

# ESCONDIDO AT BOCA RATON, PLAT NO. 1

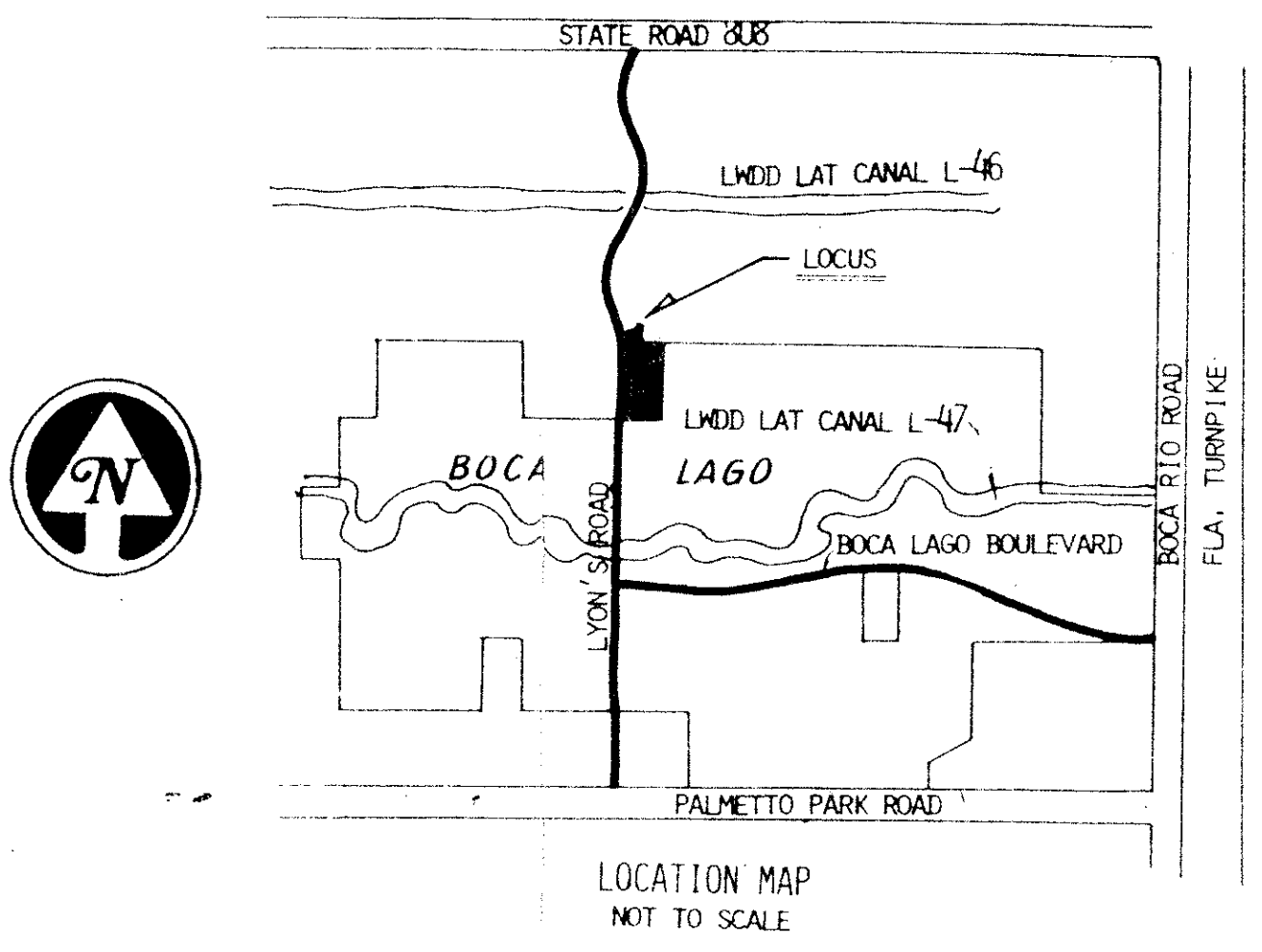
BEING A REPLAT OF A PORTION OF BLOCKS 78 AND 79, PALM BEACH FARMS COMPANY PLAT NO. 3, (PLAT BOOK 2, PAGES 45-54), LYING IN A PART OF SECTIONS 20 AND 21, TWP 47 SO., RGE. 42 E., PALM BEACH CO., FLORIDA. AUGUST, 1976

133314  
88  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for  
Record at 11:10 A.M.  
this 9th day of Dec.  
AD, 1976 and duly rec-  
orded in Plat Book 82  
on Page 87 and 88.

