

LA VIDA
BEING A REPLAT OF TRACT 75-C OF BOCA DEL MAR NO. 8-P.U.D.
SITUATE IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

MARCH, 1987

SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD 12:46 P.M.
THIS 30 DAY OF July
AD, 1987 AND DULY RECORDED
IN PLAT BOOK 57 ON PAGES
83 AND 84

JOHN B. DUNKLE, CLERK
By *James A. Platt* D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE KENNEDY GROUP, LTD., A FLORIDA PARTNERSHIP, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS LA VIDA, SITUATE IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, ALSO BEING A REPLAT OF TRACT 75-C OF BOCA DEL MAR NO. 8-P.U.D., P.B. 30, PGS. 238 THROUGH 240, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT 75-C AS SHOWN ON BOCA DEL MAR NO. 8-P.U.D., AS RECORDED IN PLAT BOOK 30 ON PAGES 238 THROUGH 240 OF THE AFOREMENTIONED PUBLIC RECORDS OF SAID PALM BEACH COUNTY.

THE ABOVE PARCEL CONTAINS 8.589 ACRES MORE OR LESS.

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

- TRACT A, THE ACCESS TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LA VIDA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LA VIDA HOME OWNERS 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 MAINTENANCE WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- TRACT B, THE WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LA VIDA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE AND MAINTENANCE ACCESS EASEMENTS ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LA VIDA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT TRACT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION TRACT C, AS SHOWN HEREON, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LA VIDA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS D, E, F AND G, AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LA VIDA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS H, I AND J, AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LA VIDA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, LANDSCAPE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, VILLAS OF BOCA WOODS DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, A GENERAL PARTNER OF THE KENNEDY GROUP, LTD., A FLORIDA PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, RESPECTIVELY, AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 17TH DAY OF MARCH, 1987.

VILLAS OF BOCA WOODS DEVELOPMENT CORPORATION, A GENERAL PARTNER OF THE KENNEDY GROUP, LTD.

ATTEST: *Robert N. Kennedy* SECRETARY BY: *Timothy R. Kelly* PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, *Timothy R. Kelly* and *Robert N. Kennedy* appeared before me personally and acknowledged to me to be the individuals described in and who executed the within instrument as President and Secretary of the Kennedy Group, Ltd., a Florida Partnership, and acknowledged to and before me that the seal affixed hereto is the corporate seal of the Kennedy Group, Ltd., a Florida Partnership, and that it was affixed hereto by due and regular authority, and that said instrument is the free act and deed of said corporation.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17TH DAY OF March, 1987.

MY COMMISSION EXPIRES: 2-19-88 *Patricia A. Rowan* NOTARY PUBLIC

TITLE CERTIFICATION

WE, BROAD AND CASSEL, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THE KENNEDY GROUP, LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES.

DATE: 3/17/87 BY: *Broad and Cassel*

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 PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTERIOR 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 IS THE 17TH DAY OF MARCH, 1987.
MICHAEL A. MANZIE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4069

NOTICE: ALL BEARINGS SHOWN HEREON ARE TO BE REFERRED TO AN ASSUMED BEARING OF N01°55'34"W ALONG THE WEST LINE OF THE TRACT OF BOCA DEL MAR NO. 8, AS RECORDED IN PLAT BOOK 30, PAGES 238 THROUGH 240 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- U.E. DENOTES UTILITY EASEMENT.
- D.E. DENOTES DRAINAGE EASEMENT.
- L.A.E. DENOTES LIMITED ACCESS EASEMENT.
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT.
- P.C.P. DENOTES PERMANENT CONTROL POINT.

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION 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.
- 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.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28TH DAY OF July 1987.
BY: *Carol A. Roberts*
CAROL A. ROBERTS, CHAIR

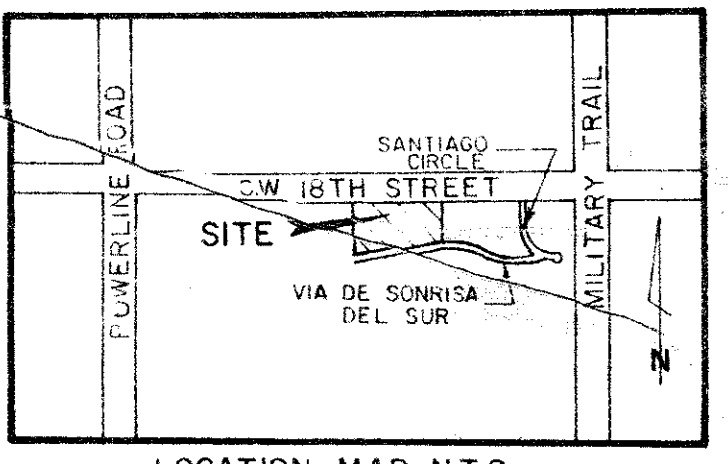
ATTEST:
SEAL BOARD OF COUNTY COMMISSIONERS
JOHN B. DUNKLE, CLERK
BY: *Kathryn S. Miller*
DEPUTY CLERK
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28TH DAY OF July 1987.
BY: *H. F. Kahlert*
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

P.U.D. TABULAR DATA

TOTAL ACREAGE	8.589 AC.
TOTAL UNITS	44 DU.
GROSS DENSITY	5.12 DU./AC.
BUILDING COVERAGE	2.593 AC.
STREETS & UNCOVERED PARKING	0.939 AC.
WATER COVERED	37.57 SQ. FT.

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



SUBDIVISION: La Vida
BOOK 57
PAGE 83
FLOOR MAP 405
TRACT 75-C
QUAD 39
PUD 88
PUD NAME Boca Del Mar
TAZ 682

SEAL NOTARY PUBLIC

SEAL VILLAS OF BOCA WOODS DEVELOPMENT CORPORATION

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER

SEAL COUNTY CLERK

Meridian Surveying and Mapping Inc.
2000 LOMBARD STREET WEST PALM BEACH, FL
DRAWN: MEH DATE: 2-02-86
CHECKED: D.M.W. SCALE: NONE
DRAWING NO.: 86-081PL
LA VIDA

0205-306
57/83