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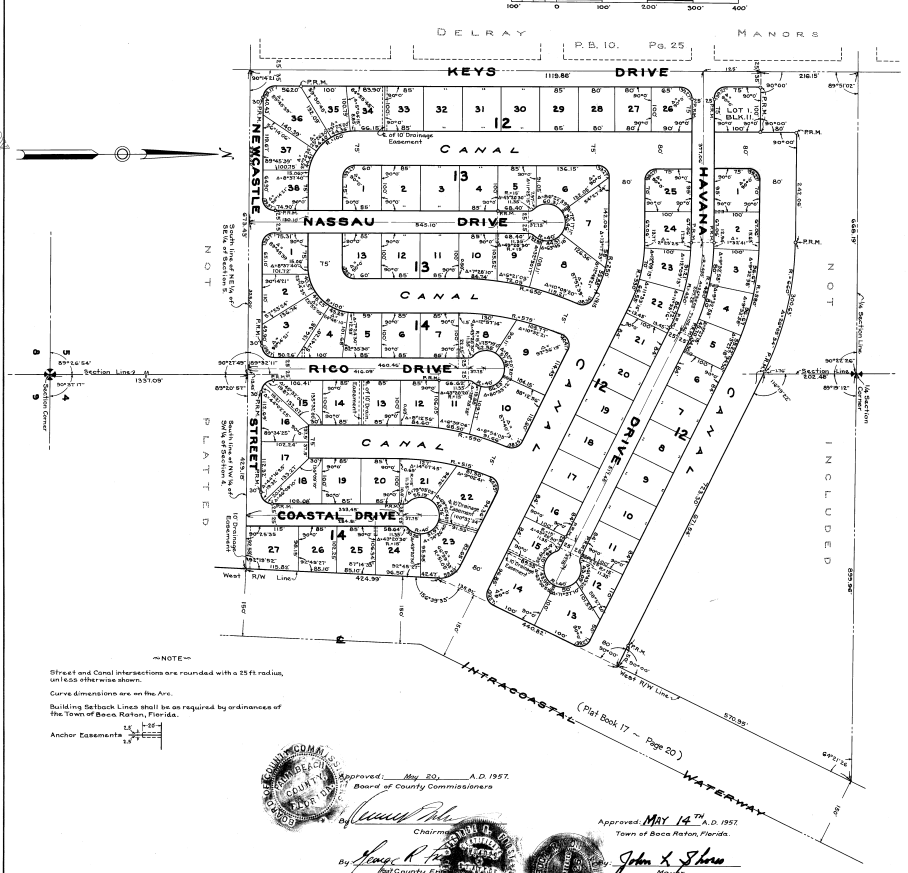
44

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss.
This Plat was filed for record at 2:15 P.M. this 2.8th day of May, 1957 and duly recorded in Plat Book No. 25 on page 44
J. ALEX ARNETTE, Clerk Circuit Court
By: Beth M. Cohen D.C.

PLAT NO. 1
CARIBBEAN KEYS
BOCA RATON, FLORIDA.

IN SECTIONS 4 & 5, TWP. 47 S., RGE. 43 E.
PALM BEACH COUNTY, FLORIDA.

Scale: 1" = 100'



~NOTE~

Street and Canal intersections are rounded with a 25 ft. radius, unless otherwise shown.

Curve dimensions are on the Arc.

Building Setback Lines shall be as required by ordinances of the Town of Boca Raton, Florida.

Anchor Easements

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

KNOW ALL MEN BY THESE PRESENTS, that CARIBBEAN KEYS, INC., a Florida Corporation, the owner of the tract of land lying and being in Sections 4 and 5, Township 47 South, Range 43 East, Palm Beach County, Florida, shown hereon as CARIBBEAN KEYS, and more particularly described as follows, to wit:

Beginning at a point in the West line of the East half of the Northeast Quarter of the Southeast Quarter of said Section 5, at a distance of 216.15 feet southerly (measured along said West line) from the East-West quarter section line of said Section 5, being also a point in the easterly line of DELRAY MANORS, according to the plat thereof recorded in Plat Book 10, Page 25, Public Records of Palm Beach County, Florida; thence easterly at right angles to the said West line of the East half of the Northeast Quarter of the Southeast Quarter of Section 5, a distance of 135 feet; thence northerly, at right angles to the preceding course, a distance of 80 feet; thence easterly, at right angles to the preceding course, a distance of 242.06 feet to the beginning of a curve, concave to the South, having a radius of 640 feet and a central angle of 26°05'54"; thence easterly, along the arc of said curve, a distance of 300.63 feet to the end of said curve; thence southeasterly along a tangent of said curve, a distance of 1.76 feet, more or less, to a point in the East line of said Section 5; thence continue southeasterly along the same course, in said Section 4, a distance of 721.56 feet, more or less, to a point in the westerly right of way line of the Intracoastal Waterway, as recorded in the plat thereof recorded in Plat Book 17, Page 20, Public Records of Palm Beach County, Florida; thence southwesterly along said westerly right of way line, a distance of 440.82 feet, more or less, to an angle point in said westerly right of way line; thence, making an angle of deflection to the East from the last preceding course, of 53°02'27", continue along said westerly right of way line, a distance of 414.99 feet, more or less, to a point in the South line of the Northwest Quarter of the Southwest Quarter of said Section 4; thence, along said South line a distance of 423.16 feet, more or less, to the West line of said Section 4; thence continue westerly, along the South line of the Northeast Quarter of the Southeast Quarter of said Section 5, a distance of 673.45 feet, more or less, to the West line of the East half of said Northeast Quarter of the Southeast Quarter of Section 5; thence northerly, along said West line, and along the said East line of DELRAY MANORS, a distance of 1119.88 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 to the perpetual use of the public, as public highways, the Street and Drives shown hereon, and the use of the easements for the installation and maintenance of Drainage Facilities; and the owner does hereby dedicate the areas shown on this plat as canals or interior waterways to the public as navigable waterways; reserving to the present title owner and their successors and assigns the right to grant in perpetuity to the United States of America, the right and privilege to deposit in any and all such waterways shown hereon, spoil and other material as excavated in connection with the future enlargement, improvement and maintenance of the INTRACOASTAL WATERWAY from Jacksonville to Miami, Florida. Provided, however, that no spoil or other material shall be deposited above a plane lying six (6) feet below the plane of Local Mean Low Water.
And the said Corporation does hereby dedicate to the public the use of the Anchor Easements for the construction and maintenance of Public Utilities.
IN WITNESS WHEREOF the said Corporation has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be affixed hereto, by and with the authority of its Board of Directors, this 13 day of May A.D. 1957.

CARIBBEAN KEYS, INC.

Attest:
By: [signature] Secretary

By: John T. Hogan President

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JOHN T. HOGAN and F. PAUL EMBELS, President and Secretary, respectively, of CARIBBEAN KEYS, INC., a Corporation, to me well known and known to me to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same as such officers of said Corporation by and with the authority of its Board of Directors, for the purposes therein expressed, and that their act and deed was the act and deed of said Corporation.
WITNESS my hand and official seal of PALM BEACH County of Palm Beach State of Florida, this 13 day of May A.D. 1957.

Jacob Heidt
Notary Public

My Commission Expires: Dec. 9, 1960

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey made under my direction of the above described property, and that said survey is accurate to the best of my knowledge and belief and that permanent reference monuments (P.R.M.) have been placed as required by law.

H. L. Fitzgerald
Registered Land Surveyor
Florida Certificate No. 152.

Subscribed and sworn to before me this 12th day of February A.D. 1957.

Madge Yeomans
Notary Public

My Commission Expires: March 24, 1959

Approved: May 20 A.D. 1957.
Board of County Commissioners
By: [signature] Chairman
By: [signature] Asst County Engr.

Approved: MAY 14TH A.D. 1957.
Town of Boca Raton, Florida.
By: John T. Shaw Mayor
Attest: By: W. H. Rand Town Clerk

BROCKWAY, WEBER & BROCKWAY
ENGINEERS
WEST PALM BEACH, FLORIDA

PLAT NO. 1
CARIBBEAN KEYS

FIELD: J.F.H.	SCALE: 1" = 100'	Dwg. No.
OFFICE: H.L.F.		
DR. BY: E.S.	DATE: JANUARY, 1957.	Job No. 56-858
BK. K-28, Pg. 1		