JOHN B. DUNKLE, CLERK  
COUNTY OF PALM BEACH  
BY *Thomas J. Long*

DEDICATION:  
KNOW ALL MEN BY THESE PRESENTS THAT YUSEM PROPERTIES, LIMITED, (a Fla. Limited Partnership), OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACT 45 AND A PORTION OF TRACT 16, IN BLOCK 79 AND A PORTION OF TRACTS 28 AND 29 IN BLOCK 78, TOGETHER WITH A PORTION OF THOSE FORMERLY PLATTED (NOW ABANDONED), ROAD RIGHTS OF WAYS LYING ADJACENT AND CONTIGUOUS THEREOF, ALL AS SHOWN ON PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ESCONDIDO AT BOCA RATON, PLAT NO. 1", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 45, (ALSO BEING A POINT ON THE NORTHERLY BOUNDARY LINE OF THE REPLAT OF BOCA LAGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA);  
THENCE, NORTH 90° 00' 00" WEST, ALONG SAID BOUNDARY LINE AND ALONG THE SOUTH LINE OF SAID TRACT 45, A DISTANCE OF 501.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LYON'S ROAD, (a 108 foot Road Right of Way as shown on said REPLAT of BOCA LAGO);  
THENCE, NORTH 00° 00' 00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 234.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 758.00 FEET;  
THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG THE RIGHT OF WAY OF SAID LYON'S ROAD, THROUGH A CENTRAL ANGLE OF 20° 09' 27", A DISTANCE OF 266.68 FEET TO THE POINT OF TANGENCY;  
THENCE, NORTH 20° 09' 27" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 344.55 FEET;  
THENCE, NORTH 69° 50' 33" EAST, A DISTANCE OF 252.00 FEET;  
THENCE, NORTH 22° 52' 03" EAST, A DISTANCE OF 41.04 FEET;  
THENCE, SOUTH 77° 32' 43" EAST, A DISTANCE OF 40.67 FEET;  
THENCE, SOUTH 22° 52' 03" WEST, A DISTANCE OF 50.21 FEET;  
THENCE, SOUTH 20° 09' 27" EAST, A DISTANCE OF 227.68 FEET;  
THENCE, NORTH 90° 00' 00" EAST, A DISTANCE OF 114.99 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT 45;  
THENCE, SOUTH 00° 00' 00" EAST ALONG SAID EAST LINE AND ALONG THE BOUNDARY LINE OF SAID REPLAT OF BOCA LAGO, A DISTANCE OF 675.00 FEET TO THE POINT OF BEGINNING.  
SUBJECT TO A 15 FOOT UTILITY EASEMENT ALONG THE WESTERLY LINE THEREOF.  
CONTAINING: 6.43 ACRES, MORE OR LESS.



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

- TRACT "A", for PRIVATE ROAD PURPOSES, AS SHOWN, IS HEREBY DEDICATED TO THE ESCONDIDO PROPERTY OWNERS' ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNERS' ASSOCIATION.
- THE UTILITY EASEMENTS, DRAINAGE EASEMENTS, and MAINTENANCE EASEMENTS, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION and MAINTENANCE OF UTILITIES and DRAINAGE.
- THE PARK, AS SHOWN, IS HEREBY DEDICATED TO THE ESCONDIDO PROPERTY OWNERS' ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE LIMITED ACCESS EASEMENT, AS SHOWN, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, for the PURPOSES OF CONTROL and JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, YUSEM PROPERTIES LIMITED, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY HENRY H. YUSEM, ITS GENERAL PARTNER.

WITNESS: *Henry H. Yusem*  
BY: HENRY H. YUSEM, General Partner  
YUSEM PROPERTIES, LIMITED  
a Florida Limited Partnership

ACKNOWLEDGMENT:  
STATE OF NEW JERSEY  
COUNTY OF ESSEX

BEFORE ME PERSONALLY APPEARED HENRY H. YUSEM to be well known, and known to me to be the individual described in and who executed the foregoing instrument, as a partner in YUSEM PROPERTIES, LIMITED, a Florida Limited Partnership, and acknowledged to and before me that he executed such instrument for the purposes expressed therein.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF \_\_\_\_\_, AD 1976.  
NOTARY PUBLIC: *Paul C. Wolfe*  
My Commission Expires: \_\_\_\_\_

MORTGAGEE'S CONSENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
LOU HIGGINS, AN UNMARRIED WIDOW, CERTIFIES THAT SHE IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY, BY ASSIGNMENT FROM REAL PROPERTIES, INC., THE MORTGAGE BEING RECORDED IN OFFICIAL RECORD BOOK 2581 PAGE 1753 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS ASSIGNED IN OFFICIAL RECORD BOOK 2581, PAGE 1766, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT HER MORTGAGE SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: *Lou Higgins*  
BY: LOU HIGGINS, the undersigned widow

ACKNOWLEDGMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LOU HIGGINS, AN UNMARRIED WIDOW, TO BE WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF \_\_\_\_\_, AD 1976.  
NOTARY PUBLIC: *Paul C. Wolfe*  
My Commission Expires: \_\_\_\_\_

