

184

# BOCA FONTANA PHASE 2A

IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST

BEING A REPLAT OF A PORTION OF BLOCK 74, PALM BEACH FARMS COMPANY PLAT NO. 3, P.B. 2, Pp. 45-54  
JANUARY 1985 PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 2

DRAWING NUMBER 50/184

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### DEDICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

KNOW ALL MEN BY THESE PRESENTS THAT THE ENGLE GROUP, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BOCA FONTANA PHASE 2A, LYING IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND BEING A REPLAT OF PORTIONS OF TRACTS 105 THROUGH 108, INCLUSIVE AND 116 THROUGH 120, INCLUSIVE, BLOCK 74 OF 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF HAMPTON DRIVE, AS SHOWN ON THE PLAT OF BOCA FONTANA PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGES 37, 38, AND 39, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 00°00'00" WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID DRIVE AND PLAT, A DISTANCE OF 288.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 535.17 FEET; THENCE, SOUTHERLY ALONG SAID CURVE AND LINE, THROUGH A CENTRAL ANGLE OF 03°47'14", A DISTANCE OF 35.37 FEET TO THE END OF SAID CURVE; THENCE, NORTH 46°53'37" WEST, A DISTANCE OF 34.17 FEET; THENCE, NORTH 90°00'00" WEST, A DISTANCE OF 26.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°09'31", A DISTANCE OF 125.56 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 460.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°19'25", A DISTANCE OF 163.17 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 06°00'00" WEST, A DISTANCE OF 91.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°24'00", A DISTANCE OF 114.35 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 42°24'00" WEST, A DISTANCE OF 60.83 FEET; THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 410.51 FEET; THENCE, SOUTH 45°00'00" WEST, A DISTANCE OF 35.64 FEET; THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE INTERSECTION THEREOF, WITH THE SOUTH LINE OF TRACT 119 OF SAID BLOCK 74; THENCE, NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF TRACTS 116 THROUGH 119, INCLUSIVE OF SAID BLOCK, AND THE NORTHERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-44, A DISTANCE OF 909.73 FEET; THENCE, NORTH 00°00'00" EAST, A DISTANCE OF 233.00 FEET; THENCE, NORTH 25°55'30" EAST, A DISTANCE OF 160.11 FEET; THENCE, NORTH 00°00'00" WEST, A DISTANCE OF 85.95 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 177.51 FEET AND WHOSE RADIUS POINT BEARS NORTH 14°52'16" WEST, THENCE, WESTERLY, ALONG SAID CURVE AND LINE, THROUGH A CENTRAL ANGLE OF 14°52'16", A DISTANCE OF 46.07 FEET TO THE END OF SAID CURVE; THENCE, NORTH 00°00'00" EAST, A DISTANCE OF 80.00 FEET; THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 34.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 77.51; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°00'00", A DISTANCE OF 81.17 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 30°00'00" EAST, A DISTANCE OF 140.00 FEET; THENCE, NORTH 30°00'00" WEST, A DISTANCE OF 219.39 FEET; THENCE, NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF THE NORTH 433 FEET OF TRACTS 105 THROUGH 109, INCLUSIVE, OF SAID BLOCK 74, A DISTANCE OF 1256.48 FEET TO THE POINT OF BEGINNING.

CONTAINING: 20.315 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE TO THE RESPECTIVE PARTIES, THEIR SUCCESSORS AND ASSIGNS THE FOLLOWING:

### STREETS

THE STREETS DELINEATED AS LA FONTANA BOULEVARD, TRIVOLI PLACE AND TRITON COURT ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

### EASEMENTS

THE UTILITY, DRAINAGE AND MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITY AND DRAINAGE.

### WATER MANAGEMENT TRACTS

THE WATER MANAGEMENT TRACTS AS SHOWN ARE DEDICATED TO BOCA FONTANA HOMEOWNER'S ASSOCIATION, INC., FOR PROPER PURPOSES AND A DRAINAGE EASEMENT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### BUFFER EASEMENTS

THE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOCA FONTANA HOMEOWNER'S ASSOCIATION, INC., FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### LIMITED ACCESS EASEMENTS

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

### RECREATION TRACT

THE RECREATION TRACT IS HEREBY DEDICATED TO THE BOCA FONTANA HOMEOWNER'S ASSOCIATION, INC., FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### DRAINAGE EASEMENTS

