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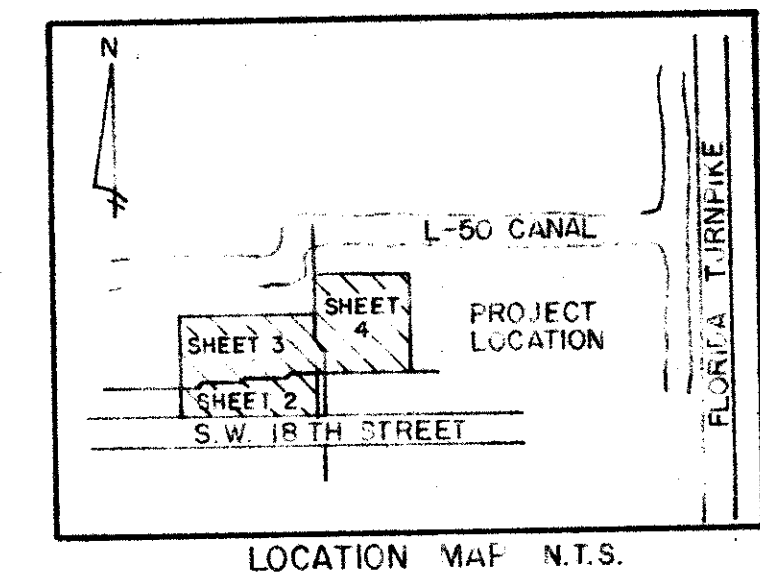
TRENDS AT BOCA RATON UNIT I

(A REPLAT OF PART OF PALM BEACH FARMS COMPANY PLAT NO. 3)
PART OF CYPRESS POINT A P.U.D.

SITUATE IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

MAY, 1985

SHEET 1 OF 4



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 4-3-85
THIS 26 DAY OF JULY
AD, 1985 AND DULY RECORDED
IN PLAT BOOK 51 ON PAGES
131 AND 132, 133 & 134.
JOHN B. DUNKLE, CLERK
By: Maryanna L. Doolittle D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LEVITT HOMES, INCORPORATED, A DELAWARE CORPORATION, OWNER OF THE LAND SHOWN HERON AS TRENDS AT BOCA RATON UNIT I, SITUATE IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 ON PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 32, THENCE S02°33'31"E ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 296.77 FEET TO INTERSECT THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-50 AS RECORDED IN OFFICIAL RECORD BOOK 1732, PAGES 612 THROUGH 851 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE ALONG A PORTION OF SAID SOUTH LINE S89°40'07"W, A DISTANCE OF 41.03 FEET TO INTERSECT THE EAST LINE OF TRACT 1, BLOCK 83 OF SAID PLAT; THENCE N02°33'31"W ALONG SAID EAST LINE, A DISTANCE OF 15.01 FEET TO THE NORTHEASTERMOST CORNER OF SAID TRACT 1, BLOCK 83, SAID POINT ALSO BEING ALONG THE SOUTHERNMOST LINE OF A RIGHT-OF-WAY (50.00 FEET IN WIDTH) AS SHOWN ON SAID PLAT; THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY LINE N89°40'07"W, A DISTANCE OF 894.27 FEET TO A LINE 235.89 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF TRACTS 3 AND 14 OF SAID BLOCK 83; THENCE S00°50'33"E ALONG SAID PARALLEL LINE, A DISTANCE OF 917.23 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 18th STREET (A RIGHT-OF-WAY 120.00 FEET IN WIDTH); THENCE N89°12'27"E ALONG SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 962.52 FEET TO THE AFORESAID WEST LINE OF THE NORTHEAST ONE-QUARTER (NE1/4); THENCE N02°33'31"W ALONG SAID WEST LINE, A DISTANCE OF 513.96 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF (N1/2) OF SAID NORTHEAST ONE-QUARTER (NE1/4); THENCE N89°03'21"E ALONG SAID SOUTH LINE, A DISTANCE OF 999.46 FEET TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID NORTHEAST ONE-QUARTER (NE1/4); THENCE N02°29'02"W ALONG SAID WEST LINE, A DISTANCE OF 679.18 FEET TO THE AFORESAID NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32; THENCE S88°59'00"W ALONG SAID NORTH LINE, A DISTANCE OF 1000.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 35.453 ACRES, MORE OR LESS.

