

Shores PDD 77

THE SHORES AT BOCA RATON PHASE II PUD

A PLAT OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

OCTOBER 1993

SHEET 1 OF 5

INDEX OF SHEETS

SHEET NO'S. 1 & 2 TITLE SHEET AND CERTIFICATES
SHEET NO'S. 3 - 5 DETAIL SHEET

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT KENCO COMMUNITIES AT LAKES OF BOCA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE SHORES AT BOCA RATON PHASE II PUD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2;

THENCE WITH A BEARING OF S. 89° 51' 16" W., ALONG THE SOUTH SECTION LINE OF SAID SECTION 2, A DISTANCE OF 869.62 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH A BEARING OF S. 89° 51' 16" W., ALONG THE SOUTH SECTION LINE OF SAID SECTION 2, A DISTANCE OF 881.09 FEET TO A POINT;

THENCE WITH A BEARING OF N. 00° 08' 44" W., A DISTANCE OF 185.00 FEET TO A POINT;

THENCE WITH A BEARING OF N. 14° 57' 34" W., A DISTANCE OF 51.72 FEET TO A POINT;

THENCE WITH A BEARING OF N. 00° 08' 44" W., A DISTANCE OF 115.00 FEET TO A POINT;

THENCE WITH A BEARING OF N. 08° 56' 42" W., A DISTANCE OF 197.32 FEET TO A POINT;

THENCE WITH A BEARING OF N. 00° 08' 44" W., A DISTANCE OF 156.52 FEET TO A POINT;

THENCE WITH A BEARING OF N. 06° 14' 04" W., A DISTANCE OF 75.19 FEET TO A POINT;

THENCE WITH A BEARING OF N. 40° 28' 50" E., A DISTANCE OF 115.00 FEET TO A POINT;

THENCE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING AN INITIAL TANGENT BEARING OF N. 49° 31' 10" W., A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 43° 45' 13", AN ARC LENGTH OF 122.18 FEET TO A POINT OF TANGENCY;

THENCE WITH A BEARING OF N. 05° 45' 57" W., A DISTANCE OF 437.93 FEET TO A POINT;

THENCE WITH A BEARING OF N. 89° 45' 15" E., A DISTANCE OF 421.73 FEET TO A POINT OF CURVATURE;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 374.73 FEET, A CENTRAL ANGLE OF 54° 02' 31", ALONG THE SOUTHWEST LINE OF THE SHORES AT BOCA RATON PHASE I PUD AS RECORDED IN PLAT BOOK 72, PAGES 165-176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AN ARC LENGTH OF 357.24 FEET TO A POINT OF NON-TANGENCY;

THENCE WITH A BEARING OF S. 79° 19' 58" E., ALONG THE SOUTH LINE OF SAID THE SHORES AT BOCA RATON PHASE I PUD, A DISTANCE OF 75.71 FEET TO A POINT;

THENCE WITH A CURVE CONCAVE TO THE WEST, HAVING AN INITIAL TANGENT BEARING OF S. 30° 04' 07" E., A RADIUS OF 635.00 FEET, AN CENTRAL ANGLE OF 28° 32' 41", ALONG THE WEST LINE OF SAID THE SHORES AT BOCA RATON PHASE I PUD, AN ARC LENGTH OF 316.36 FEET TO A POINT OF TANGENCY;

THENCE WITH A BEARING OF S. 01° 31' 26" E., ALONG THE WEST LINE OF SAID THE SHORES AT BOCA RATON PHASE I PUD, A DISTANCE OF 123.14 FEET TO A POINT OF CURVATURE;

THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1392.37 FEET, A CENTRAL ANGLE OF 7° 41' 35", ALONG THE WEST LINE OF SAID THE SHORES AT BOCA RATON PHASE I PUD, AN ARC LENGTH OF 186.95 FEET TO A POINT OF TANGENCY;