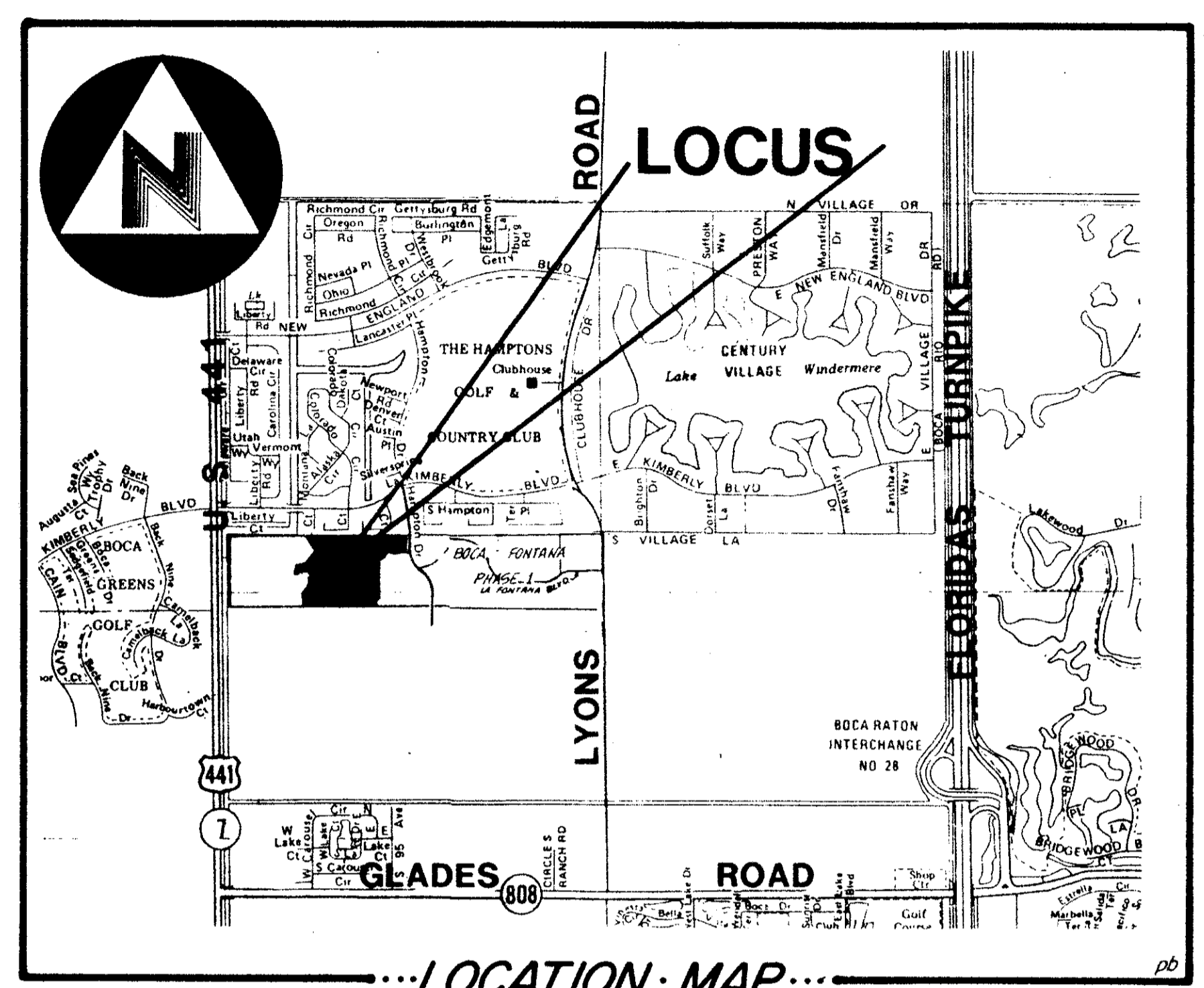
THE DRAINAGE EASEMENTS AND TRACTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE BOCA FONTANA HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOCA FONTANA HOMEOWNER'S ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WITHIN BOCA FONTANA, PHASE 2A WHICH ARE ASSOCIATED WITH PUBLIC ROADS.

### LIFT STATION TRACT

THE LIFT STATION TRACT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY UTILITIES FOR A SANITARY SEWER LIFT STATION SITE.

