



# BACK BAY APARTMENTS PLAT

LYING IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST,  
BEING A REPLAT OF A PORTION OF TRACT 78-A, BOCA DEL MAR NO. 7, A P.U.D.  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN  
PLAT BOOK 30, PAGES 210 THRU 217, OF THE PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA

### DEDICATION AND RESERVATION:

STATE OF INDIANA KNOW ALL MEN BY THESE PRESENTS THAT "GENE B. GLICK COMPANY INC.", AN INDIANA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING PART OF TRACT 78-A, BOCA DEL MAR NO. 7, SHOWN HEREON AS BACK BAY APARTMENTS PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT 78-A, BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210-217, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS LA COSTA DEL MAR, PHASE 1, P.U.D. AS RECORDED IN PLAT BOOK 40, PAGES 15 AND 16, AND LA COSTA DEL MAR PHASE 1, U.D. AS RECORDED IN PLAT BOOK 42, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 78-A; THENCE NORTH 85°02'14" EAST, ALONG THE SOUTH LINE OF SAID TRACT 78-A, A DISTANCE OF 251.61 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 325.91 FEET, A CENTRAL ANGLE OF 22°53'46" AND AN ARC DISTANCE OF 130.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 17°56'00" EAST, FROM THE LAST DESCRIBED POINT, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 740.43 FEET, A CENTRAL ANGLE OF 15°23'00" AND AN ARC DISTANCE OF 198.80 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°27'00" EAST, A DISTANCE OF 123.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE SOUTH 87°27'00" EAST, A DISTANCE OF 23.77 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 651.69 FEET, A CENTRAL ANGLE OF 20°52'00" AND AN ARC DISTANCE OF 237.34 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 66°35'00" EAST, A DISTANCE OF 520.11 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHERLY, EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 119°01'00" AND AN ARC DISTANCE OF 124.63 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°36'00" WEST, A DISTANCE OF 621.47 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 78°20'00" AND AN ARC DISTANCE OF 68.36 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83°56'00" WEST, A DISTANCE OF 632.64 FEET; THENCE SOUTH 08°04'00" WEST, A DISTANCE OF 124.68 FEET; THENCE SOUTH 13°37'03" EAST, A DISTANCE OF 61.63 FEET; THENCE SOUTH 54°22'14" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 54°22'14" WEST, FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 185.09 FEET, A CENTRAL ANGLE OF 98°32'48" AND AN ARC DISTANCE OF 311.89 FEET; THENCE SOUTH 42°10'35" EAST, A DISTANCE OF 52.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 42°10'35" EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY, EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 133.09 FEET, A CENTRAL ANGLE OF 96°32'49" AND AN ARC DISTANCE OF 224.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 35°37'47" EAST, A DISTANCE OF 84.00 FEET; THENCE SOUTH 13°55'42" WEST, A DISTANCE OF 138.12 FEET; THENCE SOUTH 89°22'13" WEST, A DISTANCE OF 35.88 FEET; THENCE SOUTH 00°37'47" EAST, A DISTANCE OF 98.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 10.824 ACRES MORE OR LESS, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION OF UTILITIES, AND CABLE TELEVISION.

### SURVEY NOTES:

- 1. INDICATES SET PERMANENT REFERENCE MONUMENT AND IS A 4" X 4" CONCRETE MONUMENT WITH BRASS DISC STAMPED PRM 4387 UNLESS OTHERWISE NOTED.
- 2. SURVEY DATA IN FIELD BOOK 1251/714 227/228-274 224/173-74.
- 3. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT 78A OF BOCA DEL MAR NO. 7 (SAID LINE BEARING N. 00° 37' 47" W) AS RECORDED IN PLAT BOOK 30, PAGES 210 THRU 217 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 4. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. (N.R.) DENOTES NON-RADIAL.
- 5. INDICATES SET PERMANENT CONTROL POINT UNLESS OTHERWISE NOTED.
- 6. U.E. INDICATES UTILITY EASEMENT.
- 7. D.E. INDICATES DRAINAGE EASEMENT.

