

# 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

120

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

OCTOBER 1993

SHEET 2 OF 5

### MORTGAGEE'S CONSENT

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA } SS THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE COUNTY OF BROWARD } PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8169, AT PAGE 249 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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,

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRES. AND ATTESTED TO BY ITS ASST. SECRETARY AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25<sup>th</sup> DAY OF August, A.D., 1994.

DATE: Aug 19, 1994

*John A. Grant, Jr.*  
JOHN A. GRANT, JR.  
REGISTERED SURVEYOR NO. 1141  
STATE OF FLORIDA

FIRST UNION NATIONAL BANK OF FLORIDA,  
A NATIONAL BANKING ASSOCIATION  
ATTEST: *Brenda J. McCormack*  
BRENDA J. MCCORMACK, ASS'T. SECRETARY  
*James D. Davis*  
JAMES D. DAVIS, VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED JAMES D. DAVIS AND BRENDA J. MCCORMACK, WHO ARE COUNTY OF PALM BEACH } PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF THE ABOVE NAMED FIRST UNION NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25<sup>th</sup> DAY OF August, A.D., 1994.

MY COMMISSION EXPIRES: July 21, 1995  
MY COMMISSION NUMBER: CC 118322  
*Debra K. Hamilton*  
NOTARY PUBLIC, STATE OF FLORIDA  
DEBRA K. HAMILTON

### ACCEPTANCE OF RESERVATION

STATE OF FLORIDA } SS THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS COUNTY OF PALM BEACH } OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATE THIS 18<sup>th</sup> DAY OF August, 1994.

THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT FOR PROFIT

ATTEST: *Judy Matthews-Gray*  
JUDY MATTHEWS-GRAY, SECRETARY  
BY: *Richard Finkelstein*  
RICHARD FINKELSTEIN, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED RICHARD FINKELSTEIN AND JUDY MATTHEWS-GRAY, WHO ARE COUNTY OF PALM BEACH } PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE ABOVE NAMED THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 18<sup>th</sup> DAY OF August, A.D., 1994.

MY COMMISSION EXPIRES: 11/6/92  
MY COMMISSION NUMBER: 164672  
*Cathy J. Stewart*  
NOTARY PUBLIC, STATE OF FLORIDA

### TITLE CERTIFICATE

STATE OF FLORIDA } SS I, JEFFREY WEITHORN, OF THE FIRM OF GREENBERG, TRAUIG, HOFFMAN, LIPPOFF, ROSEN & COUNTY OF BROWARD } QUENTEL, P.A., 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 IN KENCO COMMUNITIES AT LAKES OF BOCA, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: August 16, 1994  
*Jeffrey Weithorn*  
JEFFREY WEITHORN  
GREENBERG, TRAUIG, HOFFMAN, LIPPOFF,  
ROSEN & QUENTEL, P.A.  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