IN WITNESS WHEREOF, THE ENGLE GROUP, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27 DAY OF MARCH, 1985, A.D.

ATTEST: PATRICIA JONES, SECRETARY  
THE ENGLE GROUP  
BY: ALEC ENGLESTEIN, PRESIDENT



...LOCATION MAP...

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED ALEC ENGLESTEIN AND PATRICIA JONES TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE ENGLE GROUP, INC., A FLORIDA 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 26 DAY OF MARCH, 1985, A.D.

MY COMMISSION EXPIRES: JUNE 3, 1985  
Clem J. Arnold  
NOTARY PUBLIC,  
STATE OF FLORIDA AT LARGE

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, JOEL P. KOEPEL, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT THE TITLE TO THE PROPERTY IS VESTED IN THE ENGLE GROUP, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 3-7-85  
JOEL P. KOEPEL, ESQ.

### MORTGAGEE'S CONSENT

STATE OF NEW YORK )  
COUNTY OF NEW YORK ) SS

CHASE MANHATTAN BANK NA. CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4348, PAGES 790 AND 813, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CHASE MANHATTAN BANK NA. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND ITS SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18 DAY OF MARCH, 1985, A.D.

ATTEST: Wm. A. Ramos, Vice President  
CHASE MANHATTAN BANK N.A.  
BY: James F. Murray, Senior Vice President

### ACKNOWLEDGEMENT

STATE OF NEW YORK )  
COUNTY OF NEW YORK ) SS

BEFORE ME PERSONALLY APPEARED James F. Murray and William A. Ramos, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President and Vice President OF CHASE MANHATTAN BANK NA.

THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF MARCH, 1985, A.D.

MY COMMISSION EXPIRES: MARCH 30, 1985  
August Busa  
NOTARY PUBLIC,  
STATE OF NEW YORK, AT LARGE

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF MARCH, 1985 A.D.

BY: Kenneth M. Adam, Chairman

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF MARCH, 1985 A.D.

BY: Herbert F. Kahert, County Engineer

### ATTEST: JOHN B. DUNKLE, CLERK

BOARD OF COUNTY COMMISSIONERS  
BY: Ruth A. Compton, Deputy Clerk

### 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.C.P.'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.

DATE: 3-05-85  
Wm. R. Van Campen  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 2424

### SURVEYORS 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 OCCURRING SAME.
- 4. BEARING DATUM IS BASED ON THE PLAT OF BOCA FONTANA - PHASE 1, NORTH 90°00'00" EAST. ALL DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS, AND LINES THAT ARE DRAWN AS RADIAL LINES ARE RADIAL LINES UNLESS NOTED OTHERWISE.
- 5. ■ - INDICATES PERMANENT REFERENCE MONUMENT.  
◎ - INDICATES PERMANENT CONTROL POINT.  
10' U.E. - INDICATES UTILITY EASEMENT.  
12' D.E. - INDICATES DRAINAGE EASEMENT.  
5' LAE. - INDICATES LIMITED ACCESS EASEMENT.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409. TELEPHONE: (305) 689-2111

### AREA SUMMARY

RECREATION TRACT	2.424 AC.
WATER MANAGEMENT TRACT (LAKE)	2.316 AC.
ROAD RIGHT OF WAY	4.603 AC.
LOTS	10.972 AC.
TOTAL	20.315 AC.
LOTS	44
DENSITY	2.166 UNITS PER ACRE

STATE OF FLORIDA ) S.S.  
COUNTY OF PALM BEACH )  
THIS PLAT WAS FILED FOR RECORD AT THIS OFFICE THIS 28th DAY OF MARCH, A.D. 1985 AND DULY RECORDED IN PLAT BOOK 50 ON PAGES 184 AND 185.  
JOHN B. DUNKLE  
CLERK, CIRCUIT COURT  
BY: [Signature]

"SEAL" CLERK OF THE CIRCUIT COURT

"SEAL" ENGLE GROUP CORPORATION

"SEAL" ENGLE GROUP NOTARY

"SEAL" CHASE MANHATTAN BANK N.A.

"SEAL" CHASE MANHATTAN NOTARY

"SEAL" COUNTY COMMISSION

"SEAL" COUNTY ENGINEER

"SEAL" SURVEYOR 2424

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BENCH MARK Land Surveying and Mapping, Inc. BOCA FONTANA PHASE 2A