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# BOCA DELRAY PARCEL C

A REPLAT OF ALL OF PARCEL C, TOGETHER WITH 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  
MARCH, 1985  
SHEET 1 OF 2 SHEETS

THIS INSTRUMENT WAS PREPARED BY:  
JOHN H. FITSCHEN P.L.S.  
CRAVEN 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 C" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL C OF 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:

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF PARCEL B OF SAID PLAT "BOCA DELRAY-A P.U.D.":

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF THE PLAT "BOCA DELRAY PARCEL B", AS RECORDED IN PLAT BOOK 50, AT PAGES 88 THRU 90 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 38°50'00" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL B OF THE PLAT "BOCA DELRAY A P.U.D.", A DISTANCE OF 3.73 FEET; THENCE NORTH 00°50'00" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL B OF THE PLAT "BOCA DELRAY A P.U.D." AND THE EASTERLY LINE OF SAID PARCEL C OF THE PLAT "BOCA DELRAY A P.U.D.", A DISTANCE OF 219.28 FEET, TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 03°06'41" WEST, FROM THE LAST DESCRIBED POINT, AND TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BOCA DELRAY BOULEVARD, AS SHOWN ON SAID PLAT "BOCA DELRAY A P.U.D."; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 45°47'10" AND AN ARC LENGTH OF 195.78 FEET, TO THE MOST NORTHWESTERLY CORNER OF SAID PLAT "BOCA DELRAY PARCEL B"; THENCE SOUTH 51°0'00" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PLAT "BOCA DELRAY PARCEL B", A DISTANCE OF 221.02 FEET, TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED LANDS ARE SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 13.679 ACRES, MORE OR LESS.

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

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

- IN ACCORDANCE WITH ARTICLE VIII, SECTION 4 OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 3837 AT PAGE 727 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BOCA RAY, INC. SHALL CONVEY TRACTS A AND B SHOWN HEREON AS RECREATION TRACTS TO BOCA DELRAY ASSOCIATION, INC. WHEN REQUIRED BY SAID ARTICLE. THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACTS A AND B IS THAT OF BOCA DELRAY ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C, AS SHOWN HEREON, IS DEDICATED TO BOCA DELRAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE RIGHT-OF-WAY FOR PRIVATE ROAD, DRAINAGE AND UTILITY PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA DELRAY ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT D, AS SHOWN HEREON, IS DEDICATED TO BOCA DELRAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS, DRAINAGE AND UTILITY PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA DELRAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT E, AS SHOWN HEREON, IS RESERVED UNTO BOCA RAY, INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RESIDENTIAL DEVELOPMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA RAY, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO BOCA DELRAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA DELRAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO BOCA DELRAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA DELRAY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE EASEMENTS TO GOLF COURSE, AS SHOWN HEREON, ARE 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.
- THE 20 FOOT MAINTENANCE EASEMENT, AS SHOWN HEREON, IS 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.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 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.
- THE BIKE PATH EASEMENT, AS SHOWN HEREON, IS 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.

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 29th DAY OF May, 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 CHARLE F. RADICE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBE IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND EXECUTIVE VICE PRESIDENT OF BOCA RAY, 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 BYDUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREEACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF May, 1985.

William M. Winters  
NOTARY PUBLIC MY COMMISSION EPIRES Dec. 17, 1988

### MORTGAGEE'S CONSENT:

STATE OF NEW YORK  
COUNTY OF NEW YORK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OIA MORTGAGE UPON THE HEREOF DESCRIBED PROPERTY AND DOES HEREBY JOIN AND CONSET TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE WNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RCORD BOOK 3677 AT PAGE 990 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUB-ORDINATED 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 Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH HE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF June, 1985.  
CHEMICAL BANK, A NEWYORK BANKING CORPORATION

ATTEST: BY: John Luyajon  
VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF NEW YORK  
COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED John Luyajon AND Marvin Shapiro TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Officers Ass't 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 Officers Assistant 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 4th DAY OF June, 1985.