### AREA TABULATIONS:

PARCEL A = 10.824 ACRES  
DWELLING UNITS = 172 UNITS  
DENSITY = 15.9 DWELLING UNITS PER ACRE

### ACKNOWLEDGEMENT:

STATE OF INDIANA COUNTY OF HAMILTON, FOREGOING DEDICATION AS VICE-PRESIDENT AND ASSISTANT SECRETARY OF "GENE B. GLICK COMPANY INC.", AN INDIANA CORPORATION, AND THAT THEY EXECUTED SUCH DEDICATION AS SAID OFFICERS OF SAID CORPORATION AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OFFICERS.  
WITNESS MY HAND AND SEAL THIS 18th DAY OF April, A.D., 1989.  
BY: *Donna L. Cronin*  
DONNA L. CRONIN, NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: 3-10-92

### TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF MELBOURNE, I, TIMOTHY M. WILLIAMS, 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 "GENE B. GLICK COMPANY INC.", AN INDIANA CORPORATION; THAT ALL TAXES REQUIRED TO BE PAID AS OF THE DATE HEREOF HAVE BEEN PAID; AND THAT I FIND THAT THERE ARE NO ENCUMBRANCES OF RECORD ON THE LAND.

DATE: May 2, 1989

BY: *Timothy M. Williams*  
TIMOTHY M. WILLIAMS  
ATTORNEY  
LICENSED IN FLORIDA

### COUNTY APPROVALS:

STATE OF FLORIDA COUNTY OF PALM BEACH

### BOARD OF COUNTY COMMISSIONERS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF 8 A.D., 1989.  
ATTEST: *Jella O'Connell* JOHN B. DUNKLE, CLERK OF THE CIRCUIT COURT  
BY: *Karen Marcus* KAREN MARGUS, VICE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF 8 A.D., 1989.  
BY: *Herbert F. Kahler, P.E.* HERBERT F. KAHLER, P.E., CERTIFICATE NO. 12284, COUNTY ENGINEER, PALM BEACH COUNTY, FLORIDA

### APPROVAL OF BOCA DEL MAR IMPROVEMENT ASSOCIATION, INC.:

THE BOARD OF DIRECTORS OF THE BOCA DEL MAR IMPROVEMENT ASSOCIATION, INC. HAS APPROVED THE PLAT SHOWN HEREON.  
BOCA DEL MAR IMPROVEMENT ASSOCIATION, INC., A FLORIDA, NOT-FOR-PROFIT CORPORATION  
ATTEST: *David Halaburda* DAVID HALABURDA, SECRETARY  
BY: *Kenneth L. Feigl* KENNETH L. FEIGL, PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH, BEFORE ME PERSONALLY WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BOCA DEL MAR IMPROVEMENT ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND ACKNOWLEDGED TO ME AND BEFORE ME THAT THEY EXECUTED SAID 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 SEAL THIS 17th DAY OF MAY, A.D., 1989.

NOTARY PUBLIC, STATE OF FLORIDA: *Rosalie De Lorenzo*  
MY COMMISSION EXPIRES: NOV. 1, 1992

### GENERAL NOTES:

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY, DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS 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 DETERMINED BY THE USE RIGHT'S GRANTED.

### 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW 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.

PREPARED BY:  
JON V. NOLTING  
CRAVEN THOMPSON & ASSOCIATES, INC.  
5901 N.W. 31ST AVENUE  
FORT LAUDERDALE, FLA. 33309  
(305) 971-7770

CRAVEN THOMPSON & ASSOCIATES, INC.  
BY: *Thomas C. Shahan*  
THOMAS C. SHAHAN  
PROFESSIONAL LAND SURVEYOR NO. 4387  
STATE OF FLORIDA  
0204-042  
BOCA DEL MAR IMPROVEMENT ASSOC., INC.

Vertical column of seals and stamps including: "SEAL" CLERK, "SEAL" SURVEYOR, "SEAL" COUNTY ENGINEER, "SEAL" COUNTY COMMISSIONERS, "SEAL" COUNTY ENGINEER, "SEAL" NOTARY, "SEAL" NOTARY, "SEAL" NOTARY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY THIS 18 DAY OF April, 1989.

GENE B. GLICK COMPANY, INC.  
AN INDIANA CORPORATION  
BY: *Max A. Thurston*  
MAX A. THURSTON VICE PRESIDENT AND ASSISTANT SECRETARY

### NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Subdivision \* Back Bay Apartments Plat  
BOOK 63 PAGE 101  
FLOOD ZONE A-1 FLOOD MAP # 2401B  
QUAD # 39 ZONING AP-84-152  
TAX 686 ZIP CODE 33413  
P.O. Box Boca Del Mar Fla 33433

# BACK BAY APARTMENTS PLAT 63/101