

DRAWING NUMBER 55/1 PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

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A PART OF A P.U.D. LAKES AT BOCA RATON - PHASE III

A PLAT OF A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND ALSO BEING A REPLAT OF A PORTION OF SAID SECTION 1 IN FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

AUGUST 1984

SHEET 1 OF 3

DEDICATION

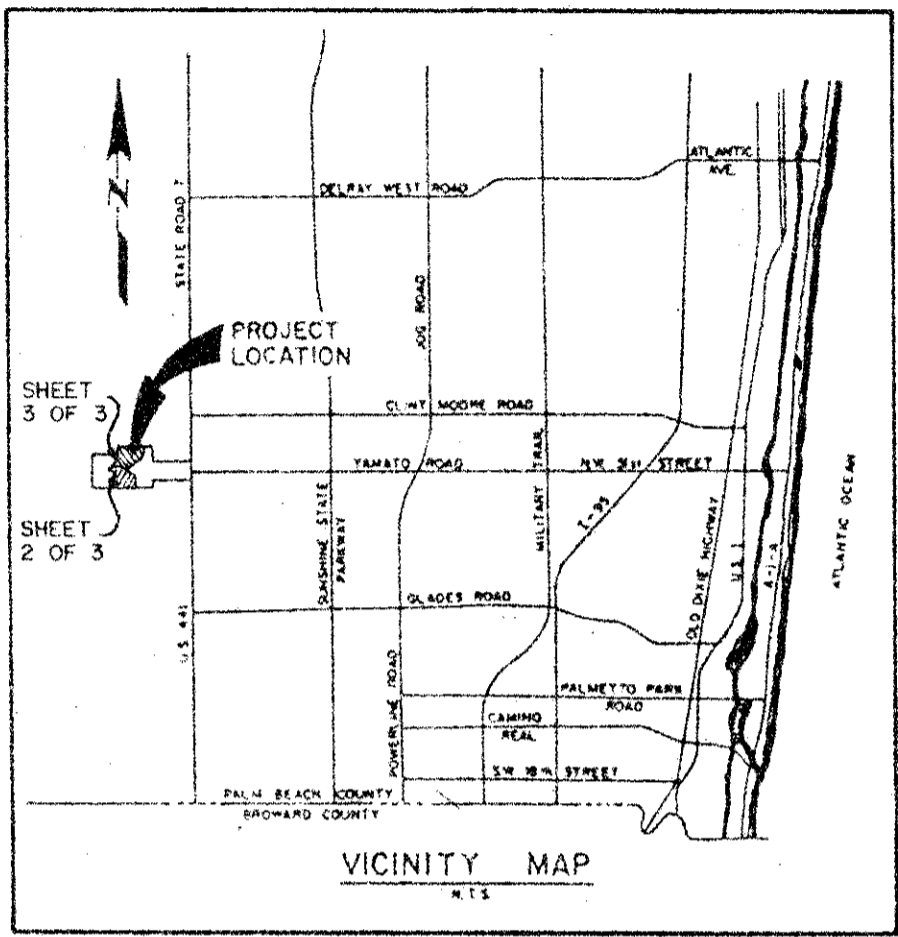
KNOW ALL MEN BY THESE PRESENTS that HOUSTON ENTERPRISES, a Florida General Partnership, owner, with GEORGE E. BARBAR as Managing General Partner, of land shown hereon, being in Section 1, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as LAKES AT BOCA RATON - PHASE III, being more particularly described as follows:

