

SABAL GARDENS AT BOCA TEECA III

BEING A REPLAT OF LOTS 11 THRU 51 OF SABAL GARDENS AT BOCA TEECA II AS RECORDED IN PLAT BOOK 72 PAGE 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 43 EAST CITY OF BOCA RATON PALM BEACH COUNTY FLORIDA

WALTER A. CORNELL, INC. CONSULTING ENGINEERS & LAND SURVEYORS MAY 1994 SHEET 1 OF 3

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 10:52 A.M.
this 5th day of September 1994
and duly recorded in Plat Book No. 73
on page 144-146
DOROTHY H. WILKEN, Clerk of Circuit Court
by Walter A. Cornell D.C.

DESCRIPTION:

A parcel of land, being a replat of Lots 11-51 of SABAL GARDENS AT BOCA TEECA II according to the plat thereof as recorded in Plat Book 72 at Page 88 of the public records of Palm Beach County, Florida, lying in Section 5, Township 47 South, Range 43 East, and lying in the City of Boca Raton, Florida and being more particularly described as follows:

Begin at the Southeast corner of Tract A of the aforesaid SABAL GARDENS AT BOCA TEECA II, said point being the intersection of the West right-of-way line of the Florida East Coast Railroad and the North right-of-way line of Northwest 51st Street as shown on the aforesaid plat of SABAL GARDENS AT BOCA TEECA II, thence North 90°00'00" West, in accord with the bearings shown on the aforesaid plat of SABAL GARDENS AT BOCA TEECA II, along the aforesaid North right-of-way line of Northwest 51st Street, 324.27 feet to a point; thence North 00°00'00" East 5.00 feet to a point; thence North 90°00'00" West 200.00 feet to a point; thence North 00°00'00" East, 51.00 feet to a point; thence North 90°00'00" West, 15.00 feet to a point on a curve, said curve being concave to the Southwest and having a radius of 68.40 feet; thence from a tangent bearing of North 00°00'00" East, run Northwesterly along said curve, through a central angle of 90°00'00", an arc length of 107.44 feet to a point of tangency; thence North 90°00'00" West 84.22 feet to a point of intersection with the East right-of-way line of Northwest 2nd Avenue, said point lying on a curve concave to the West and having a radius of 1612.40 feet; thence from a tangent bearing of North 04°25'30" West, run Northerly along said East right-of-way, being also the West line of aforesaid Tract A, through a central angle of 07°32'41", an arc length of 212.32 feet to a point; thence run North 74°50'38" East 94.50 feet to a point; thence South 00°00'00" West, 103.55 feet to a point; thence South 90°00'00" East, 24.00 feet to a point; thence North 00°00'00" East, 64.93 feet to a point; thence South 90°00'00" East 87.00 feet to a point; thence South 00°00'00" West 145.99 feet to a point; thence South 90°00'00" East 400.00 feet to a point; thence North 00°00'00" East 297.00 feet to a point; thence North 90°00'00" East 23.76 feet to a point; thence North 00°00'00" East 31.00 feet to a point; thence North 90°00'00" East 78.67 feet to a point; thence South 00°00'00" East 163.00 feet to a point; thence North 90°00'00" East 68.06 feet to a point of intersection with the East line of aforesaid Tract A, being also the aforesaid West right-of-way line of the Florida East Coast Railroad; thence South 08°27'29" West, along the East line and the West right-of-way line, 343.74 feet to the Point of Beginning of the herein described parcel.
Containing 3.988 Acres, more or less.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Know all men by these presents that Sabal Gardens Development Corporation, a Florida Corporation, owner of the land shown hereon as SABAL GARDENS AT BOCA TEECA II and described hereon under Description, being in Section 5, Township 47 South, Range 43 East, City of Boca Raton, Palm Beach County, Florida has caused the land to be surveyed and platted as shown hereon, and do hereby dedicate as follows:

The Utility easement as shown hereon are dedicated in perpetuity to the City of Boca Raton, for the construction and maintenance of utilities, including cable television.

Limited access easements as shown are dedicated to the City of Boca Raton for the purpose and control and jurisdiction over access rights.

Tract A as shown hereon is hereby dedicated to the Sabal Gardens at Boca Teeca Homeowners Association, Inc., a Florida Corporation not for profit, for private ingress and egress, utilities, drainage, and other proper purposes and shall be the perpetual maintenance obligation of said Association, it's successors and/or assigns without recourse to the City of Boca Raton, Florida.

IN WITNESS WHEREOF, Sabal Gardens Development Corporation, a Florida Corporation has caused these presents to be signed by Pat G. Crudele, President, this _____ day of _____ 1994.

By: Pat G. Crudele
Pat G. Crudele, President

Witness: Jeanne C. Lenczi RADELHAK BECHKA
Signature Signature
Jeanne C. Lenczi RADELHAK BECHKA
Print Name Print Name

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared Pat G. Crudele, to me well known and known to me to be the individual described in and who executed the foregoing instrument as President of Sabal Gardens Development Corporation, a Florida Corporation, and acknowledged before me that he executed said instrument for the purposes expressed herein.

