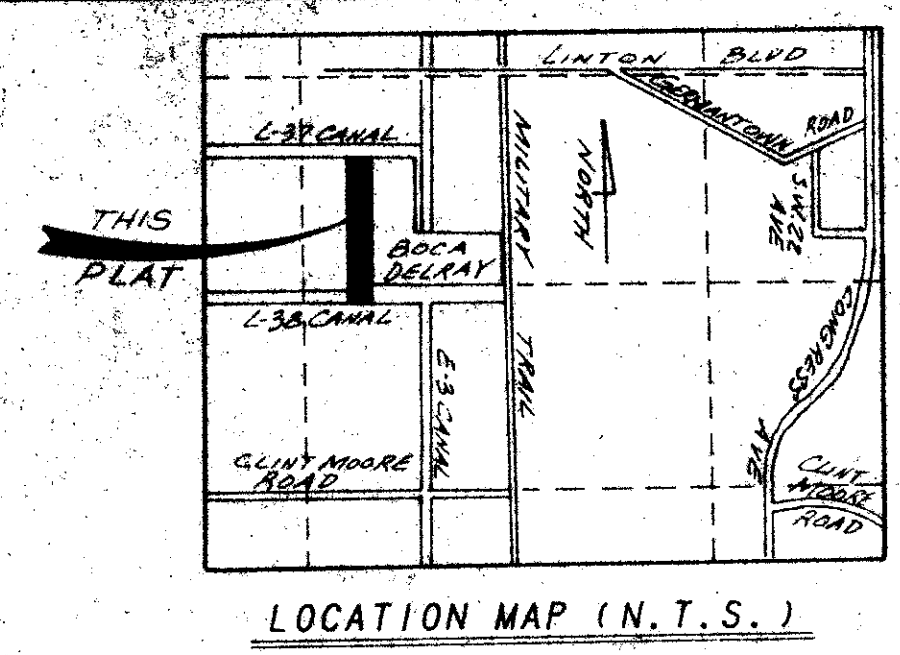


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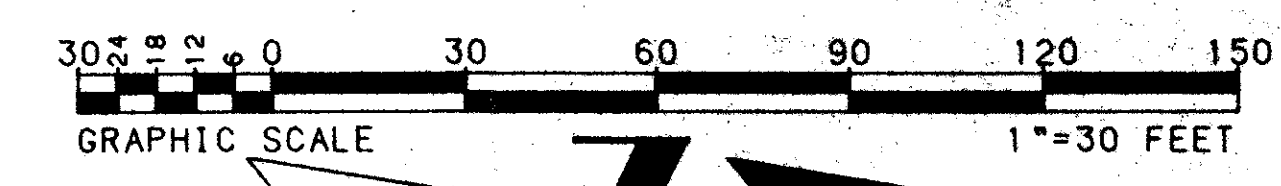


# "BOCA DELRAY PARCEL S"

PART OF A P.U.D.  
A PORTION OF THE SOUTHWEST ONE-QUARTER, SECTION 26, TOWNSHIP 46 SOUTH,  
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
NOVEMBER, 1984

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

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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 12/16/85  
at 2:19 p.m. and duly recorded in Plat Book No. 51 on page 138-139.  
JOHN B. DUNKLE, Clerk Circuit Court  
By Margaret S. Newlan

### 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 S", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 403.00 FEET OF THE EAST 1262.00 FEET OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PLAT "BOCA DELRAY", AS RECORDED IN PLAT BOOK 44 AT PAGES 22 THRU 28 INCLUSIVE, OF THE PUBLIC OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°07'44" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, A DISTANCE OF 403.00 FEET; THENCE NORTH 00°56'28" WEST, ALONG THE WEST LINE OF THE EAST 1262.00 FEET OF SAID SOUTHWEST ONE-QUARTER, SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, A DISTANCE OF 2706.56 FEET; THENCE NORTH 89°21'35" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, A DISTANCE OF 403.01 FEET TO THE NORTHWEST CORNER OF SAID PLAT "BOCA DELRAY"; THENCE SOUTH 00°56'28" EAST, ALONG THE WEST LINE OF THE EAST 859.00 FEET OF SAID SOUTHWEST ONE-QUARTER, SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALONG THE WEST LINE OF SAID PLAT "BOCA DELRAY", A DISTANCE OF 2704.93 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SAID LANDS SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 25.032 ACRES, MORE OR LESS.

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

1. THE TRACT FOR ROADWAY AS SHOWN HEREON AS "WILLOW CREEK DRIVE", "WILLOW CREEK LANE", "WILLOW CREEK COURT" AND "WILLOW CREEK MANOR", ARE DESIGNATED AS PRIVATE STREETS FOR INGRESS AND EGRESS, DRAINAGE AND UTILITY PURPOSES AND ARE HEREBY DEDICATED TO BOCA DELRAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA DELRAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. PARCEL G, AS SHOWN HEREON, IS DESIGNATED AS A WATER MANAGEMENT AREA, AND IS HEREBY DEDICATED TO BOCA DELRAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA DELRAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. THE LANDSCAPE BUFFER, AS SHOWN HEREON, IS HEREBY DEDICATED TO BOCA DELRAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA DELRAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BOCA DELRAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION OF DRAINAGE FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA DELRAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
6. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

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 19th DAY OF April, 1985.

