

TOTAL AREA, PARCELS 1-6	6.286 AC.
AREA, HILLSBORO CANAL	1.370 AC.
TOTAL AREA, TRACT 82	7.656 AC.
LAND USE: SINGLE FAMILY	
NO. OF UNITS, APPROVED	427
NO. OF UNITS, PROPOSED	6
DENSITY, PROPOSED	0.95 / AC.

P.U.D.  
**RIO DEL MAR ESTATES**  
 A PLAT OF A PORTION OF SEC. 35, TWP. 47 S., RGE. 42 E.  
 AND ALSO BEING A REPLAT OF TRACT 82, BOCA DEL MAR NO. 10, AS RECORDED IN  
 PLAT BOOK 31, PAGES 163-165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
 PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

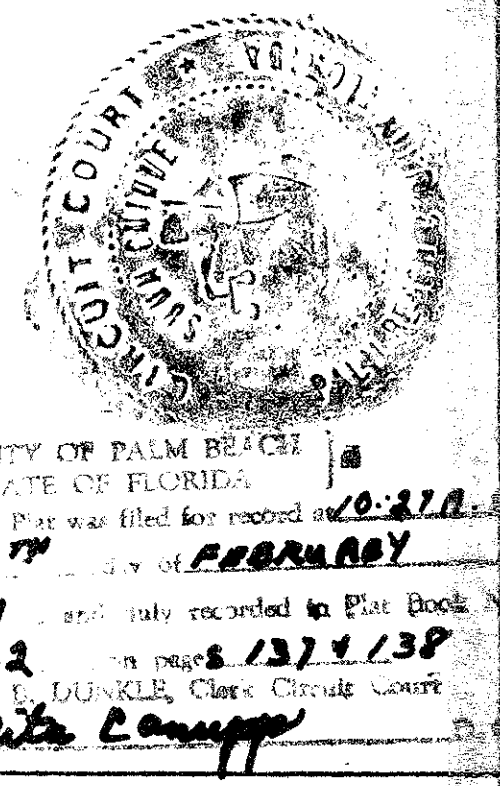
APRIL 1975

SHEET 1 OF 2

INDEX OF SHEETS

- 1 TITLE SHEET & CERTIFICATES
- 2 DETAIL PLAT SHEET

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**MORTGAGE CERTIFICATE**

STATE OF FLORIDA } SS The undersigned hereby certifies that it is the holder of a mortgage, lien or  
 COUNTY OF PALM BEACH } other encumbrance upon the hereon described property 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 its mortgage, lien, or other encumbrance which is recorded in Official Record Book 2099, Page 1812 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 President and attested  
 by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors  
 this 8<sup>th</sup> day of JAN. A.D. 1976.

LEADERSHIP COMMUNITIES, INC.

WC Powell  
 Witness

SC Hathorn  
 SAMUEL C. HATHORN, President

Joseph M. Tucker  
 Witness

Walter W. Frantz  
 WALTER W. FRANTZ, Assistant Secretary

**ACKNOWLEDGMENT**

STATE OF FLORIDA } Before me personally appeared SAMUEL C. HATHORN and WALTER  
 COUNTY OF PALM BEACH } W. FRANTZ, to me well known and known to me to be the individuals  
 described in and who executed the foregoing instrument as SAMUEL C. HATHORN, President and WALTER W. FRANTZ,  
 Assistant Secretary of the above named LEADERSHIP COMMUNITIES, INC., a Corporation, and severally acknow-  
 ledged to and before me that they executed such instrument as such President and Assistant Secretary, respectively, of  
 said Corporation, and 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 8<sup>th</sup> day of JAN. A.D. 1976.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
 BY COMMISSION EXPIRES MAR. 2, 1979  
 BONA FIDE FIDELITY GENERAL INSURANCE IN CORPORATES

Hope Lewis Bertolli  
 Notary Public, State of Florida

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 (P. C. P.'s)  
 Permanent Control Points will be set under the guarantees posted with Palm Beach County for the Required  
 Improvements and further that the survey data complies with all the requirements of Chapter 177, Florida  
 Statutes, as amended, and ordinances of Palm Beach County, Florida.