TITLE CURATIVE ACTION:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, PAUL C. WOLFE, 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 THE PROPERTY IS BESTED TO YUSEM PROPERTIES, INC., A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS UNBURDENED BY THE MORTGAGES SHOWN, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF \_\_\_\_\_, AD 1976.  
NOTARY PUBLIC: *Paul C. Wolfe*  
My Commission Expires: \_\_\_\_\_

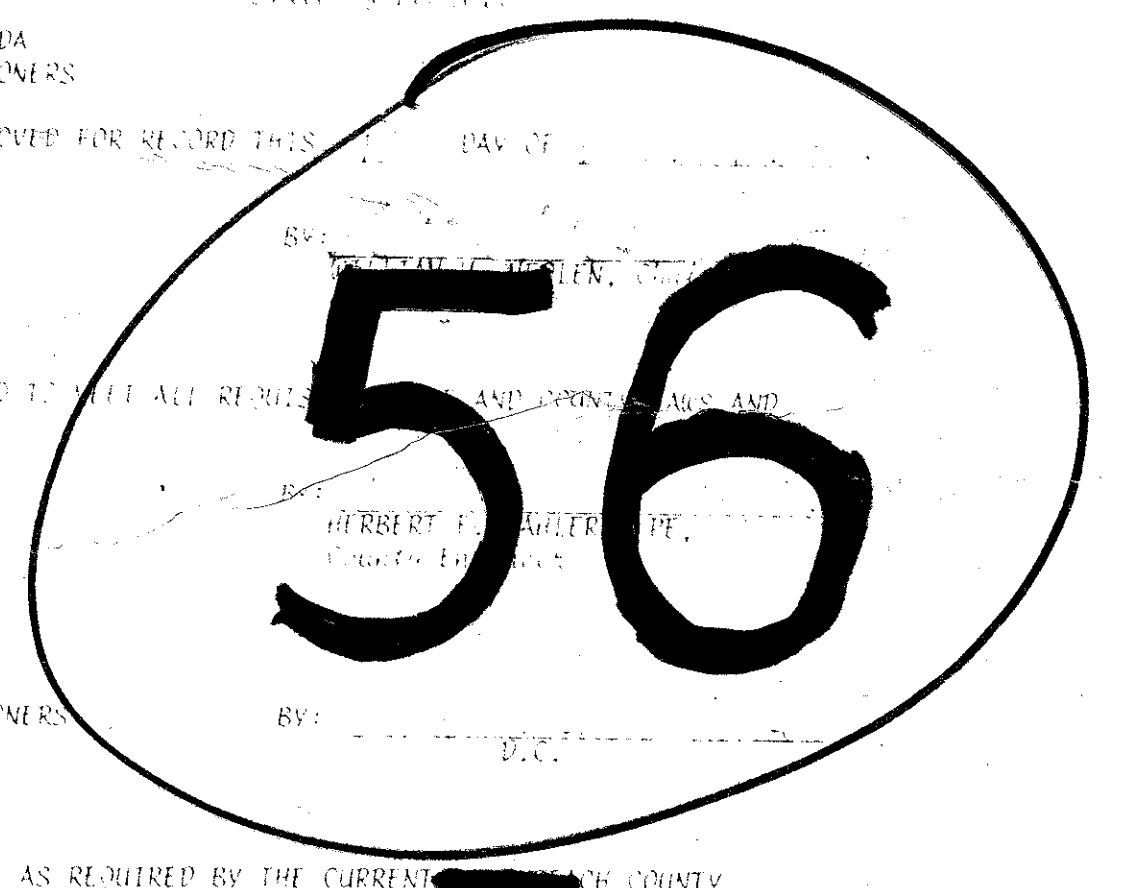
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 1976.  
PALM BEACH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

APPROVED: *John B. Dunkle*  
JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER:  
THIS PLAT IS HEREBY FOUND TO FULLY COMPLY WITH ALL REQUIREMENTS AND ORDINANCES.

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

CONDITIONS NOTES:  
1. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY THE CURRENT COUNTY ZONING REGULATIONS.  
2. ALL PERMANENT REFERENCE MONUMENTS, PPM'S, ARE DESIGNATED THUS:  
3. ALL PERMANENT CONTROL POINTS, CCP'S, ARE DESIGNATED THUS:  
4. THERE SHALL BE NO CONSTRUCTION OR BUILDINGS OR TREES OR SHRUBS PLACED ON THE PLAT.  
5. ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF "BOCA LAGO", a platted ditch easement, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



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ESCONDIDO AT BOCA RATON

20421/47/42

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK (LAND SURVEYING AND MAPPING), phone-589-2111, FOR THE FIRM OF CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC., 2001 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA, 33411.

BENCH MARK  
land surveying and mapping, inc.

CONRAD W. SCHAEFER CONSULTING ENGINEERS INC.  
PALM BEACH COUNTY FLORIDA

ESCONDIDO AT BOCA RATON  
PLAT NO. 1