ATTEST: Charles F. Radice BY: Robert C. Radice  
CHARLES F. RADICE EXECUTIVE VICE PRESIDENT 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 19th DAY OF April, 1985.

Heaven M. Whelan MY COMMISSION EXPIRES 12-17-88  
NOTARY PUBLIC

### TITLE CERTIFICATION:

WE, GIBRALTAR 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 FREE OF ENCUMBRANCES

GIBRALTAR TITLE AND ESCROW COMPANY  
BY: Philip M. Hopkins DATE: April 24, 1985  
PHILIP M. HOPKINS PRESIDENT

### 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: APRIL 25, 1985 BY: John H. Fitchsen  
JOHN H. FITSCHEN PROFESSIONAL LAND SURVEYOR NO. 3608 STATE OF FLORIDA

### 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 SHOWN IN A MORTGAGE MODIFICATION AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 4482 AT PAGES 713 THRU 718 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 ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF April, 1985.

ATTEST: April Deaney BY: John Langlois  
April Deaney VICE PRESIDENT John Langlois ASSISTANT SECRETARY

### ACKNOWLEDGEMENT:

STATE OF NEW YORK  
COUNTY OF NEW YORK

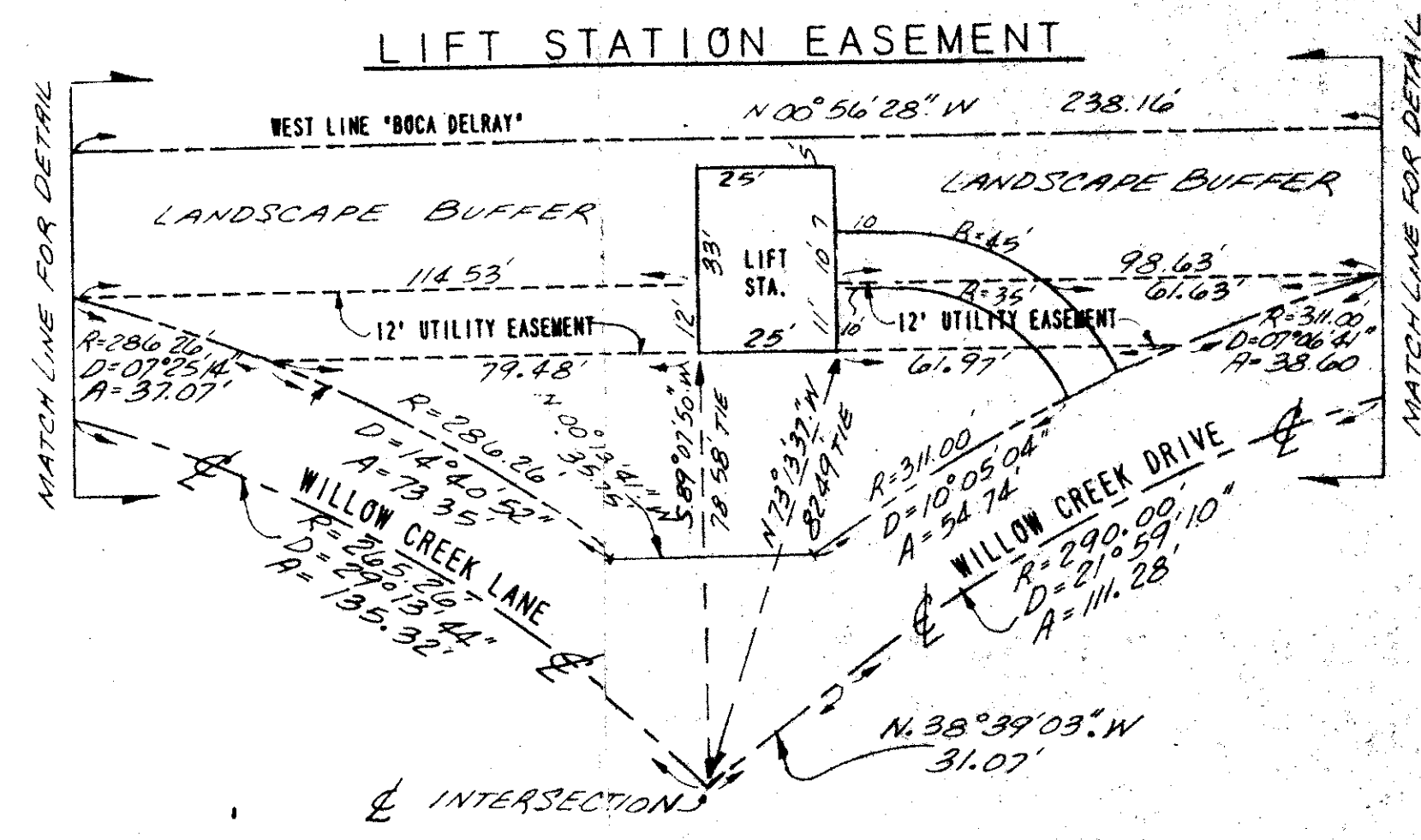
BEFORE ME PERSONALLY APPEARED John Langlois and Mary P. Deaney TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED CHEMICAL BANK, A NEW YORK BANKING CORPORATION, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT 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 22nd DAY OF April, 1985.