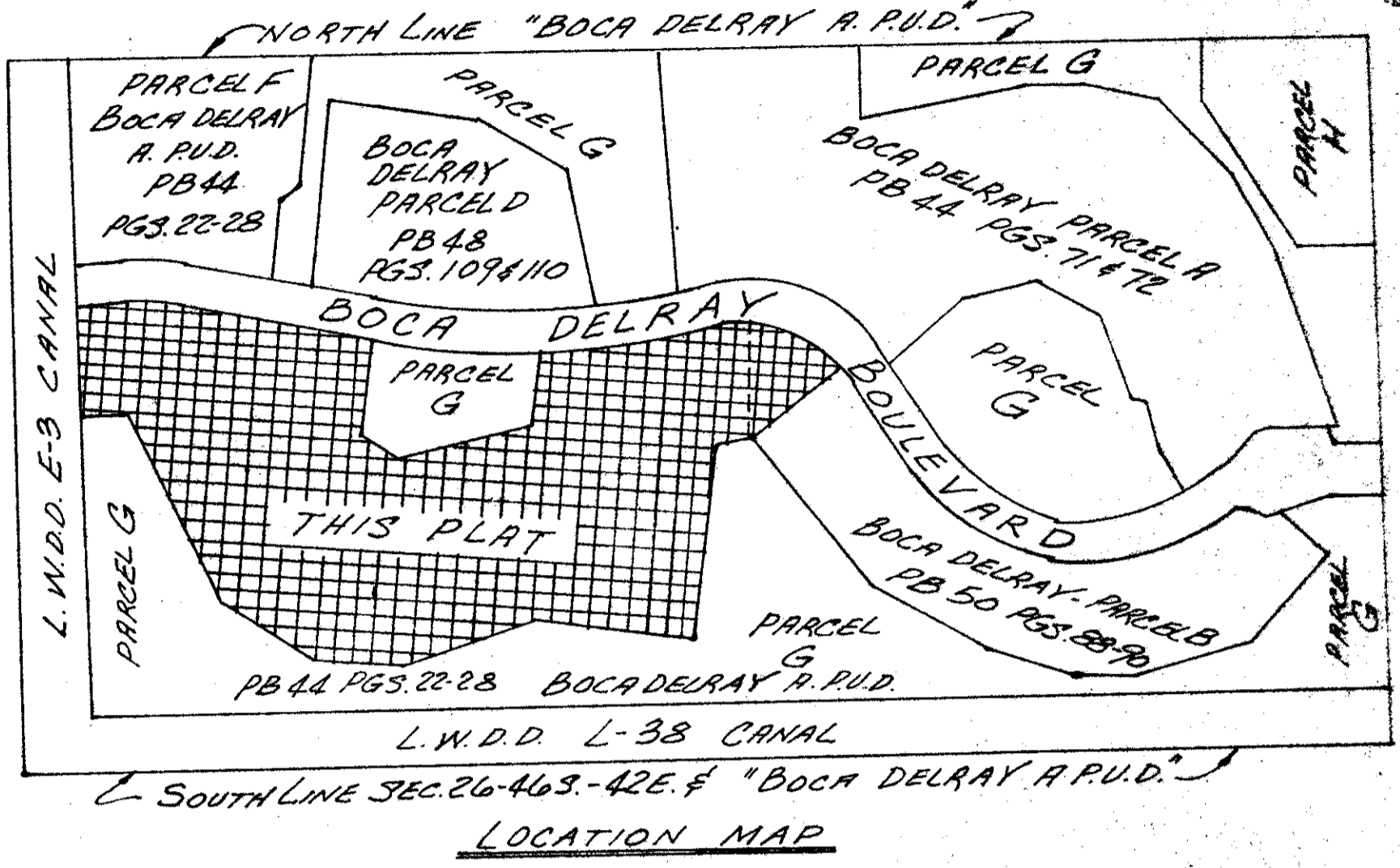
Nancy Belle Natarale  
NOTARY PUBLIC MY COMMISSION EXPIRES 3-30-87

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF BROWARD

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 EHREON 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 ALL THE MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.  
GIBRALTAR TITLE AND ESCROW COMPANY

ATTEST: Philip H. Hopkins BY: Philip H. Hopkins  
PHILIP H. HOPKINS PRESIDENT DATE: May 30, 1985



AREA AND DENSITY TABULATION:

TOTAL PLAT AREA	13.679 ACRES
TOTAL NUMBER OF UNITS	58
DENSITY (UNITS-PER ACRE)	4.24 UNITS/ACRE

AREA BY TRACTS:

TRACT A (RECREATION)	0.340 ACRES
TRACT B (RECREATION)	1.106 ACRES
TRACT C (INGRESS & EGRESS)	0.206 ACRES
TRACT D (INGRESS & EGRESS)	1.169 ACRES
TRACT E (RESIDENTIAL DEVELOPMENT)	10.858 ACRES
AREA OF PROPOSED BUILDINGS	3.730 ACRES
AREA OF OPEN SPACE	7.004 ACRES

### 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: 6/7/85 BY: Maxward H. Thompson  
MAXWARD H. THOMPSON PROFESSIONAL LAND SURVEYOR NO. 3654 STATE OF FLORIDA

### PALM BEACH COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF August, 1985.

BY: Kenneth M. Adams  
CHAIRMAN, KENNETH M. ADAMS

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF August, 1985.

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

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: Rachel S. Ruppert  
DEPUTY CLERK



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
PLAT BOOK 44, PAGES 22 THRU 28  
BOCA DELRAY PARCEL C

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BOCA DELRAY PARCEL C  
SHEET 1 OF 2 SHEETS