THENCE WITH A BEARING OF S. 09° 13' 01" E., A DISTANCE OF 131.51 FEET TO A POINT OF CURVATURE;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 931.79 FEET, A CENTRAL ANGLE OF 9° 04' 17", ALONG THE WEST LINE OF SAID THE SHORES AT BOCA RATON PHASE I PUD, AN ARC LENGTH OF 147.52 FEET TO A POINT OF TANGENCY;

THENCE WITH A BEARING OF S. 00° 08' 44" E., ALONG THE WEST LINE OF SAID THE SHORES AT BOCA RATON PHASE I PUD, A DISTANCE OF 249.73 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS:
 - TRACTS M AND N, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
 - TRACT O, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS:

LAKE TRACTS NO. 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OPEN SPACE TRACTS:

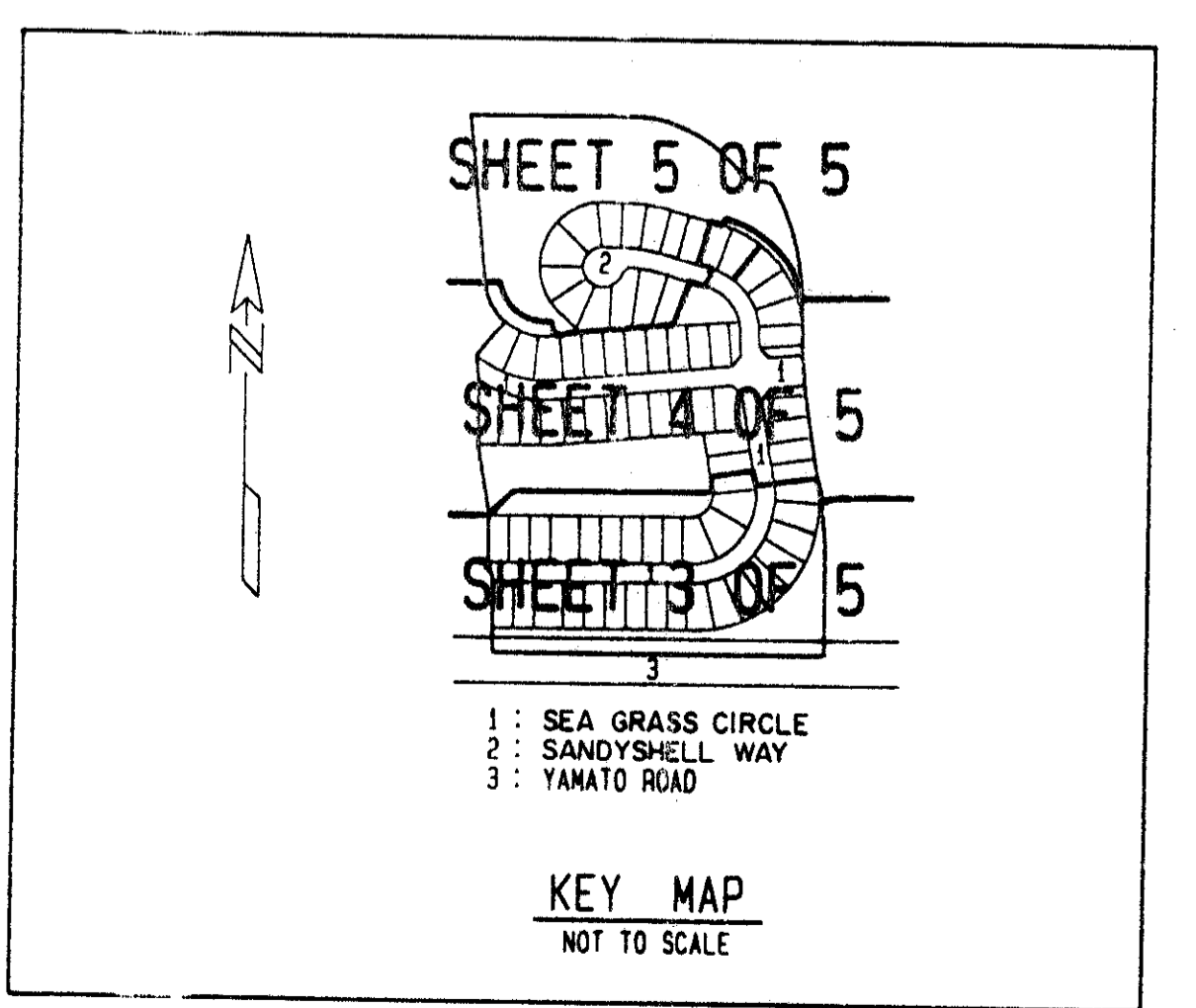
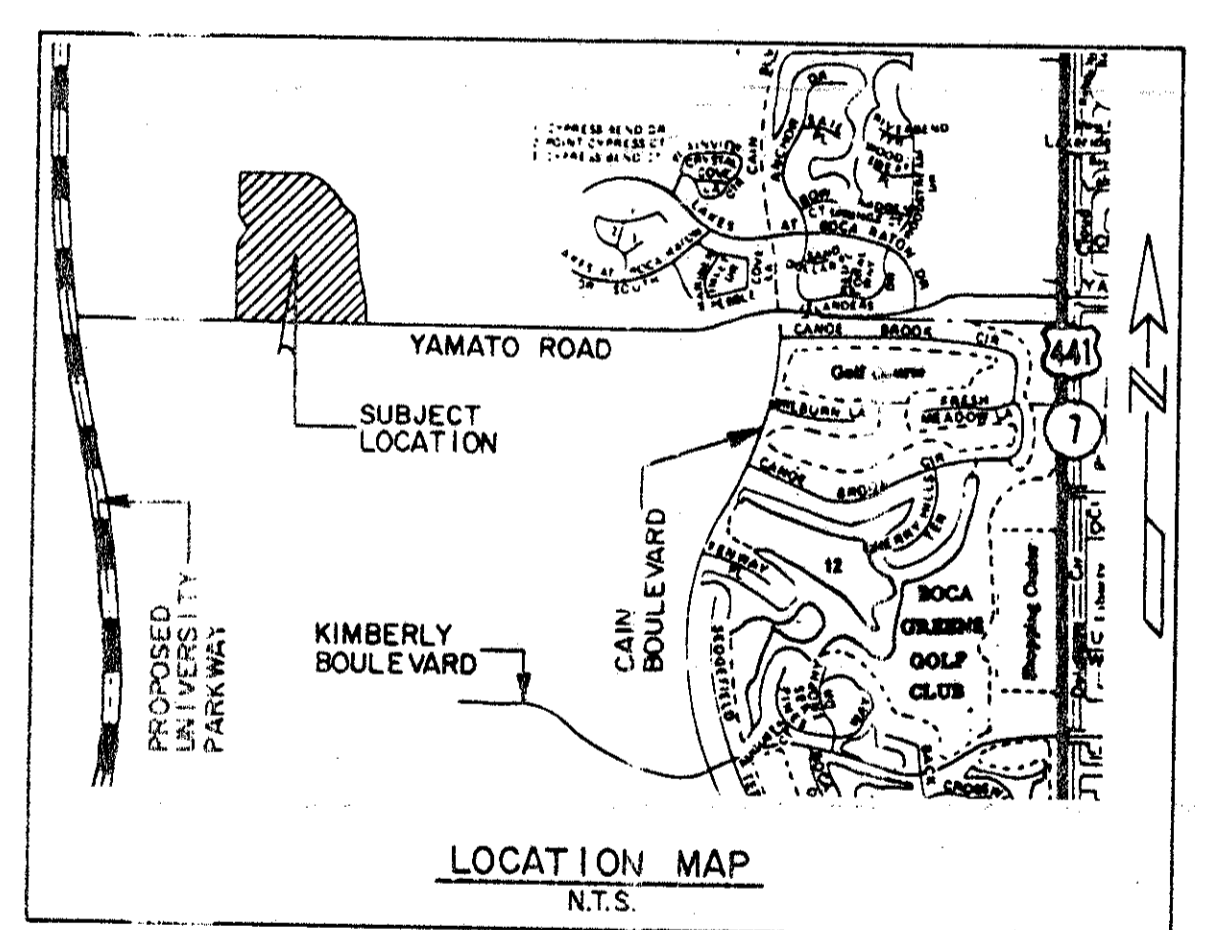
TRACTS P, Q, R, S, T AND A-1, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND LANDSCAPE PERIMETER EASEMENT (BUFFER) AS NOTED BELOW, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS:
 - THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES AND LITTORAL AREAS LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- UTILITY EASEMENTS:
 - THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

