

# THE SHORES AT BOCA RATON PHASES III AND IV 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

## 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 PHASES III AND IV 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 1750.71 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 886.59 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 2;

THENCE WITH A BEARING OF N. 01° 26' 48" W., ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 2, A DISTANCE OF 2634.31 FEET TO THE CENTER OF SAID SECTION 2;

THENCE WITH A BEARING OF N. 89° 45' 15" E., ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION 2, A DISTANCE OF 847.18 FEET TO A POINT;

THENCE WITH A BEARING OF S. 00° 14' 45" E., A DISTANCE OF 133.13 FEET TO A POINT;

THENCE WITH A BEARING OF S. 36° 59' 03" W., A DISTANCE OF 59.22 FEET TO A POINT;

THENCE WITH A BEARING OF S. 00° 14' 45" E., A DISTANCE OF 129.74 FEET TO A POINT;

THENCE WITH A BEARING OF S. 04° 23' 57" E., A DISTANCE OF 599.08 FEET TO A POINT OF CURVATURE;

THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 61° 25' 33", AN ARC LENGTH OF 37.52 FEET TO A POINT;

THENCE WITH A BEARING OF S. 24° 10' 30" W., ALONG A LINE THAT IS RADIAL TO THE PREVIOUS COURSE, A DISTANCE OF 38.18 FEET TO A POINT;

THENCE WITH A BEARING OF S. 00° 14' 45" E., A DISTANCE OF 88.37 FEET TO A POINT;

THENCE WITH A BEARING OF S. 25° 45' 20" E., A DISTANCE OF 55.40 FEET TO A POINT;

THENCE WITH A BEARING OF S. 00° 14' 45" E., A DISTANCE OF 120.00 FEET TO A POINT;

THENCE WITH A BEARING OF S. 89° 45' 15" W., A DISTANCE OF 13.44 FEET TO A POINT;

THENCE WITH A BEARING OF S. 05° 45' 57" E., A DISTANCE OF 437.93 FEET TO A POINT OF CURVATURE;

THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 43° 45' 13", AN ARC LENGTH OF 122.18 FEET TO A POINT;

THENCE WITH A BEARING OF S. 40° 28' 50" W., ALONG A LINE THAT IS RADIAL TO THE PREVIOUS COURSE, A DISTANCE OF 115.00 FEET TO A POINT;

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

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

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

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

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

THENCE WITH A BEARING OF S. 00° 08' 44" E., A DISTANCE OF 185.00 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:

### 1. STREETS:

A. TRACTS W AND X, 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.

B. TRACTS Y AND Z, AS SHOWN HEREON, ARE 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 2. WATER MANAGEMENT TRACTS:

LAKE TRACTS NO. 1-A AND 3, 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, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 3. OPEN SPACE TRACTS:

TRACTS B-1, C-1, D-1 AND E-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, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE PORTION OF THE LANDSCAPE PERIMETER EASEMENT THAT OVERLAPS ANOTHER TYPE OF EASEMENT MAY ONLY BE LANDSCAPED IN ACCORDANCE WITH THE "NOTES" ON THE MAP SHEETS.