Witness my hand and official seal this 7th day of September 1994.
By: Tonyia B. Kaczmarek My Commission Expires: 4-24-96
Notary Public
TONYIA B. KACZMAREK
Print Name

NOTICE:

There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

This instrument was prepared by Kelly C. Coletto at the offices of Walter A. Cornell, Inc., at 22 Southeast 4th Street, Boca Raton, Florida, 33432.

OWNER/DEVELOPER:
SABAL GARDENS DEVELOPMENT CORPORATION
5220 NORTHWEST 2nd AVENUE
BOCA RATON, FL 33487
(407)995-9129

MORTGAGEE'S CONSENT
State of Florida
County of Palm Beach

The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon portions of the hereon described property and does hereby join in and consent to the grant and conveyance (Dedication) of lands described in the Dedication hereto by the owner thereof and agrees that its mortgage, lien, or other encumbrance, which is recorded in Official Record Book 8040 at Page 1308, and following, of the official records of Palm Beach County, Florida, shall upon due recordation thereof be subordinated to the grant and conveyance (Dedication) shown hereon.

IN WITNESS WHEREOF, United National Bank, a National Banking Association, has caused these presents to be executed on its behalf by its VICE PRESIDENT and ASST VICE PRESIDENT, duly authorized, and has caused its seal to be affixed hereon by and with the authority of its Board of Directors this 7th day of September, 1994.

By: Linda Napolitano
Title: Vice President

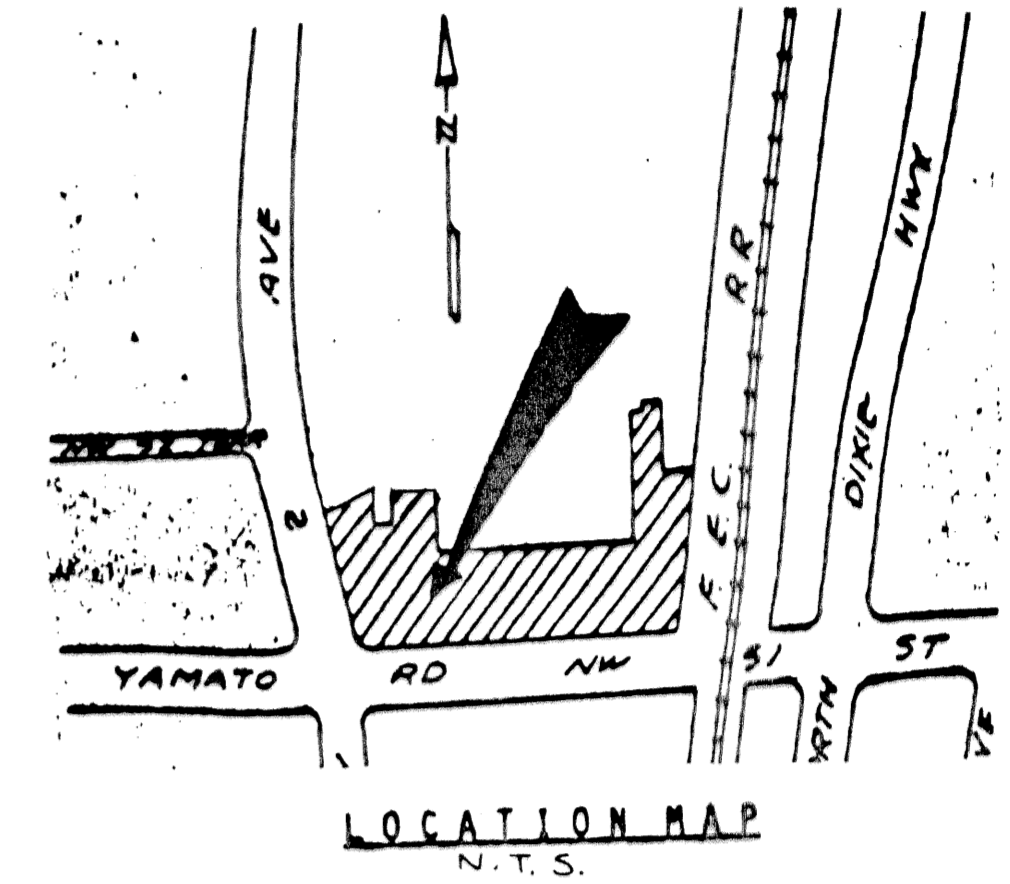
By: William R. Bullen
Title: Assistant Vice President
William R. Bullen

ACKNOWLEDGEMENT
State of Florida
County of Palm Beach

Before me personally appeared LYNDA NAPOLITANO and William R. Bullen to me well known and known to me to be the individuals described in and who executed the foregoing instrument as VICE-PRESIDENT and ASST VICE PRESIDENT of United National Bank, a National Banking Association and severally acknowledged to and before me that they executed such instrument as 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 official seal this 7th day of September 1994.

