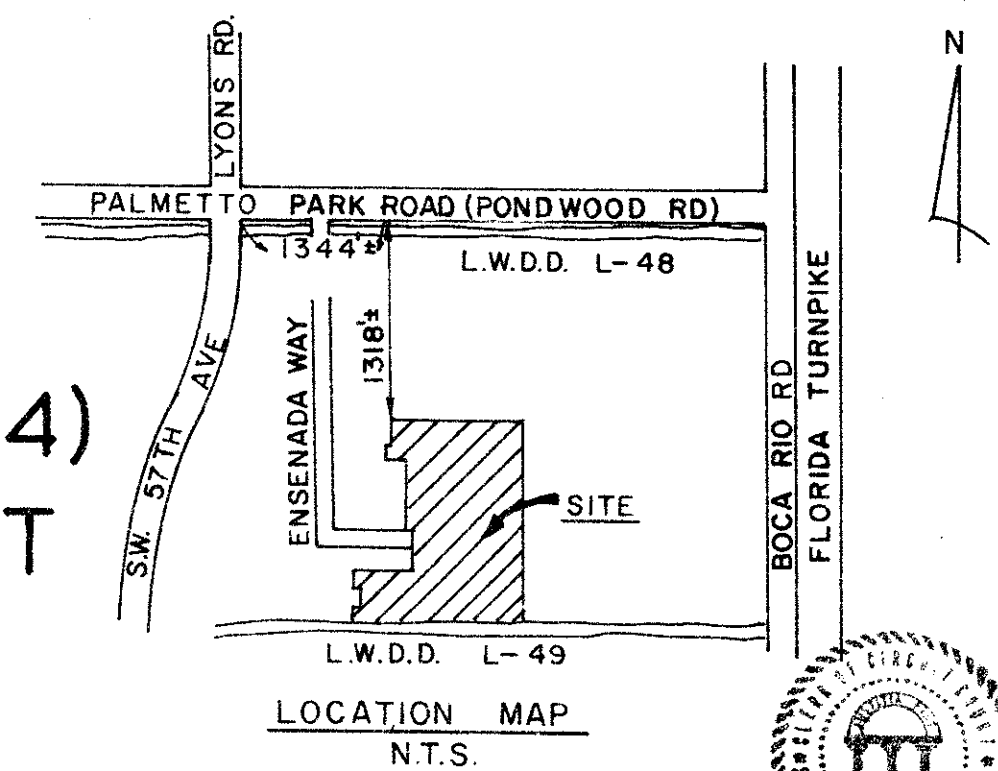


# BOCA RIO HEIGHTS, PLAT NO. 3

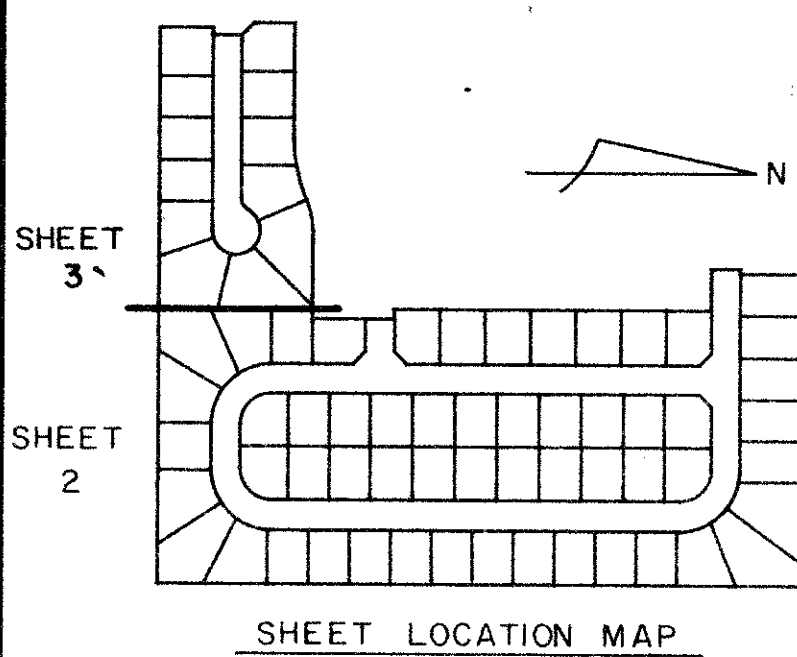
## BEING A REPLAT OF A PORTION OF BLOCK 80, PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45 - 54) SITUATE IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

