

THIS INSTRUMENT PREPARED BY:  
MICHAEL D. ROSE, P.S.M.

SDA SHAH & ASSOCIATES ENGINEERING SURVEYING PLANNING  
DROTOS & ASSOCIATES

CERTIFICATE OF AUTHORIZATION NO. LB6456  
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DECEMBER, 2000

# BLUE WATER TOWNHOUSES PLAT

## A REPLAT OF A PORTION OF LOT 21 AND 22, REDHAMMER SUBDIVISION IN THE NORTHWEST ONE-QUARTER (NWI/4) OF FRACTIONAL SECTION 16, TOWNSHIP 47 SOUTH, RANGE 43 EAST (PB 20, PG 37, PBCR) CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

# 105

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH  
This Plat was filed for record at 10:32 A.M., this 29th day of October, 2002 and duly recorded in Plat Book No. 96 on Pages 105 and 106.  
DOROTHY H. WILKEN, CLERK  
BY: *[Signature]*

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT NEW CENTURY ACQUISITIONS, INC., A FLORIDA CORPORATION, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A REPLAT OF A PORTION OF LOT 21 AND 22, REDHAMMER SUBDIVISION IN THE NORTHWEST ONE-QUARTER (NWI/4) OF FRACTIONAL SECTION 16, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BLUE WATER TOWNHOUSES PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 50 FEET OF LOT 21 AND THE NORTH 75 FEET OF LOT 22, REDHAMMER SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 20, PAGE 37 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT WHERE THE NORTH LINE OF THE SOUTH 50 FEET OF LOT 21 OF SAID REDHAMMER SUBDIVISION INTERSECTS THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL), THENCE WESTERLY (SOUTH 89°02'07" WEST), ALONG THE SAID NORTH LINE OF THE SOUTH 50 FEET OF LOT 21, A DISTANCE OF 267.68 FEET; THENCE SOUTHERLY (SOUTH 00°57'53" WEST), AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 125 FEET; THENCE EASTERLY (NORTH 89°02'07" EAST), AT RIGHT ANGLES TO THE PRECEDING COURSE, TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 75 FEET OF LOT 22 OF SAID REDHAMMER SUBDIVISION AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL); THENCE NORTHEASTERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, (AND ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 11,409.20 FEET, A CENTRAL ANGLE OF 00°38'20", A CHORD BEARING OF NORTH 07°05'33" EAST, A CHORD DISTANCE OF 126.25 FEET, AN ARC DISTANCE OF 126.25 FEET) TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND CONTAINS 32,369 SQUARE FEET, OR 0.743 ACRES, MORE OR LESS.

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

THE 10' UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE BLUE WATER TOWNHOUSES HOMEOWNERS ASSOCIATION, INC. FOR ACCESS, INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION AND MAINTENANCE OF A SANITARY SEWER LIFT STATION.

THE 10 FOOT BY 10 FOOT WATER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF POTABLE WATER SERVICES.

THE FIVE FOOT (5') NON-ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

TRACTS "A" AND "B" AS SHOWN HEREON ARE DEDICATED TO THE BLUE WATER TOWNHOUSES HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE, DRY RETENTION, DRAINAGE AND RELATED PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF August, 2002.

WITNESS: *[Signature]* BY: NEW CENTURY ACQUISITIONS, INC.  
A FLORIDA CORPORATION

WITNESS: *[Signature]* BY: FRANK DIMISA  
PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRANK DIMISA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NEW CENTURY ACQUISITIONS, INC. A FLORIDA CORPORATION, AND 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.

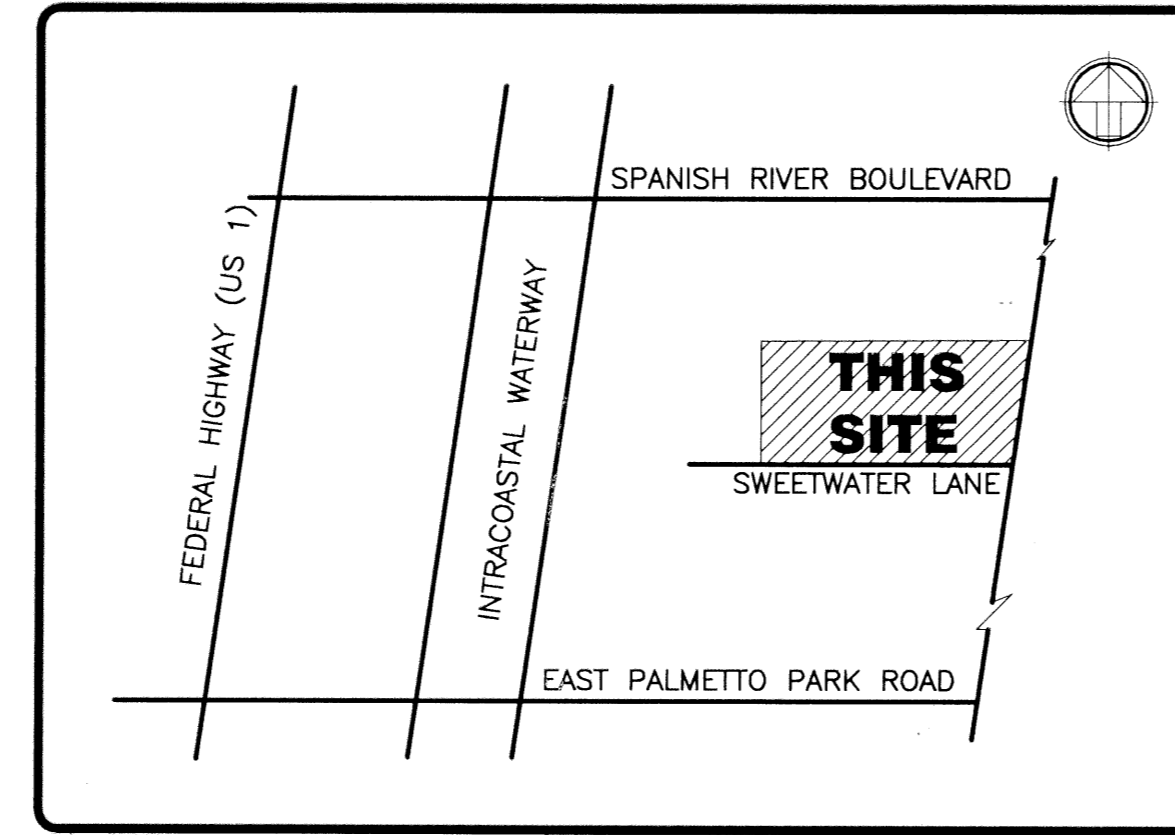
WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF August, 2002

