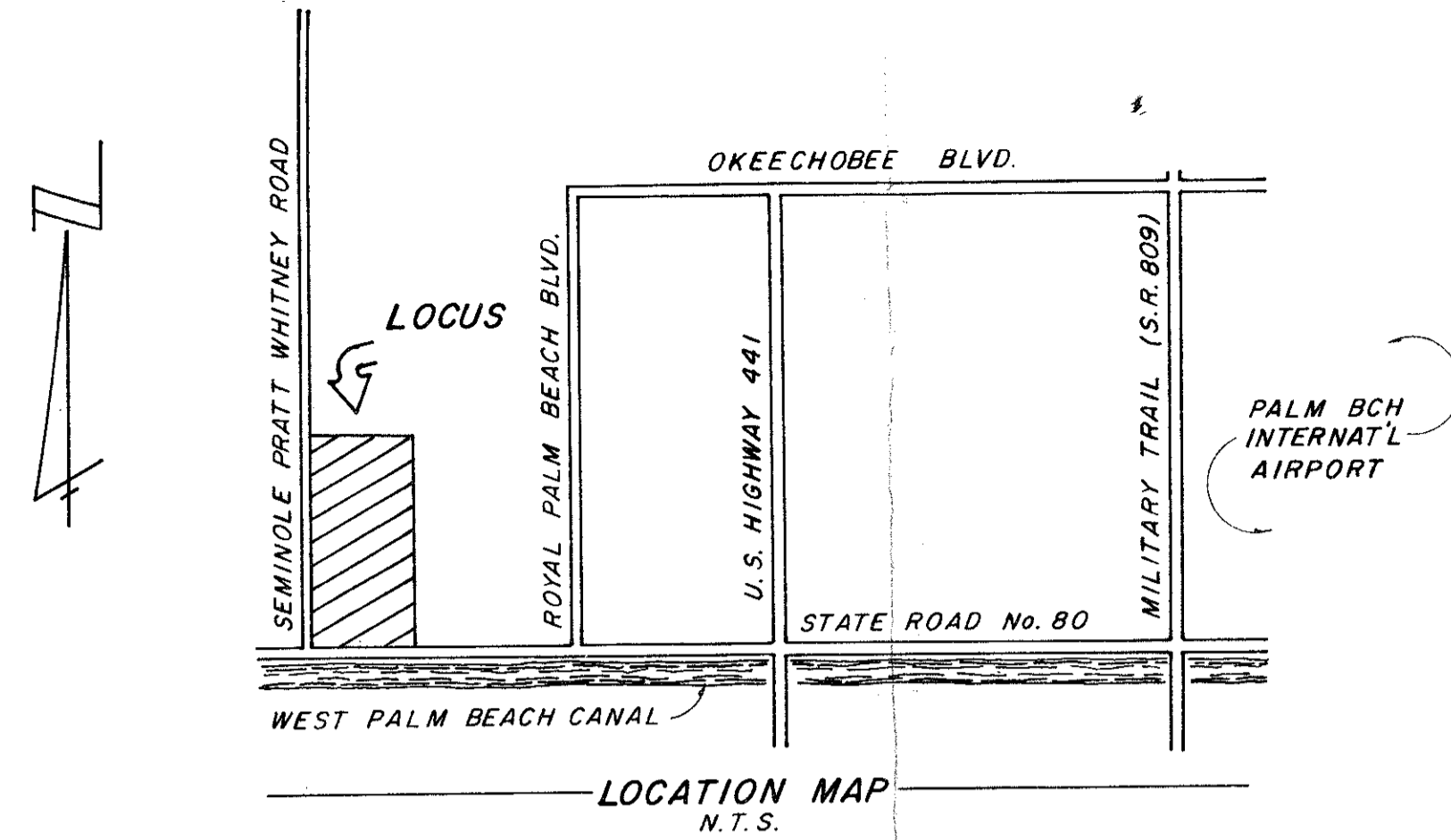


ENTRADA ACRES

A RURAL SUBDIVISION

In Section 36, Township 43 South, Range 40 East
Palm Beach County, Florida

DECEMBER, 1977



KNOW ALL MEN BY THESE PRESENTS THAT BOCA GRANDE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN PARTS OF SECTION 36 OF TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ENTRADA ACRES, A RURAL SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 89°13'44" WEST, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 1370.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°19'59" WEST A DISTANCE OF 3458.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 80 AS NOW LAID OUT AND IN USE; THENCE NORTH 88°26'31" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2413.51 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SEMINOLE-PRATT & WHITNEY ROAD, SAID SEMINOLE-PRATT & WHITNEY ROAD BEING RECORDED IN ROAD BOOK 4, PAGE 36, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°36'00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 88.50 FEET; THENCE NORTH 88°31'10" EAST A DISTANCE OF 145.00 FEET; THENCE NORTH 01°36'00" EAST, PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 200.00 FEET; THENCE SOUTH 88°31'10" WEST A DISTANCE OF 145.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 01°36'00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 3144.78 FEET TO THE AFOREMENTIONED NORTH LINE OF SAID SECTION 36; THENCE SOUTH 88°46'25" EAST ALONG SAID NORTH LINE A DISTANCE OF 1026.86 FEET TO THE NORTH ONE QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 89°13'44" EAST, ALONG SAID NORTH LINE OF SECTION 36, A DISTANCE OF 1370.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 189.48 ACRES MORE OR LESS.