STATISTICAL DATA

TOTAL AREA THIS PLAT	26.949 AC.
TOTAL AREA OF LOTS	13.079 AC.
AREA OF PUBLIC ROAD RIGHT-OF-WAY (TRACT M)	0.809 AC.
AREA OF ADDITIONAL ROAD RIGHT-OF-WAY (TRACT N)	0.001 AC.
AREA OF PRIVATE ROAD RIGHT-OF-WAY (TRACT O)	3.249 AC.
AREA OF OPEN SPACE (TRACTS P, Q, R, S, T AND A-1)	1.392 AC.
AREA OF WATER MANAGEMENT TRACTS (LAKE TRACT NO'S. 1 AND 2)	8.419 AC.
TOTAL NUMBER UNITS PROPOSED	79 UNITS
DENSITY PROPOSED	2.93 UNITS/AC.
LAND USE: ZERO LOT	

PETITION NUMBER: PDD 92-56



DEDICATION (CONTINUE)

- LIMITED ACCESS EASEMENTS:

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- ROOF OVERHANG EASEMENTS:

THE ROOF OVERHANG EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY, INDIVIDUALLY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, ROOF OVERHANG AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LANDSCAPE PERIMETER EASEMENT(BUFFER):

THE LANDSCAPE PERIMETER EASEMENT (BUFFER) AS SHOWN HEREON IS HEREBY RESERVED FOR THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LITTORAL ZONE EASEMENT

LAKE TRACTS NO. 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN, KENNETH M. ENDELSON, AND ATTESTED BY ITS PRESIDENT, RICHARD FINKELSTEIN, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF August, A.D., 1994.

KENCO COMMUNITIES AT LAKES OF BOCA, INC.,
A FLORIDA CORPORATION

ATTEST: Richard Finkelstein
RICHARD FINKELSTEIN, PRESIDENT

BY: Kenneth M. Endelson
KENNETH M. ENDELSON, CHAIRMAN

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON AND RICHARD FINKELSTEIN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND PRESIDENT, RESPECTIVELY, OF THE ABOVE NAMED KENCO COMMUNITIES AT LAKES OF BOCA, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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 IS 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 18th DAY OF August, A.D., 1994.

MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: CC No 4672

Cathy J. Stewart
NOTARY PUBLIC, STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF Sept, A.D., 1994.

ATTEST: DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT

BY: Mary McCarty
MARY MCCARTY, CHAIR

BY: Della Quast
DELLA QUAST, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF Sept, A.D., 1994.

BY: George T. Webb
GEORGE T. WEBB, COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY:
JOHN A. GRANT, JR.
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER: (407) 395-3333

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

0624-002

THE SHORES AT BOCA RATON PHASE II 73/119

SUBDIVISION * Shores At Boca Raton
 BOOK 73 PAGE 119
 FLOOD ZONE B FLOOD MAP # 100B
 QUAD # 68 ZONING RUD
 SE 92-56 ZIP CODE 33434
 DATE 9/21/94
 BY JAG

TAZ-881

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 3:22 P.M.
this 20th day of September 1994
and duly recorded in Plat Book No. 73
of page 119-123
DOROTHY H. WILKEN, Clerk of Circuit Court
Della Quast