### 4. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS:

A. 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.

B. 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.

### 5. 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.

MARCH 1994

SHEET 1 OF 6

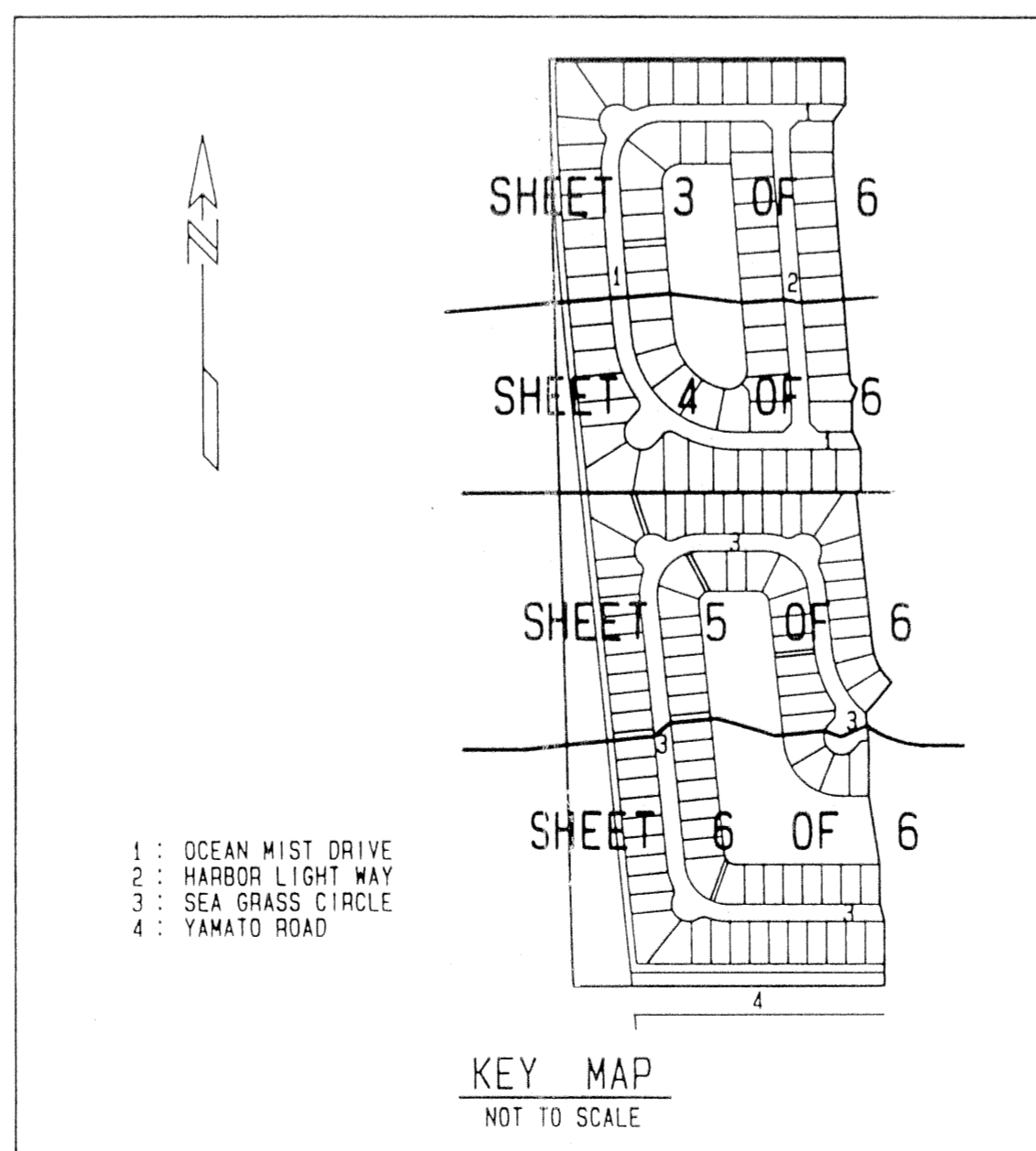
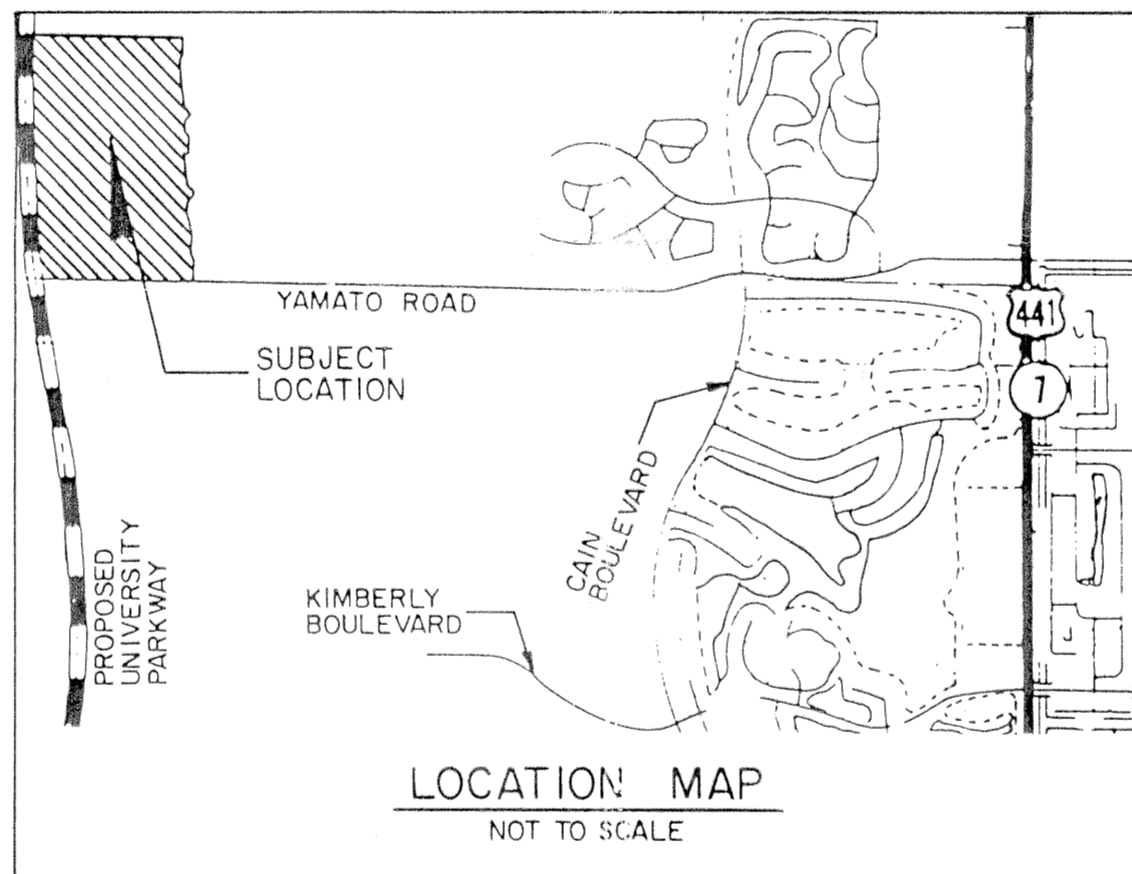
### INDEX OF SHEETS