(THE NORTH LINE OF SAID SECTION 36 IS ASSUMED TO BEAR NORTH 89°13'44" WEST AND ALL BEARINGS MENTIONED IN THIS DESCRIPTION ARE RELATIVE THERETO)

SUBJECT TO EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY GRANT THE FOLLOWING PRIVATE EASEMENTS:

1. ALL INGRESS AND EGRESS AND UTILITY EASEMENTS SHOWN HEREON ARE GRANTED TO THE OWNERS OF THE LOTS SHOWN HEREON, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AS AN APPURTENANCE HOWEVER, TO SAID LOTS FOR ACCESS, INGRESS AND EGRESS, UTILITIES AND DRAINAGE PURPOSES AND SAID EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF ENTRADA ACRES HOME OWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, BOCA GRANDE, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____ A.D., 19____.

BOCA GRANDE, INC.

BY _____
HENRY SCHIFFER, PRESIDENT

ATTEST: _____
CARMEN SCHIFFER, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HENRY SCHIFFER AND CARMEN SCHIFFER TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS HENRY SCHIFFER AND CARMEN SCHIFFER TO THE ABOVE NAMED BOCA GRANDE, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY RESPECTIVELY, 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 _____ DAY OF _____ A.D., 19____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MORTGAGEE'S CONSENT

STATE OF _____
COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE EASEMENTS GRANTED UPON THE LANDS DESCRIBED HEREIN, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID EASEMENTS GRANTED HEREIN.

UNION PLANTERS NATIONAL BANK OF MEMPHIS

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____ A.D. 19____.

ATTEST: _____ BY: _____
T. E. MITCHELL, JR., ASST. VICE PRESIDENT JACK H. JENNINGS, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED JACK H. JENNINGS AND T. E. MITCHELL JR. TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS JACK H. JENNINGS AND T. E. MITCHELL JR. TO THE ABOVE NAMED UNION PLANTERS NATIONAL BANK OF MEMPHIS, A TENNESSEE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT VICE PRESIDENT RESPECTIVELY, 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 _____ DAY OF _____ A.D. 19____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, STEWART TITLE GUARANTEE, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO BOCA GRANDE, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE _____

STEWART TITLE GUARANTEE

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ A.D. 19____
AT THE CITY OF _____, COUNTY OF _____, STATE OF FLORIDA.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYORS 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

I HEREBY CERTIFY THAT PERMANENT CONTROL POINTS (P.C.P.) SHALL BE SET, ACCORDING TO PALM BEACH COUNTY SUB-DIVISION PLATTING ORDINANCE 73-4.
GEORGE C. PANOS
REGISTERED SURVEYOR NO. 1676
STATE OF FLORIDA

SURVEYORS NOTES:

1. INDICATES A PERMANENT REFERENCE MONUMENT (P.R.M.) FLORIDA CERTIFICATE NO. 2345.
2. INDICATES A PERMANENT CONTROL POINT (P.C.P.).
3. ALL LOTS SHOWN HEREON CONTAIN MORE THAN 218,148.48 SQUARE FEET OR 5.008 ACRES MORE OR LESS.
4. THE NORTH LINE OF SAID SECTION 36 IS ASSUMED TO BEAR NORTH 89°13'44" WEST AND ALL BEARINGS MENTIONED IN THE DESCRIPTION HEREON ARE RELATIVE THERETO.
5. THERE SHALL BE NO PERMANENT CONSTRUCTION WITHIN THE 60 FOOT EASEMENT RESERVED FOR INGRESS AND EGRESS AND UTILITIES
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY, BUILDING AND ZONING DEPARTMENT.
7. THERE SHALL BE NO PERMANENT CONSTRUCTION WITHIN THE 75 FEET RESERVED FOR ULTIMATE RIGHT OF WAY FOR STATE ROAD 80.

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS _____ DAY OF _____ A.D. 19____.

BY: _____
LAKE LYAL
CHAIRMAN

COUNTY ENGINEER
PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS _____ DAY OF _____ A.D. 19____.

H.F. KAHLERT, P.E.
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: _____
ur0223.igr
ENTRADA ACRES PG 1 OF 2

THIS INSTRUMENT WAS PREPARED BY
GEORGE C. PANOS IN THE OFFICES OF
FLORIDA SURVEYING AND MAPPING
941 NORTH MILITARY TRAIL
WEST PALM BEACH, FLORIDA 33406

FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS WEST PALM BEACH, FLORIDA 33401			
SCALE	REVISIONS	BY	DATE
DATE	DEC, 1977		
BY	Shane G.C.P.		
Field Book			
TITLE	ENTRADA ACRES	NO	177-171

SHEET 1 OF 2

approved