By: Tonyia B. Kaczmarek My Commission Expires: 4-24-96
Notary Public TONYIA B. KACZMAREK



CITY APPROVAL

This is to certify that this plat has been approved and accepted by the City Council of Boca Raton, Florida, but infers no obligation on the part of the Municipality to improve such Streets other than those provided under existing charter, nor to install water mains, sanitary sewers or storm drainage.

Accepted and Approved this 27th day of September 1994

By: Bill T. Smith, Jr.
Bill T. Smith, Jr., Mayor

By: Sandra M. McGinn
Sandra M. McGinn, Acting Director of Community Development

By: Ronald M. Ash
Ronald M. Ash, P.E., City Civil Engineer

By: Candace Bridgwater
Candace Bridgwater, City Clerk

TITLE CERTIFICATE

State of Florida
County of Palm Beach

I, Robert A. Eisen, 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 that the title to the property is vested to Sabal Gardens Development Corporation that I find that the current taxes have been paid; and that I find that the property is free and clear of any encumbrance this 7th day of September, 1994.

By: Robert A. Eisen Date: September 7, 1994
Robert A. Eisen, Attorney at Law, Licensed in Florida

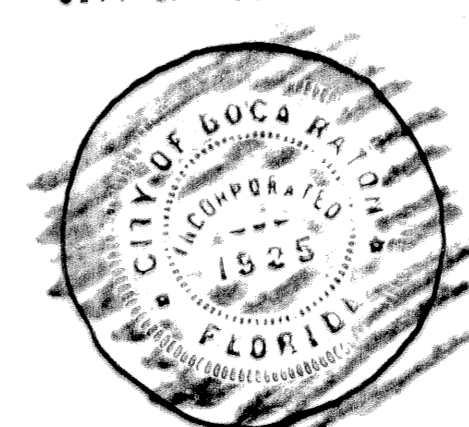
SUBDIVISION SABAL GARDENS AT BOCA TEECA III
BOOK 72 PAGE 144
FLOOD MAP
QUAD
SE
ZONING
ZIP CODE
CITY OF BOCA RATON

SURVEYOR'S CERTIFICATE

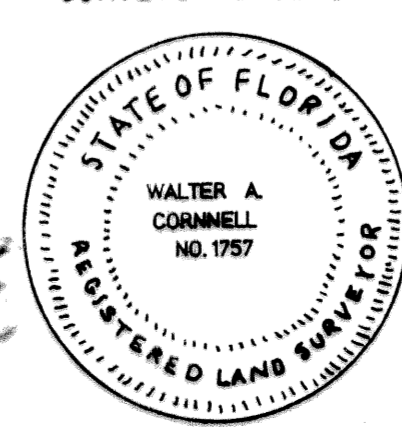
This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision, that the survey is accurate to the best of my knowledge and belief, that Permanent Reference Monuments (P.R.M.s) have been placed as required by law, and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the City of Boca Raton, Palm Beach County, Florida.

By: Walter A. Cornell Date: 8-3-94
Walter A. Cornell, PLS 1757

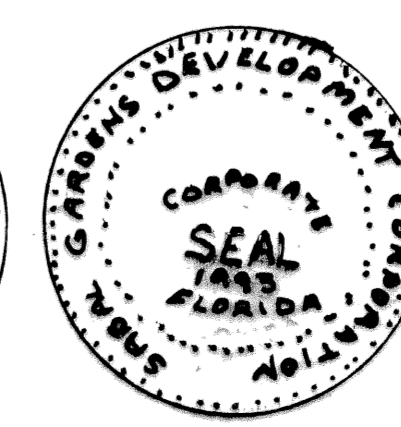
CITY OF BOCA RATON



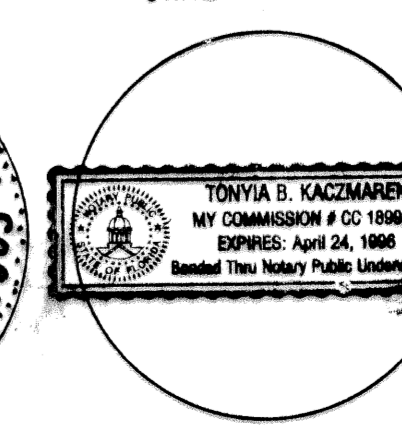
SURVEYOR'S SEAL



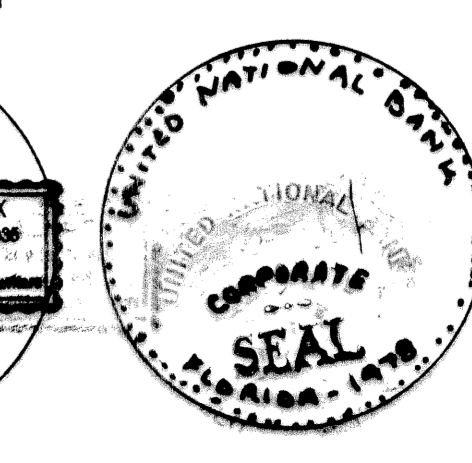
OWNER



OWNER'S NOTARY



MORTGAGEE



MORTGAGEE'S NOTARY