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

- THE STREETS AS SHOWN HERON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN HERON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HERON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE TRENDS AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF THE STREETS DEDICATED HERON (SEE DEDICATION NO. 1)
- TRACT A, THE WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TRENDS AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT D, THE MAINTENANCE ACCESS EASEMENT IS HEREBY RESERVED FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT TRACTS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF TRENDS AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B, C, E, F, G, H, I, J, K, L, M, N, O, P, AND Q, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF TRENDS AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATION, OPEN SPACE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BUFFER ZONES AS SHOWN HERON ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF TRENDS AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER ZONE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HERON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

SEAL LEVITT HOMES, INC. SEAL NOTARY PUBLIC

IN WITNESS WHEREOF, LEVITT HOMES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF May, 1985.

ATTEST: [Signature] BY: [Signature]
HARRY T. SLEEK, VICE PRESIDENT ELLIOTT M. WIENER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ELLIOTT M. WIENER AND HARRY T. SLEEK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF LEVITT HOMES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 16th DAY OF May, 1985.
MY COMMISSION EXPIRES: Dec. 18, 1988 [Signature] NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BILLIE F. COOK, LUCILLE D. COOK AND C.M. COOK AND GLADYS M. COOK, HEREBY CERTIFIES THAT THEY ARE A HOLDER OF A MORTGAGE UPON THE PROPERTY HERON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HERON, AND AGREES THAT THE MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3535 AT PAGE 615 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 10th DAY OF June, 1985.

WITNESS: [Signature] AS TO BOTH [Signature] BILLIE F. COOK
[Signature] AS TO BOTH [Signature] LUCILLE D. COOK

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED BILLIE F. COOK AND LUCILLE D. COOK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF June, 1985.
MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 7th DAY OF June, 1985.

WITNESS: [Signature] AS TO BOTH [Signature] C.M. COOK
[Signature] AS TO BOTH [Signature] GLADYS M. COOK

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED C.M. COOK AND GLADYS M. COOK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF June, 1985.
MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC

SEAL NOTARY PUBLIC SEAL NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

GEORGE H. SPARLING JR., TRUSTEE, HEREBY CERTIFIES THAT HE IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HERON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HERON, AND AGREES THAT HIS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3969 AT PAGE 1897 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 20th DAY OF May, 1985.

WITNESS: [Signature] BY: [Signature]
[Signature] GEORGE H. SPARLING JR., TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GEORGE H. SPARLING JR., TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF May, 1985.
MY COMMISSION EXPIRES: 2-26-88 [Signature] NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DADE)

BARCING INVESTMENTS, N.V., HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HERON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HERON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4474 AT PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I, GENARO GARCIA, ATTORNEY IN FACT FOR BARCING INVESTMENTS, N.V., DO HERETO SET MY HAND AND OFFICIAL SEAL THIS DAY OF May 10, 1985.

WITNESS: [Signature] BY: [Signature]
[Signature] GENARO GARCIA, ATTY IN FACT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED GENARO GARCIA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT FOR BARCING INVESTMENTS, N.V., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH ATTORNEY IN FACT FOR SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 June, 1985.
MY COMMISSION EXPIRES: 5/20/88 [Signature] NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, RICHARD B. MACFARLAND, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LEVITT HOMES, INCORPORATED; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCOMBERED BY THE MORTGAGES SHOWN HERON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 5/15/85 [Signature] RICHARD B. MACFARLAND, ESQUIRE

SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HERON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 14th DAY OF June, 1985. [Signature] WESLEY B. HIAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF June, 1985.

BY: [Signature] KENNETH M. ALAMS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF June, 1985.

BY: [Signature] HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

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

BY: [Signature] DEPUTY CLERK

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HERON ARE EQUAL TO THE BEARING DATUM OF LAKES OF BOCA BARWOOD PLAT NO. 1, AS RECORDED IN PLAT BOOK 44 AT PAGE 179 OF THE PUBLIC RECORDS.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET, SHOWN THUS: [Symbol]
P.C.P. DENOTES PERMANENT CONTROL POINT SET, SHOWN THUS: [Symbol]
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY, DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL DISTANCES SHOWN HERON ARE EXPRESSED IN FEET.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

P.U.D. TABULAR DATA
AREA PLATTED = 35.45 ACRES UNITS = 146 GROSS DENSITY = 4.11 DU/AC
BUILDING COVERAGE = 7.364 AC. STREETS & UNCOVERED PARKING = 5.613 AC.
WATER BODIES = 4.599 AC. TOTAL OPEN SPACE = 22.476 AC.

0266-001 51/131 TO TURNOUT REQUIRED

Meridian Surveying and Mapping, Inc.
2328 SO. CONGRESS AVE.
WEST PALM BEACH, FL.

DRAWN	M.H.C.	DATE	JAN. 1985
CHECKED	W.B.H.	SCALE	

TRENDS AT BOCA RATON UNIT I
PART OF CYPRESS POINT A P.U.D.
DRAWING NO. 84-P-190