

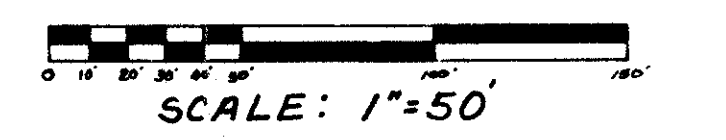
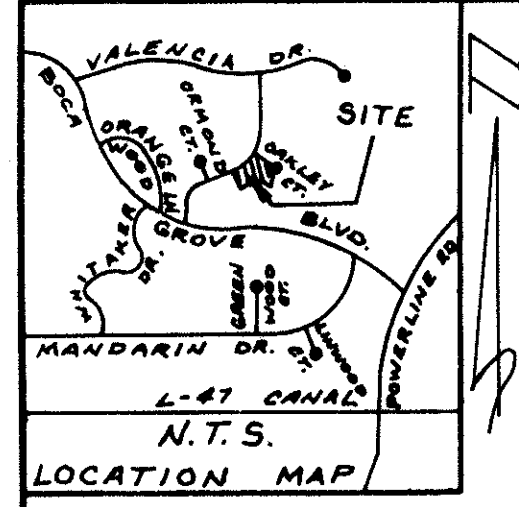
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 10:58 AM
THIS 20 DAY OF MAY
AD, 1993 AND ONLY
RECORDED IN PLAT
BOOK 70 ON PAGE 143

DOROTHY H. WILKEN, CLERK
OF THE CIRCUIT COURT
BY: *Barbara A. Platt* D.C.

A REPLAT OF A PORTION OF BOCA GROVE PLANTATION P.U.D. LOTS R-35 & R-37

BEING A REPLAT OF LOTS 35, 36 AND 37, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43,
PAGES 179 THROUGH 183 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTION 21,
TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA.



SEPTEMBER,
1992

LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.U.D. - PLANNED UNIT DEVELOPMENT
- Δ - CENTRAL ANGLE
- R. - RADIUS
- A. - ARC LENGTH
- R/W - RIGHT OF WAY
- P.B. - PLAT BOOK
- P.G.S. - PAGES
- ⊕ - CENTERLINE
- B.G.P.P.O.A. - BOCA GROVE PLANTATION PROPERTY OWNERS ASSOCIATION

DEDICATION:

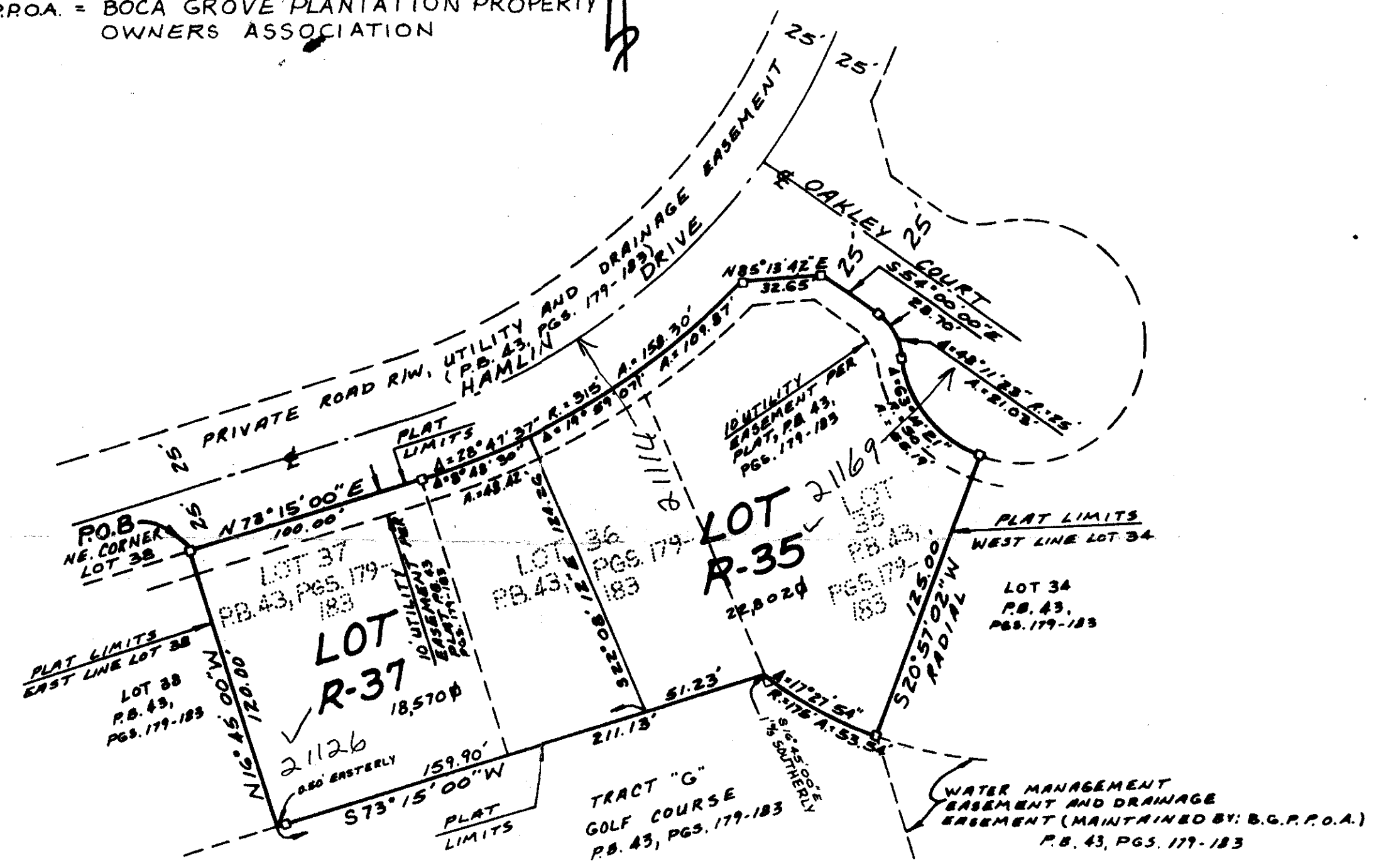
STATE OF FLORIDA)
 SS
COUNTY OF PALM BEACH)