Commencing at the South Quarter corner of the aforementioned Section 1, Township 47 South, Range 41 East; thence with a bearing of S. 89° 44' 50" W., along the South line of the Southwest Quarter (SW 1/4) of Section 1, a distance of 40.01 feet to a point; thence with a bearing of N. 01° 10' 07" W., along the Westerly right-of-way line of Cain Boulevard, a distance of 520.07 feet to the POINT OF BEGINNING; thence with a bearing of S. 43° 27' 43" W., a distance of 35.13 feet to a point on a curve concave to the South; thence along the arc of said curve, having an initial tangent bearing of S. 88° 05' 34" W., a radius of 961.25 feet, an arc length of 479.63 feet to a point of tangency; thence with a bearing of S. 59° 30' 15" W., a distance of 406.60 feet to a point of curvature; thence with a curve to the right, having a radius of 877.20 feet, an arc length of 463.02 feet to a point; thence with a bearing of S. 89° 44' 50" W., a distance of 66.16 feet to a point; thence with a bearing of N. 04° 20' 00" E., a distance of 146.22 feet to a point of curvature; thence with a curve to the left, having a radius of 403.75 feet, an arc length of 166.77 feet to a point of compound curvature; thence with a curve to the left having a radius of 140.34 feet, an arc length of 138.39 feet to a point of reverse curvature; thence with a curve to the right, having a radius of 554.35 feet, an arc length of 214.47 feet to a point; thence with a bearing of N. 13° 22' 47" E., a distance of 81.51 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. 76° 37' 13" W., a radius of 1513.66 feet, an arc length of 207.55 feet to a point of tangency; thence with a bearing of N. 68° 45' 51" W., a distance of 158.38 feet to a point; thence with a bearing of N. 27° 10' 00" E., a distance of 210.17 feet to a point of curvature; thence with a curve to the left having a radius of 277.46 feet, an arc length of 297.01 feet to a point; thence with a bearing of N. 34° 10' 00" W., a distance of 133.33 feet to a point of curvature; thence with a curve to the right, having a radius of 332.61 feet, an arc length of 337.67 feet to a point; thence with a bearing of N. 24° 00' 00" E., a distance of 203.00 feet to a point of curvature; thence with a curve to the left having a radius of 116.43 feet, an arc length of 237.75 feet to a point of compound curvature; thence with a curve to the left, having a radius of 305.95 feet, an arc length of 184.22 feet to a point of reverse curvature; thence with a curve to the right, having a radius of 536.24 feet, an arc length of 199.66 feet to a point of tangency; thence with a bearing of S. 73° 50' 00" W., a distance of 276.34 feet to a point lying on the West line of the Southwest Quarter (SW 1/4) of said Section 1; thence with a bearing of N. 01° 31' 26" W., along said West line, a distance of 106.09 feet to a point on a curve concave to the Northwest; thence along the arc of said curve, having an initial tangent bearing of N. 80° 09' 33" E., a radius of 875.71 feet, an arc length of 262.26 feet to a point of tangency; thence with a bearing of N. 63° 00' 00" E., a distance of 473.93 feet to a point; thence with a bearing of N. 27° 00' 00" W., a distance of 176.15 feet to a point on a curve concave to the Southeast; thence along the arc of said curve having an initial tangent bearing of N. 42° 30' 00" E., a radius of 374.88 feet, an arc length of 232.27 feet to a point of tangency; thence with a bearing of N. 78° 00' 00" E., a distance of 145.00 feet to a point of curvature; thence with a curve to the left having a radius of 183.01 feet, an arc length of 219.33 feet to a point; thence with a bearing of N. 09° 20' 00" E., a distance of 63.85 feet to a point of curvature; thence with a curve to the left, having a radius of 832.36 feet, an arc length of 159.80 feet to a point; thence with a bearing of N. 01° 40' 00" W., a distance of 160.43 feet to a point lying on the East-West Quarter Line of said Section 1; thence with a bearing of N. 89° 29' 26" E., along said East-West Quarter Line, a distance of 536.51 feet to the center of the Section 1, said point being a corner on the Westerly boundary of BOCA CHASE SECTION FOUR as recorded in Plat Book 45, Pages 197 and 198 of the Public Records of Palm Beach County, Florida; thence with a bearing of S. 61° 10' 07" E., along said Westerly boundary, being the North-South Quarter Line of Section 1, a distance of 322.75 feet to a point lying on the Westerly right-of-way line of Cain Boulevard; thence with a bearing of S. 13° 09' 53" W., along said Westerly right-of-way line, a distance of 327.23 feet to a point of curvature; thence with a curve to the left having a radius of 1346.02 feet, an arc length of 481.10 feet to a point; thence with a bearing of S. 61° 32' 10" W., a distance of 600.34 feet to a point; thence with a bearing of S. 52° 00' 00" W., a distance of 80.00 feet to a point on a curve concave to the Northeast; thence along the arc of said curve having an initial tangent bearing of S. 38° 00' 00" E., a radius of 879.58 feet, an arc length of 811.31 feet to a point, lying on the Westerly right-of-way line of Cain Boulevard; thence with a bearing of S. 101° 07" E., along said Westerly right-of-way line, a distance of 682.75 feet, more or less, to the POINT OF BEGINNING.