NOVEMBER, 1986

SHEET 1 OF 3



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD 10:15 A.M.  
THIS 26 DAY OF March  
AD, 1987 AND DULY RECORDED  
IN PLAT BOOK 56 ON PAGES  
64 AND 65 + 66  
JOHN B. DUNKLE, CLERK  
BY: Barbara C. Platt, D.C.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RIO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS BOCA RIO HEIGHTS, PLAT NO. 3, SITUATE IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACTS 38 THROUGH 41 INCLUSIVE, 32 AND 33, BLOCK 80, "PALM BEACH FARMS COMPANY PLAT NO. 3" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 ON PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PORTION OF "BOCA RIO HEIGHTS PLAT NO. 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38 ON PAGES 140 THROUGH 142 OF SAID PUBLIC RECORDS AND EXCEPTING THEREFROM THAT PORTION OF "BOCA RIO HEIGHTS PLAT NO. 2" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47 ON PAGES 116 THROUGH 118 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 56 OF SAID BOCA RIO HEIGHTS PLAT NO. 2; THENCE ALONG THE EASTERLY PERIMETERS OF SAID BOCA RIO HEIGHTS PLAT NO. 2 UNTIL OTHERWISE STATED, N00°00'00"E A DISTANCE OF 110.00 FEET; THENCE N89°59'12"E A DISTANCE OF 15.00 FEET; THENCE N00°00'00"E A DISTANCE OF 60.00 FEET; THENCE N45°00'24"W A DISTANCE OF 35.35 FEET; THENCE N00°00'00"E A DISTANCE OF 85.00 FEET; THENCE N89°59'12"E A DISTANCE OF 234.15 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 315.00 FEET, FROM WHICH A RADIAL LINE BEARS N00°00'46"W; THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 23°40'56", A DISTANCE OF 130.20 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 180.00 FEET, FROM WHICH A RADIAL LINE BEARS S23°41'44"E; THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 23°40'56", A DISTANCE OF 86.13 FEET; THENCE N89°59'12"E A DISTANCE OF 180.07 FEET; THENCE N00°00'00"E A DISTANCE OF 170.00 FEET; THENCE S89°59'12"W A DISTANCE OF 20.00 FEET; THENCE N00°00'00"E A DISTANCE OF 658.35 FEET; THENCE S89°59'12"W A DISTANCE OF 85.00 FEET; THENCE N00°00'00"E A DISTANCE OF 60.00 FEET; THENCE N89°59'12"E A DISTANCE OF 140.00 FEET; THENCE N00°00'00"E A DISTANCE OF 125.00 FEET TO THE CENTERLINE OF THE 30.00 FEET WIDE PLATTED RIGHT-OF-WAY AS SHOWN ON THE AFORESAID "PALM BEACH FARMS COMPANY PLAT NO. 3"; THENCE DEPARTING FROM THE AFORESAID EASTERLY PERIMETER OF PLAT NO. 2 AND RUNNING ALONG SAID CENTERLINE, N89°59'12"E A DISTANCE OF 635.01 FEET; THENCE DEPARTING FROM SAID CENTERLINE, S00°00'00"W ALONG THE EAST LINE OF THE AFORESAID TRACTS 32 AND 41, A DISTANCE OF 1333.35 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 41; THENCE S89°59'12"W ALONG THE SOUTH LINE OF SAID TRACTS 41 THROUGH 38, A DISTANCE OF 1135.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 21.314 ACRES MORE OR LESS.

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

1. THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
3. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, BOCA RIO HEIGHTS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
5. 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 PUBLIC ROADS.

IN WITNESS WHEREOF, BOCA RIO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, WHOSE GENERAL PARTNERSHIP IS ENGLE HOMES CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY OF ITS GENERAL PARTNER, ENGLE HOMES CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF NOVEMBER, 1986.

ENGLE HOMES CORPORATION

ATTEST: Patricia Jones  
PATRICIA JONES,  
ASSISTANT SECRETARY

BY: Alec Engelstein  
ALEC ENGELSTEIN,  
PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ALEC ENGELSTEIN 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 ASSISTANT SECRETARY OF ENGLE HOMES CORPORATION, A FLORIDA CORPORATION, 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 26th DAY OF November, 1986.