KNOWN ALL MEN BY THESE PRESENTS, THAT HOUSING ADVENTURE CUSTOM II, INC., A FLORIDA CORPORATION, THE OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF BOCA GROVE PLANTATION P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 179 THROUGH 183 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON; SAID LAND LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 35, 36 AND 37 BOCA GROVE PLANTATION P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 179 THROUGH 183 OF PALM BEACH COUNTY, FLORIDA AND CONTAINING 41,372 SQUARE FEET OR 0.95 ACRES AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.
IN WITNESS WHEREOF, HOUSING ADVENTURE CUSTOM II, INC., A FLORIDA CORPORATION, AS OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF April, 1993.

WITNESS: *Tom Salley*
WITNESS: *Jennifer Millard*

HOUSING ADVENTURE CUSTOM II, INC.,
A FLORIDA CORPORATION
BY: *Kenneth M. Endelson*
KENNETH M. ENDELSON
PRESIDENT



NOTES:

1. □ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 2963
2. ALL BEARINGS SHOWN OR STATED HEREON, ARE BASED ON OR ARE RELATIVE TO THE BEARING OF NORTH 16°45'00" EAST ALONG THE EASTERLY LINE OF LOT 38, BOCA GROVE PLANTATION P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 179 THROUGH 183 OF PALM BEACH COUNTY, FLORIDA.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE P.C.D. REFLECTED BY THIS PLAT.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON DRAINAGE OR UTILITY EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
6. 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.
7. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

APPROVALS:

STATE OF FLORIDA)
 SS
COUNTY OF PALM BEACH)

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF MAY, 1993.

BY: *Mary McGehee*
MARY McGEHEE, CHAIR - VICE
KON FOSTER

ATTEST:
DOROTHY H. WILKEN, CLERK

BY: *Robert Johnson*
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF MAY, 1993.

BY: *George T. Webb*
GEORGE T. WEBB P.E. COUNTY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA)
 SS
COUNTY OF PALM BEACH)

WE, SIEGEL & LIPMAN, DULY LICENSED ATTORNEY'S IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN HOUSING ADVENTURE CUSTOM II INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

SIEGEL & LIPMAN

DATE: 4/11/93

BY: *Carl Siegel*
CARL SIEGEL
A FLORIDA ATTORNEY

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
 SS
COUNTY OF PALM BEACH)

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 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; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA OF THE FLORIDA ADMINISTRATIVE CODE AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
BRUCE N. CARTER P.L.S. 2963
STATE OF FLORIDA.
BRUCE CARTER & ASSOCIATES, INC.
SURVEYORS - PLANNERS
100 S.W. 6th AVENUE
MIAMI, FLORIDA 33133

DATED: THIS 31 DAY OF MARCH A.D., 1993

BY: *Bruce N. Carter*
BRUCE N. CARTER, P.L.S.
FLORIDA REGISTRATION NO. 2963

ACKNOWLEDGMENT:

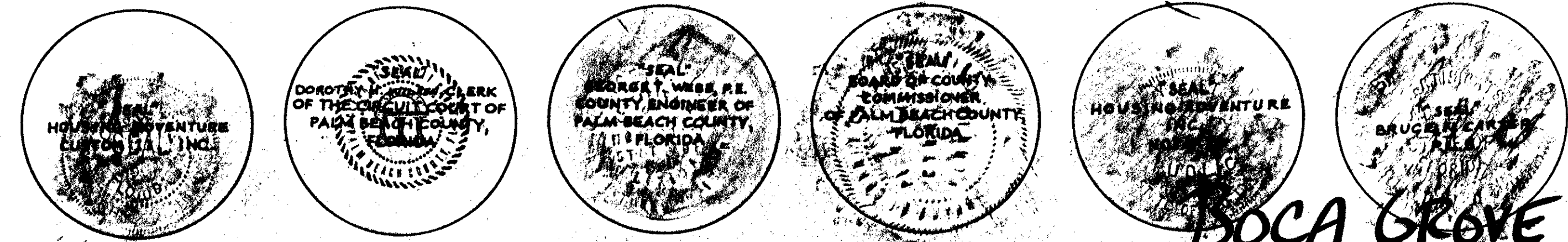
STATE OF FLORIDA)
 SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HOUSING ADVENTURE CUSTOM II, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 OFFICIAL SEAL THIS 10th DAY OF April, 1993.

Cathy Stewart
NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: Nov. 28, 1995
BOBBE THRENT NOTARY PUBLIC UNDERWRITER



PET. 80-214

0209-005

70/143

BOCA GROVE PLANTATION P.U.D. LOTS R-35 & R-37

BOOK 70
PAGE 143
FLOOD ZONE B
QUAD # 54
SE
PUD NAME SAME
2/14/93
ZIP CODE 33434