Notary Public MY COMMISSION EXPIRES 3-11-87  
NOTARY PUBLIC  
PALM BEACH COUNTY APPROVALS:  
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF July, 1985.

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF July, 1985.  
BY: H.F. Kahler  
H.F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK BY: Deputy Clerk  
DEPUTY CLERK



### SURVEYOR'S NOTES:

1. 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 BASE BEARING IS THE WEST LINE OF "BOCA DELRAY" HAVING A BEARING OF SOUTH 00°56'28" EAST.
2. ■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT)
3. ● DENOTES P.C.P. (PERMANENT CONTROL POINT)
4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
5. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
6. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
7. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL HAVE PRECEDENCE.
8. ACCESS TO PARCEL G (WATER MANAGEMENT AREAS), AS SHOWN HEREON, IS PROVIDED OVER PARCEL G, 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

### DENSITY TABULATION:

ACREAGE.....	25.032 ACRES	OPEN SPACE.....	17.663 ACRES
DWELLING UNITS....	49 UNITS		
DENSITY.....	1.96 UNITS/ACRE		
LOT 97	10,544.306 SQUARE FEET	LOT 122	12,846.284 SQUARE FEET
LOT 98	9,903.146 SQUARE FEET	LOT 123	8,733.175 SQUARE FEET
LOT 99	9,873.380 SQUARE FEET	LOT 124	8,687.286 SQUARE FEET
LOT 100	17,635.461 SQUARE FEET	LOT 125	9,264.000 SQUARE FEET
LOT 101	11,714.311 SQUARE FEET	LOT 126	9,264.000 SQUARE FEET
LOT 102	11,212.169 SQUARE FEET	LOT 127	10,286.309 SQUARE FEET
LOT 103	15,213.208 SQUARE FEET	LOT 128	10,415.846 SQUARE FEET
LOT 104	15,152.409 SQUARE FEET	LOT 129	15,386.470 SQUARE FEET
LOT 105	9,064.000 SQUARE FEET	LOT 130	15,288.664 SQUARE FEET
LOT 106	9,264.000 SQUARE FEET	LOT 131	13,098.348 SQUARE FEET
LOT 107	9,264.000 SQUARE FEET	LOT 132	13,098.348 SQUARE FEET
LOT 108	9,264.000 SQUARE FEET	LOT 133	13,098.348 SQUARE FEET
LOT 109	9,264.000 SQUARE FEET	LOT 134	15,901.344 SQUARE FEET
LOT 110	13,208.663 SQUARE FEET	LOT 135	8,270.834 SQUARE FEET
LOT 111	13,309.420 SQUARE FEET	LOT 136	8,955.200 SQUARE FEET
LOT 112	13,098.348 SQUARE FEET	LOT 137	8,480.401 SQUARE FEET
LOT 113	13,098.347 SQUARE FEET	LOT 138	14,080.591 SQUARE FEET
LOT 114	13,098.347 SQUARE FEET	LOT 139	10,829.842 SQUARE FEET
LOT 115	13,309.420 SQUARE FEET	LOT 140	12,725.783 SQUARE FEET
LOT 116	16,170.678 SQUARE FEET	LOT 141	13,937.907 SQUARE FEET
LOT 117	9,264.000 SQUARE FEET	LOT 142	10,016.726 SQUARE FEET
LOT 118	9,264.000 SQUARE FEET	LOT 143	7,738.205 SQUARE FEET
LOT 119	9,264.000 SQUARE FEET	LOT 144	7,730.923 SQUARE FEET
LOT 120	9,064.000 SQUARE FEET	LOT 145	7,723.641 SQUARE FEET
LOT 121	12,721.680 SQUARE FEET		

BOCA RAY, INC. NOTARY  
CHEMICAL BANK NOTARY  
CHEMICAL BANK NOTARY  
GIBRALTAR TITLE & ESCROW CO.  
COUNTY ENGINEER  
COUNTY COMMISSIONER

0206-303  
BOCA DELRAY PARCEL S SHEET 1 OF 2 SHEETS