Subscribed and sworn to before me this  
 20<sup>th</sup> day of April A.D. 1976.

John Abant Jr  
 Registered Land Surveyor No. 1141  
 State of Florida

Dec. 1, 1978  
 My Commission Expires

John A. Grant III  
 Notary Public, State of Florida

**BOARD OF COUNTY COMMISSIONERS**

This plat is hereby approved for record this 3<sup>rd</sup> day of February A.D. 1976.

Lace Lytal  
 By:  
 Chairman

**COUNTY ENGINEER**

This plat is hereby found to meet all requisite State and County laws and ordinances.

W. H. Hall  
 By:  
 County Engineer M. F.

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

By: Marynie B. Jennings  
 DEPUTY CLERK

This plat prepared under provisions of Zoning Resolution  
 Number 3-57, adopted May 13, 1957, as amended thru  
 July 2, 1970, under the regulations of Section 14.26.

**MORTGAGE CERTIFICATE**

STATE OF CALIFORNIA } SS The undersigned hereby certifies that it is the holder of a mortgage, lien or  
 COUNTY OF LOS ANGELES } other encumbrance upon the hereon described property 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 its mortgage, lien, or other encumbrance which is recorded in Official Record Book 2099, Page 1725 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 Agent and its corporate  
 seal to be affixed hereon by and with the authority of its Board of Directors, this 14<sup>th</sup> day of  
 January A.D. 1976.

CONTINENTAL ILLINOIS REALTY

Victoria A. Calloway  
 Witness

Robert E. Summers  
 AGENT FOR CONTINENTAL ILLINOIS REALTY

Gladys J. Holman  
 Witness

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA } Before me personally appeared an officer for CONTINENTAL ILLINOIS  
 COUNTY OF LOS ANGELES } REALTY, to me well known, and known to me to be the individual described  
 in and who executed the foregoing instrument as AGENT for CONTINENTAL ILLINOIS REALTY of the above  
 named CONTINENTAL ILLINOIS REALTY, a Real Estate Investment Trust doing business in the State of  
 California and he acknowledged to and before me that he executed such instrument, and 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 14<sup>th</sup> day of January A.D. 1976.

2-2-76  
 My Commission Expires

Colman R. Howell  
 Notary Public, State of California

**MORTGAGE CERTIFICATE**

STATE OF FLORIDA } The undersigned hereby certifies that it is the holder of a mortgage, lien,  
 COUNTY OF PALM BEACH } or other encumbrance upon the hereon described property 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 its mortgage, lien or other encumbrance which is recorded in Official Record Book 2149, Pages  
 205-229 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 Senior Vice-President  
 and attested by its Assistant Vice-President and its corporate seal to be affixed hereon by and with  
 the authority of its Board of Directors, this 23<sup>rd</sup> day of March A.D. 1976.

FIRST BANK AND TRUST COMPANY OF BOCA RATON NATIONAL ASSOCIATION

Margaret R. Smith  
 Witness

Eugene F. Strews  
 EUGENE F. STREWS, Senior Vice-President

John Abant Jr  
 Witness

Frederick R. Bauman  
 FREDERICK R. BAUMAN, Assistant Vice-President

**ACKNOWLEDGMENT**

STATE OF FLORIDA } Before me personally appeared EUGENE F. STREWS and FREDERICK  
 COUNTY OF PALM BEACH } R. BAUMAN, to me well known, and known to me to be the individuals  
 described in and who executed the foregoing instrument as EUGENE F. STREWS, Senior Vice-President,  
 and FREDERICK R. BAUMAN, Assistant Vice-President, of the above named FIRST BANK AND  
 TRUST COMPANY OF BOCA RATON NATIONAL ASSOCIATION, a Florida Corporation, and severally  
 acknowledged to and before me that they executed such instrument as such Vice Presidents,  
 respectively, of said corporation and 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 23<sup>rd</sup> day of March A.D. 1976.