MICHAEL S. WEINER  
MY COMMISSION # CC 954565  
EXPIRES July 12, 2004

MY COMMISSION EXPIRES: 7/12/04  
MY NOTARY PUBLIC - STATE OF FLORIDA  
MY COMMISSION NO. 0694585

NOTARY PUBLIC;

*[Signature]*  
PRINTED NAME MICHAEL S. WEINER



LOCATION MAP  
NOT TO SCALE

### MORTGAGEE'S CONSENT

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

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 RECORDED IN OFFICIAL RECORD BOOK 12381, AT PAGE 485 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Exec. Vice Pres. AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF August, 2002.

WITNESS: BY: ADMIRALTY BANK, A FLORIDA BANKING CORPORATION

*[Signature]*  
PRINTED NAME Denise McMurrian

*[Signature]*  
PRINTED NAME Iris Engel

### ACKNOWLEDGEMENT

STATE OF Florida SS  
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED David W. Engert WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXEC. VICE PRESIDENT OF ADMIRALTY BANK, A FLORIDA BANKING CORPORATION, AND 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 21st DAY OF August 2002.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 7/12/06

*[Signature]*  
PRINTED NAME Bridgette Bell

BRIDGETTE BELL  
MY COMMISSION # 00117838  
EXPIRES July 12, 2006

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA S.S.  
COUNTY OF PALM BEACH

THE BLUE WATER TOWNHOUSES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID BLUE WATER TOWNHOUSES HOMEOWNERS ASSOCIATION, INC., AS STATED AND SHOWN HEREON, DATED THIS 19 DAY OF August, 2002.

WITNESS: *[Signature]* BLUE WATER TOWNHOUSES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION

(PRINTED NAME) Frank DiMisa BY: *[Signature]* (PRINTED NAME) Jon-Peter DiMisa

### ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Jon-Peter Dimisa WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BLUE WATER TOWNHOUSES HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED 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 19 DAY OF August, 2002.

MY COMMISSION EXPIRES: 7/12/04

*[Signature]*  
MICHAEL S. WEINER  
PRINTED NAME MICHAEL S. WEINER  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC 954565

MICHAEL S. WEINER  
MY COMMISSION # CC 954565  
EXPIRES July 12, 2004

### SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE GRID DATUM AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE. COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. BASIS OF BEARING: THE SOUTH LINE OF THE NORTH 75 FEET OF LOT 22, REDHAMMER SUBDIVISION (PB 20, PG 37, PBCR). SAID LINE BEARS SOUTH 89°02'07" WEST.
- 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 THE CITY OF BOCA RATON AND PALM BEACH COUNTY, FLORIDA.
- P.B. - PLAT BOOK  
ORB - DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. 3998,  
PG - DENOTES OFFICIAL RECORDS BOOK.  
PG - DENOTES PAGE.  
PBCR - DENOTES PALM BEACH COUNTY RECORDS.  
R - DENOTES OFFICIAL RADIUS  
D - DENOTES CENTRAL ANGLE  
A - DENOTES ARC LENGTH  
CB - DENOTES CHORD BEARING
- WHERE UTILITY AND DRAINAGE EASEMENTS OVERLAP, UTILITY EASEMENTS ARE DOMINANT AND TAKE PRECEDENCE.

### APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 22nd DAY OF October, 2002. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1) F.S.

BY: *[Signature]* STEVEN L. ABRAMS, MAYOR  
BY: *[Signature]* JORGE A. CAMEJO, DIRECTOR OF DEVELOPMENT SERVICES  
BY: *[Signature]* SHARMA CARANNANTE, CITY CLERK  
BY: *[Signature]* MAURICE C. MOREL, CITY CIVIL ENGINEER

### TITLE CERTIFICATE

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

I, MICHAEL S. WEINER, 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 BE VESTED IN NEW CENTURY ACQUISITIONS, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 8/27/02 *[Signature]*  
MICHAEL S. WEINER

### 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 SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (PRMs) AND MONUMENTS 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 THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

DATED: 03/26/02

BY: *[Signature]*  
MICHAEL D. ROSE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 00-0525

DEDICATION (NEW CENTURY ACQUISITIONS, INC.)	ACKNOWLEDGEMENT	MORTGAGEE'S CONSENT (ADMIRALTY BANK)	ACKNOWLEDGEMENT	CITY OF BOCA RATON	SURVEYOR
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