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

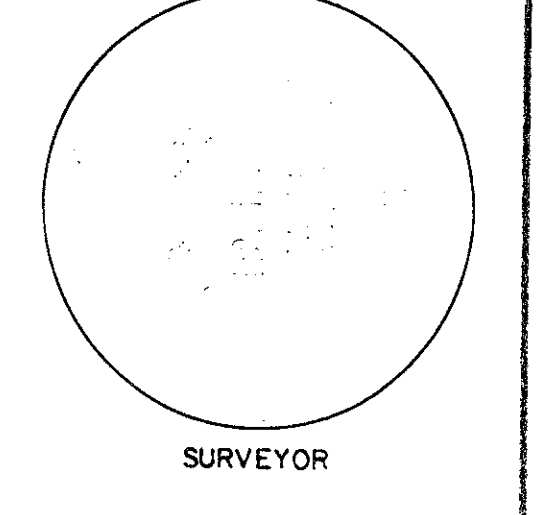
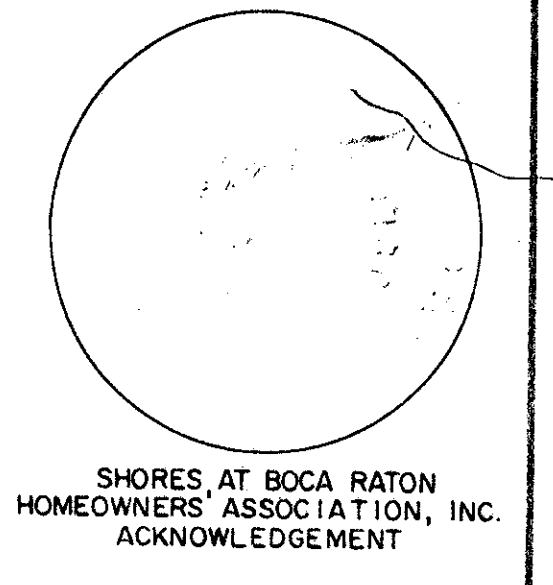
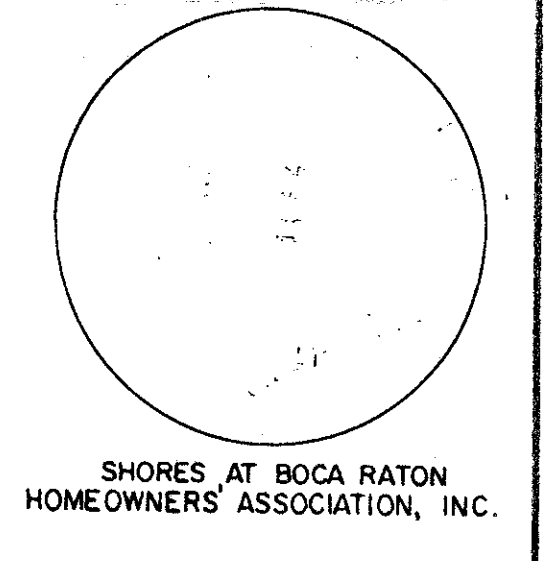
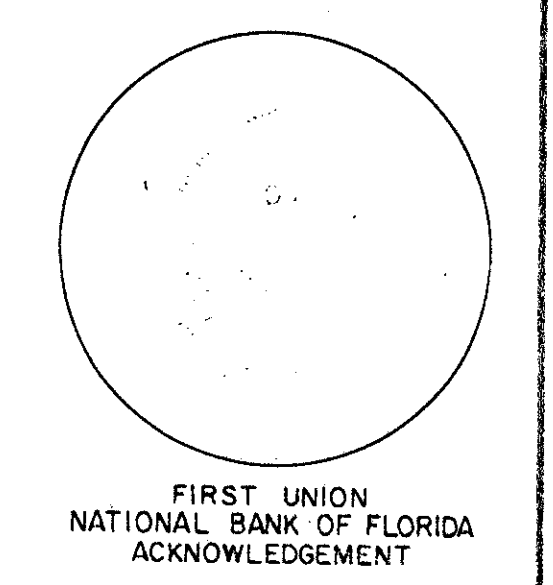
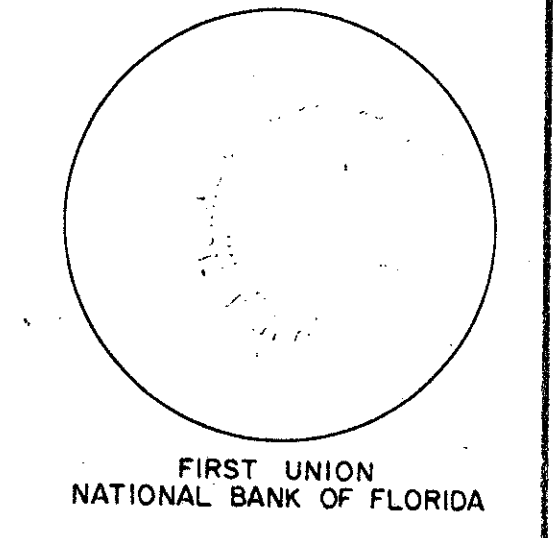
NOTE:  
THERE MAY BE ADDITIONAL RESTRICTIONS  
THAT ARE NOT RECORDED ON THIS PLAT THAT  
MAY BE FOUND IN THE PUBLIC RECORDS OF  
THIS COUNTY.

0624-002

THE SHORES AT BOCA RATON PHASE II 73/120

SUBDIVISION \* THE SHORES AT BOCA RATON PHASE II  
BOOK 73 PAGE 120  
FLOOD ZONE B FLOOD MAP #1008  
QUAD #68 ZONING PUD  
SE 92-56 ZIP CODE 33434  
PUD NAME same  
7/27/94

717-881



PET. 92-56  
#0001  
5/3/3/M