- has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
- Streets:
The streets, shown hereon as Tracts U-4 and U-5 (Lakes at Boca Raton Drive), and Tract U-3 (Lakes at Boca Raton Drive South) are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for perpetual use of the public for proper purposes.
 - Easements:
 - Utility and Drainage Easements - The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities. The drainage easements, as shown, are dedicated in perpetuity to the Lakes at Boca Raton Homeowners Association, Inc., a Florida corporation not-for-profit, its successors or assigns 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 LAKES AT BOCA RATON - PHASE III, which drains public roads.
 - Limited Access Easements - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
 - Lift Station Easements - The lift station easements as shown hereon are hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for lift station and related purposes.
 - Buffer - The buffer as shown is hereby dedicated as an easement to the Lakes at Boca Raton Homeowners Association, Inc. for landscape and buffer purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
 - Water Management Tracts:
The Water Management Tracts, shown hereon as Tracts 27, 28 and 29, are dedicated to the Lakes at Boca Raton Homeowners Association, Inc. for water management and drainage easement purposes, and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
 - Residential Tracts:
Parcels D, P, T and L as shown are hereby reserved to Houston Enterprises, a Florida General Partnership, for purposes of residential development, and are the perpetual maintenance obligation of said Partnership, its successors or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named partnership has caused these presents to be signed by its Managing General Partner and its seal to be affixed hereto by and with the authority of its Board of Directors, this 11th day of August, 1984.

HOUSTON ENTERPRISES
a Florida General Partnership
Witness: George E. Barbar
By: George E. Barbar
Managing General Partner



