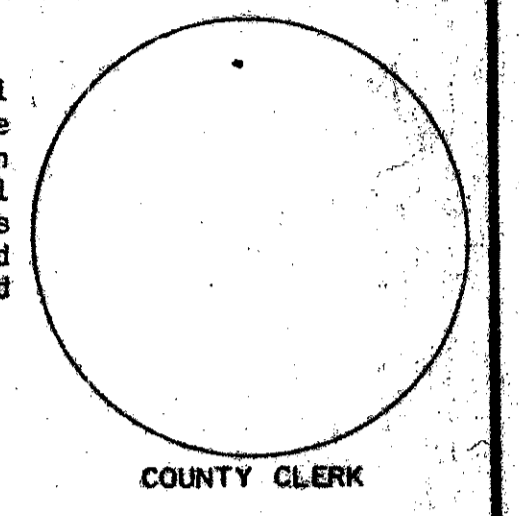
This plat is hereby approved for record this 19 day of March, A.D., 1985.

ATTEST: JOHN B. DUNKLE, CLERK

By: R. F. KAHLERT, P.E., COUNTY ENGINEER

By: RICH. H. COMPTON DEPUTY CLERK

0211-320



DRAWING NUMBER

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