SHEET NO'S. 1 & 2 TITLE SHEET AND CERTIFICATES  
SHEET NO'S. 3 - 6 DETAIL SHEET

### STATISTICAL DATA

TOTAL AREA THIS PLAT	51.519 AC.
TOTAL AREA OF LOTS	30.110 AC.
AREA OF PUBLIC ROAD RIGHT-OF-WAY (TRACTS W AND X)	4.928 AC.
AREA OF PRIVATE ROAD RIGHT-OF-WAY (TRACTS Y AND Z)	7.085 AC.
AREA OF OPEN SPACE (TRACTS B-1, C-1, D-1 AND E-1)	1.903 AC.
AREA OF WATER MANAGEMENT TRACTS (LAKE TRACT NO'S. 1-A AND 3)	7.493 AC.
TOTAL NUMBER UNITS PROPOSED	160 UNITS
DENSITY PROPOSED	3.11 UNITS/AC.
LAND USE : SINGLE FAMILY AND ZERO LOT	

PETITION NUMBER : PDD 92-56



## DEDICATION (CONTINUE)

### 6. LIMITED ACCESS EASEMENTS:

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

### 7. 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.

### 8. 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.

### 9. LITTORAL ZONE EASEMENT:

LAKE TRACTS NO. 1-A AND 3, 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 17th DAY OF JANUARY, 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 } SS BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON AND RICHARD FINKELSTEIN, COUNTY OF PALM BEACH } WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED N/A AS 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 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 17th DAY OF JANUARY, A.D., 1994.

MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER: CGKc4672

Cathy Stewart  
NOTARY PUBLIC, STATE OF FLORIDA

## BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF JANUARY, A.D., 1994

ATTEST: DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT

BY: Ken L. Foster  
KEN L. FOSTER, CHAIR

BY: Debra Rowatt  
DEPUTY CLERK

## COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF JANUARY, A.D., 1994

BY: George T. Webb  
GEORGE T. WEBB, P.E. 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

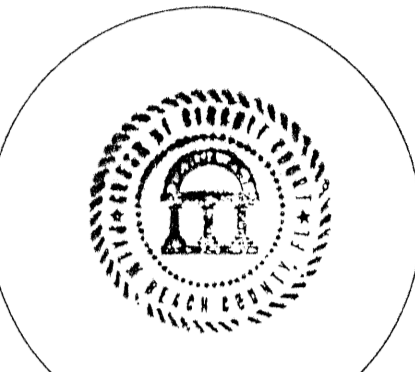
NOTE:  
THERE MAY BE ADDITIONAL RESTRICTIONS  
THAT ARE NOT RECORDED ON THIS PLAT THAT  
MAY BE FOUND IN THE PUBLIC RECORDS OF  
THIS COUNTY.

74/40  
0624-003

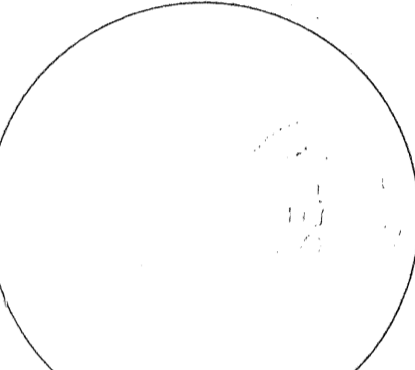
THE SHORES AT BOCA RATON PHASES III + IV

Pet. 92-56  
Alloc. #0001  
5/3/94

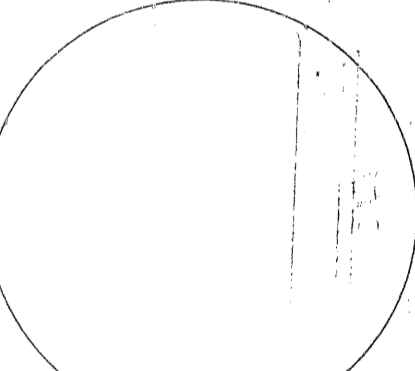
COUNTY OF PALM BEACH } SS  
STATE OF FLORIDA }  
This Plat was filed for record at 7:54 A.M.  
this 17th day of JANUARY 1994  
and duly recorded in Plat Book No. 74  
on page 40-45  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by Debra Rowatt



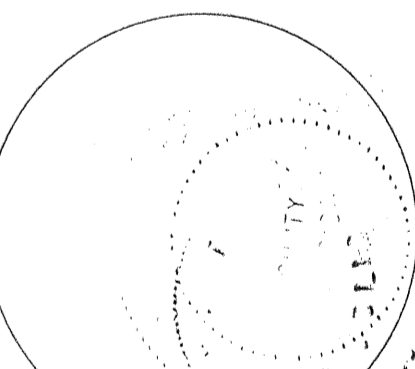
COUNTY CLERK



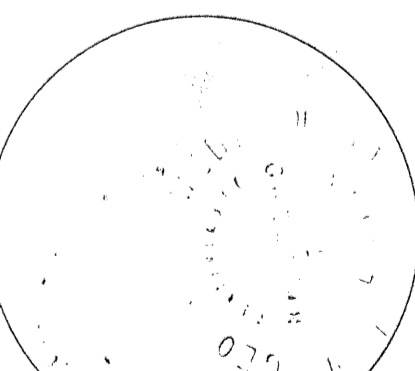
KENCO COMMUNITIES AT LAKES OF BOCA, INC. DEDICATION



KENCO COMMUNITIES AT LAKES OF BOCA, INC. ACKNOWLEDGEMENT



COUNTY COMMISSION



COUNTY ENGINEER

TAZ-881  
SUBDIVISION: The Shores at Boca  
BOOK: 74  
PAGE: 40  
FLOOD MAP: 1008  
ZONING: FUD  
QUAD: 68  
SE: 92-56  
ZIF CODE: 3349  
PUB NAME: 141  
DATE: 1/17/94, 6/12/94, 7/19/94