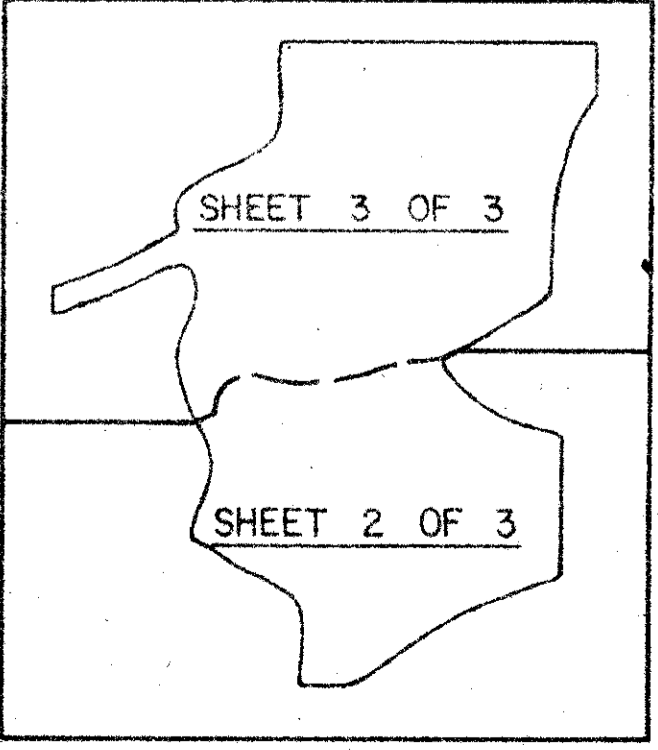
INDEX OF SHEETS

SHEET No. 1 - TITLE SHEET AND CERTIFICATES
SHEETS No. 2 & 3 - DETAIL SHEETS

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

STATISTICAL DATA

TOTAL AREA THIS PLAT	105.736 AC.
AREA OF RESIDENTIAL TRACTS (PARCELS D, L, P & T)	59.283 AC.
AREA OF PUBLIC ROAD R/W (TRACTS U-3, U-4 & U-5)	6.350 AC.
AREA OF WATER MANAGEMENT TRACTS (TRACTS 27, 28 & 29)	40.103 AC.
TOTAL NO. UNITS PROPOSED - THIS PLAT	220 UNITS
DENSITY PROPOSED - THIS PLAT	2.08 UNITS/AC.
LAND USE:	
PARCEL D	PATIO HOMES
PARCEL L	PATIO HOMES
PARCEL P	SINGLE FAMILY
PARCEL T	SINGLE FAMILY



INDEX OF MAP SHEETS

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, GEORGE E. BARBAR, do hereby personally appear before me, Notary Public, State of Florida, and acknowledge that I am the individual described in and who executed the foregoing instrument as Managing General Partner of Houston Enterprises, a Florida General Partnership, and acknowledged to and before me that he executed such instrument as such Managing General Partner of said Partnership, and that the seal affixed to the foregoing instrument is the seal of said Partnership and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Partnership.

WITNESS my hand and official seal this 11th day of August, 1984.
My Commission expires _____
Notary Public, State of Florida

MORTGAGE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
The undersigned hereby certifies that it is the holder of a mortgage upon the land described in said dedication by the owner thereof, and agrees that its mortgage, which is recorded in Official Record Book 4236, at Page 474 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Association has caused these presents to be signed by its Vice President, PAUL LEATHE, and its seal to be affixed hereto by and with the authority of its Board of Directors this 18th day of June, 1986.

CARTERET SAVINGS BANK, F.A.
By: Paul Leathe
PAUL LEATHE, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, PAUL LEATHE, do hereby personally appear before me, Notary Public, State of Florida, and acknowledge that I am the individual described in and who executed the foregoing instrument as Vice President of CARTERET SAVINGS BANK, F.A., and acknowledged to and before me that he executed such instrument as such officer of said Association, that the seal affixed to the foregoing instrument is the seal of said Association, that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Association.

WITNESS my hand and official seal this 18th day of June, 1986.
My commission expires: 2/9/89
Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, OCEAN TITLE, INC., a title insurance company duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that the title to the property is vested in HOUSTON ENTERPRISES, a Florida General Partnership; 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 there are no other encumbrances of record.

Date: September 14, 1986
W. RODGERS MOORE, Vice President
OCEAN TITLE, INC.

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, and complies with the Minimum Technical Standards of Chapter 21-HH-6, Rules of the Department of Professional Regulation, Board of Land Surveyors.

Date: October 3, 1986
JOHN A. GRANT, JR.
Registered Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 25th day of November, A.D., 1986.
ATTEST: JOHN B. DUNKLE, CLERK
By: Kathryn S. Miller
DEPUTY CLERK

By: W. Rodgers Moore
W. RODGERS MOORE, Chair
JERRY OWENS

By: John A. Grant, Jr.
COUNTY ENGINEER
This plat is hereby approved for record this 25th day of November, A.D., 1986.

SUBDIVISION * Lakes at Boca Raton
BOOK 55 PAGE 1
FLOOD ZONE B FLOOD MAP # 100B
QUAD * 68
SE
PUD NAME Phase III
ZIP CODE 33434

0388-005

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 11:19 AM on the 26th day of November, 1984, and duly recorded in Plat Book 4236, page 474.
JOHN B. DUNKLE, Clerk Circuit Court
Paul Leathe