April 30, 1976  
 My Commission Expires

Nancy C. Duvall  
 Notary Public, State of Florida

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that B. D. M. 82, INC., a Florida Corporation, owner of the  
 land shown hereon being in Section 35, Township 47 South, Range 42 East, Palm Beach County, Florida,  
 shown hereon as RIO DEL MAR ESTATES, being more particularly described as Tract 82,  
 Boca Del Mar No. 10 as recorded in Plat Book 31, Pages 163-165 of the Public Records of Palm Beach  
 County, and also being described as follows:

Commencing at the East Quarter corner of Section 35; thence with a bearing of N. 89° 45' 18" W., along  
 the East-West Quarter line of Section 35, a distance of 556.36 feet to the Point of Beginning; thence  
 continuing along the aforementioned course, a distance of 785.58 feet to a point; thence with a bearing  
 of N. 2° 07' 18" W., a distance of 383.35 feet to a point; thence with a bearing of N. 67° 30' 30" E., a  
 distance of 85.42 feet to a point; thence with a bearing of S. 89° 30' 56" E., a distance of 595.05 feet to  
 a point; thence with a curve to the left having a radius of 25.00 feet, an arc length of 40.37 feet to a point;  
 thence with a bearing of N. 2° 01' 33" W., a distance of 119.49 feet to a point; thence with a curve to the  
 left having a tangent bearing of S. 32° 01' 48" E., a radius of 640.00 feet, an arc length of 43.45 feet to  
 a point of compound curvature; thence with a curve to the left having a radius of 50.00 feet, an arc length  
 of 70.09 feet to a point; thence with a bearing of S. 2° 01' 33" E., a distance of 508.17 feet more or less  
 to the Point of Beginning.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The easement for street purposes as shown is hereby dedicated to the B. D. M. 82, Inc. Property Owners  
 Association and is the perpetual maintenance obligation of said association. The utility easements and  
 drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of  
 utilities and drainage. The areas indicated as Limited Access Easements as shown are dedicated to the Board  
 of County Commissioners for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the said corporation, B. D. M. 82, INC., has caused these presents to be signed  
 by its President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the  
 authority of its Board of Directors, this 8<sup>th</sup> day of JAN. A.D. 1976.

WC Powell  
 Witness

William L. Knight  
 WILLIAM L. KNIGHT, President

Joseph M. Tucker  
 Witness

Shelley Lewis  
 SHELLEY LEWIS, Secretary

**ACKNOWLEDGMENT**

STATE OF FLORIDA } Before me personally appeared WILLIAM L. KNIGHT and SHELLEY  
 COUNTY OF PALM BEACH } LEWIS, known to me to be the individuals described in and who  
 executed the foregoing instrument as WILLIAM L. KNIGHT, President and SHELLEY LEWIS,  
 Secretary of the above named B. D. M. 82, Inc., a 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 8<sup>th</sup> day of JAN. A.D. 1976.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
 BY COMMISSION EXPIRES MAR. 2, 1979  
 BONA FIDE FIDELITY GENERAL INSURANCE IN CORPORATES

Hope Lewis Bertolli  
 Notary Public, State of Florida

My Commission Expires

**TITLE CERTIFICATE**

STATE OF FLORIDA } We Dechler and Reed Chartered, duly licensed attorneys  
 COUNTY OF PALM BEACH } 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 TEXACO-BOCA DEL MAR  
 INC., a Delaware Corporation, and LEADERSHIP HOUSING, INC., a Delaware Corporation, as General Partner  
 doing business as BOCA DEL MAR ASSOCIATES; that the current taxes have been paid and that the property  
 encumbered by the mortgages shown hereon, and that we find that all mortgages are shown and are true and

Subscribed and sworn to before me  
 this 29<sup>th</sup> day of March A.D. 1976.

Jan. 6, 1978  
 My Commission Expires

Note: There will be no Building, Tree, or Shrubs  
 placed on easements

This instrument was prepared by:  
 John A. Grant, Jr., John A. Grant, Jr., Inc.  
 3333 N. Federal Highway, Boca Raton, Fla.

0205-381

35  
 47/43  
 32  
 39  
 137  
 RIO DEL MAR EST.