MY COMMISSION EXPIRES: June 3, 1989  
Clara St. Arnold  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF NEW YORK )  
COUNTY OF NEW YORK )

THE CHASE MANHATTAN BANK, N.A., A NEW YORK CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4574 AT PAGE 1377, O.R.B. 4606 PAGE 739, ORB 4990 PG 483 AND FILE CLERK NO. 87-032832 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION. IN WITNESS WHEREOF, THE CHASE MANHATTAN BANK, N.A., A NEW YORK CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS 2ND VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4 DAY OF DECEMBER, 1986.

ATTEST: William J. Cannon  
2ND V.P.  
VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF NEW YORK )  
COUNTY OF NEW YORK )

BEFORE ME PERSONALLY APPEARED William Cannon and Paul Coslotto TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V.P. and 2ND V.P. AND OF THE CHASE MANHATTAN BANK, N.A., A NEW YORK CORPORATION, AND SEVERALLY 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 4TH DAY OF DECEMBER, 1986.

MY COMMISSION EXPIRES: 8-31-88  
Mary Lou Steffick  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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

DATE: 2/3/87  
Joel P. Koepfel  
JOEL P. KOEPEL, ESQUIRE

### SURVEYOR'S CERTIFICATE

I HEREBY 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 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 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.

ATTEST: Wesley B. Haas  
THIS 3rd DAY OF FEBRUARY, 1987.  
WESLEY B. HAAS  
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 27th DAY OF March, 1987.

BY: Carol A. Roberts  
CAROL A. ROBERTS, CHAIR

ATTEST:  
JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller  
KATHRYN S. MILLER  
DEPUTY CLERK



COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF March, 1987.

BY: Serg T. Hill  
SERBERT S. KAHLERT, P.E., COUNTY ENGINEER

### SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE EQUAL TO THE BEARING DATUM OF, BOCA RIO HEIGHTS, PLAT NO. 3, AS RECORDED IN PLAT BOOK 47 AT PAGES 116-118 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: .  
P.C.P. DENOTES PERMANENT CONTROL POINT SET, SHOWN THUS: .

2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

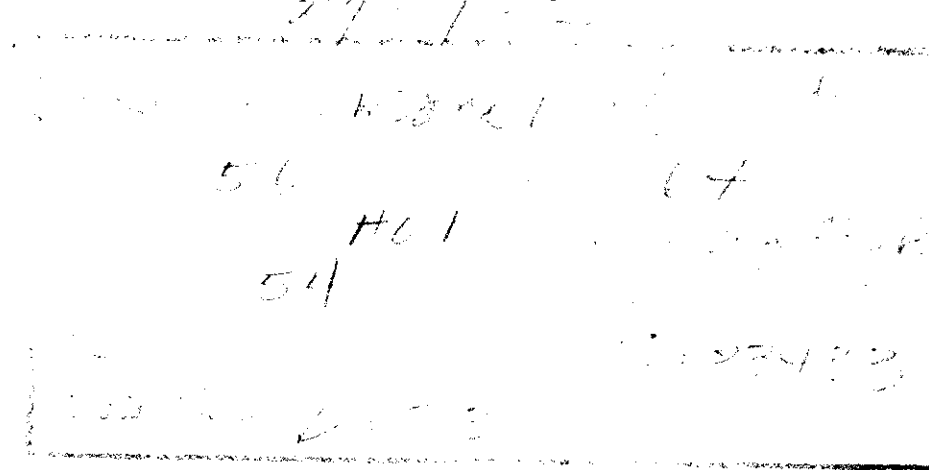
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

3. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF STANLEY/MERIDIAN SURVEYING AND MAPPING, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

TURNOUT REQUIRED



0350-002

56/64

Meridian Surveying and mapping inc.  
2000 LOMBARD STREET  
WEST PALM BEACH, FL.

DRAWN	M.H.C.	DATE	7-10-86
CHECKED	W.B.H.	SCALE	NONE
DRAWING NO.	85-P3-039		

BOCA RIO HEIGHTS  
PLAT NO. 3

SEAL  
ENGLE HOMES CORPORATION

SEAL  
NOTARY PUBLIC

SEAL  
THE CHASE MANHATTAN BANK, N.A.

SEAL  
NOTARY PUBLIC

SEAL  
PROFESSIONAL LAND SURVEYOR

SEAL  
COUNTY ENGINEER

