

WEST BOCA ESTATES P.U.D. DAYCARE

A PLAT OF A PORTION OF SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST
AND ALSO BEING A REPLAT OF A PORTION OF TRACT 89, BLOCK 77, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 1 OF 3

SEPTEMBER 1999

INDEX OF SHEETS

SHEET NO. 1 AND 2 TITLE SHEET
AND CERTIFICATES
SHEET NO. 3 DETAIL SHEET

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA-BAHAMAS SERVICE CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF A PORTION OF TRACT 89, BLOCK 77, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WEST BOCA ESTATES PUD DAYCARE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 89 IN BLOCK 77 OF PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 - 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 89;

THENCE SOUTH 00° 00' 01" WEST ALONG THE EAST LINE OF SAID TRACT 89, A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00° 00' 01" WEST, A DISTANCE OF 228.00 FEET;

THENCE NORTH 89° 59' 59" WEST, A DISTANCE OF 190.08 FEET;

THENCE SOUTH 70° 02' 27" WEST, A DISTANCE OF 18.07 FEET;

THENCE NORTH 89° 59' 59" WEST, A DISTANCE OF 123.04 FEET TO A POINT ON THE WEST LINE OF TRACT 89;

THENCE NORTH 00° 00' 01" EAST, A DISTANCE OF 232.13 FEET TO A POINT ON A LINE 15 FEET SOUTH OF THE NORTH LINE OF TRACT 89;

THENCE NORTH 89° 59' 38" EAST ALONG A LINE 15 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 89, A DISTANCE OF 330.10 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR FLORIDA-BAHAMAS SERVICE CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR SAFE SIGHT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. 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, INSTALLATION, MAINTENANCE AND OPERATION OF OTHER UTILITIES.

3. 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 PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

4. LANDSCAPE BUFFER EASEMENTS:

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR FLORIDA-BAHAMAS SERVICE CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, WILLIAM B. TREXLER, AND ATTESTED BY ITS SECRETARY, WILLIAM C. YESSE, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF December, A.D., 1999.

FLORIDA-BAHAMAS SERVICE CORPORATION,
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: William C. Yesse
WILLIAM C. YESSE, SECRETARY

BY: William B. Trexler
WILLIAM B. TREXLER, PRESIDENT

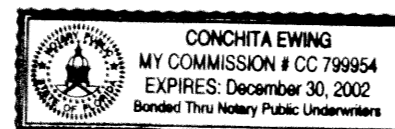
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF Duval)SS
BEFORE ME PERSONALLY APPEARED WILLIAM B. TREXLER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Florida Driver License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT 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 7th DAY OF December, A.D., 1999.

MY COMMISSION EXPIRES: December 30, 2002
MY COMMISSION NUMBER: CC 799954

Conchita Ewing
NOTARY PUBLIC, STATE OF FLORIDA



COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F. S. THIS 2 DAY OF March, 2000 AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH CHAPTER 177.081 (1), F. S.

George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

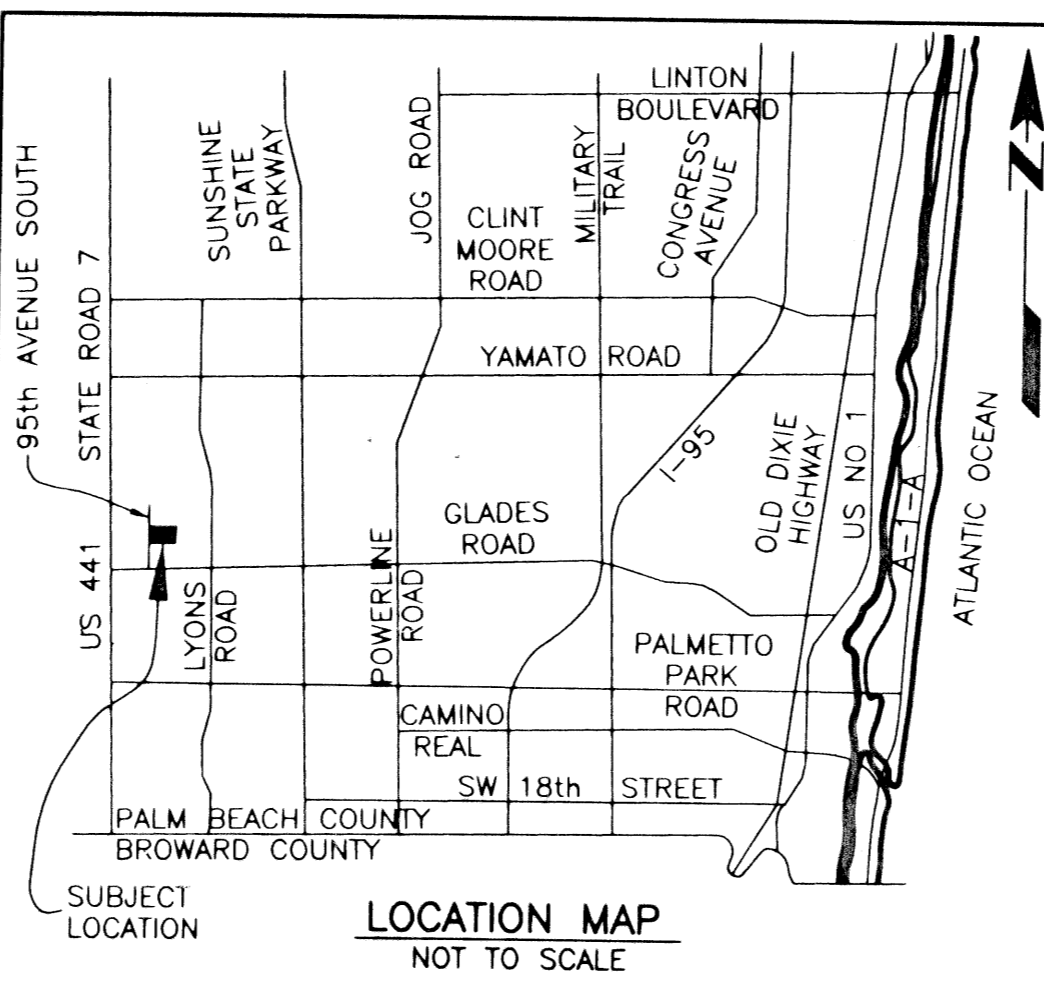
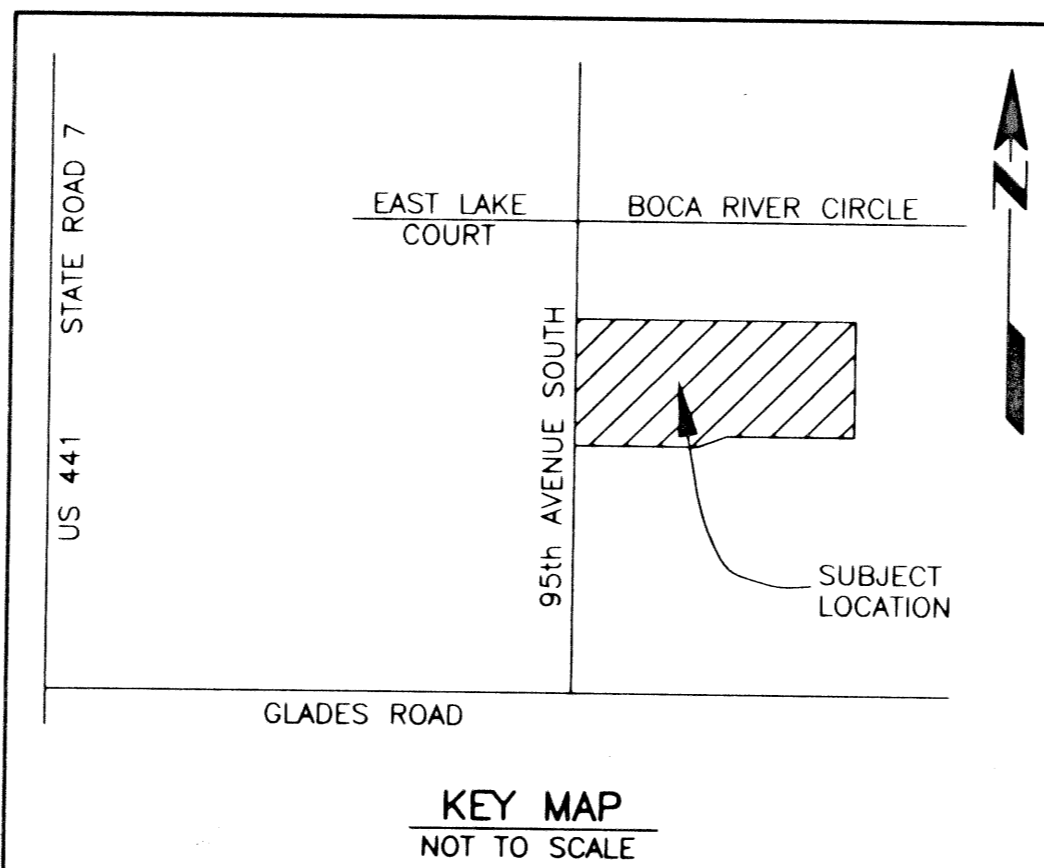
THIS INSTRUMENT WAS PREPARED BY:
FREDERICK M. LEHMAN IN THE OFFICES OF
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER: (561) 395-3333
FAX NUMBER: (561) 395-3315
LICENSED BUSINESS NO.: LB-50

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

STATISTICAL DATA

TOTAL AREA THIS PLAT	1.731 AC.
AREA OF PARCEL 1	1.729 AC.
AREA OF TRACTS A AND B	0.002 AC.
LAND USE: RESIDENTIAL	

PETITION NUMBER: DOA82-174 (D)



STATE OF ILLINOIS)
COUNTY OF COOK)SS
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE 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 DEDICATED SHOWN HEREON.

RECORDED IN OFFICIAL RECORD BOOK 7870 AT PAGE 261 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF December, A.D., 1999.

WITNESS: Janice I. Loza
SIGN: Janice I. Loza
PRINT

WITNESS: Sonia Guadagnoli
SIGN: Sonia Guadagnoli
PRINT

MISSION INVESTMENT FUND OF THE
EVANGELICAL LUTHERAN CHURCH IN AMERICA,
A MINNESOTA CORPORATION
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

BY: Richard L. McAuliffe
RICHARD L. MCAULIFFE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF COOK)SS
BEFORE ME PERSONALLY APPEARED RICHARD L. MCAULIFFE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MISSION INVESTMENT FUND OF THE EVANGELICAL LUTHERAN CHURCH IN AMERICA, A MINNESOTA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 15th DAY OF December, A.D., 1999.

MY COMMISSION EXPIRES: 09/01/01
MY COMMISSION NUMBER: 364649

Janice I. Loza
NOTARY PUBLIC, STATE OF ILLINOIS
OFFICIAL SEAL
JANICE I. LOZA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/01/01

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF Duval)SS
FLORIDA-BAHAMAS SERVICE CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 7th DAY OF December, A.D., 1999.

FLORIDA-BAHAMAS SERVICE CORPORATION,
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: Conchita Ewing
SIGN: Conchita Ewing
PRINT

WITNESS: Amy Goldman
SIGN: Amy Goldman
PRINT

BY: William B. Trexler
WILLIAM B. TREXLER, PRESIDENT

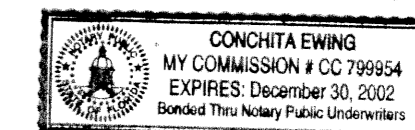
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF Duval)SS
BEFORE ME PERSONALLY APPEARED WILLIAM B. TREXLER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Florida Driver License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FLORIDA-BAHAMAS SERVICE CORPORATION, A FLORIDA NOT-FOR-PROFIT 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 7th DAY OF December, A.D., 1999.

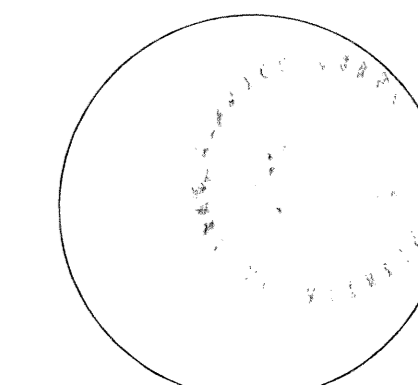
MY COMMISSION EXPIRES: December 30, 2002
MY COMMISSION NUMBER: CC 799954

Conchita Ewing
NOTARY PUBLIC, STATE OF FLORIDA

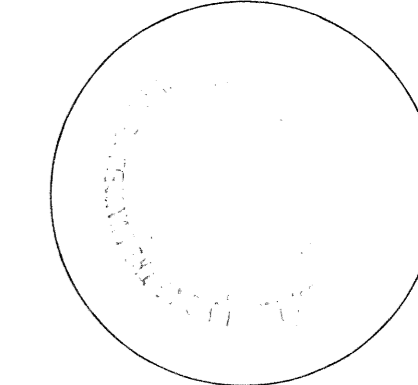


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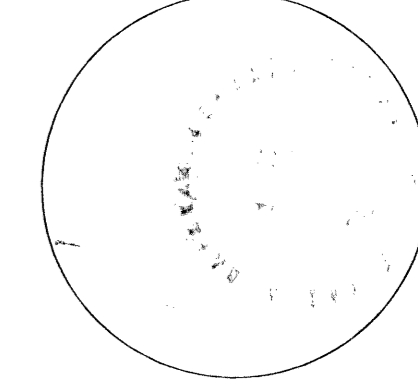
COUNTY OF PALM BEACH)
STATE OF FLORIDA)SS
This Plat was filed for record at 8:50 A.M.
this 3 day of March, 2000
and duly recorded in Plat Book No. 87
on pages 132 through 134
DOROTHY WILKEN, Clerk of Circuit Court
by Conchita Ewing



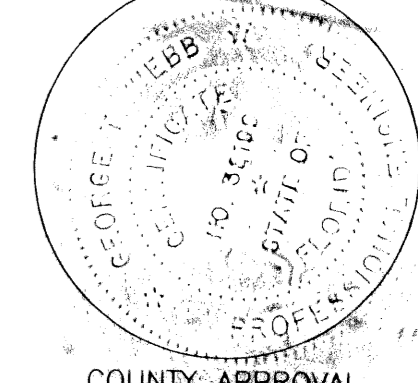
FLORIDA-BAHAMAS
SERVICE CORPORATION
DEDICATION



MISSION INVESTMENT FUND OF
THE EVANGELICAL LUTHERAN
CHURCH IN AMERICA
MORTGAGEE'S CONSENT



FLORIDA-BAHAMAS
SERVICE CORPORATION
ACCEPTANCE OF
RESERVATIONS



COUNTY APPROVAL

PAGE 132
REVISIONS
DATE: SEPTEMBER 13, 1999
DATE: APRIL 20, 1999
JOB NUMBER: JC-100-8400
FILE NAME: D:\JG8400\RECOPLAT.DWG - EAST COMPUTER