

AMERICAN HOMES AT BOCA RATON

PLAT NO. 2

A SUBDIVISION OF TRACT M-4, "KIMBERLY HOMES SECTION ONE", AS RECORDED IN P.B. 29, PG. 229, SECTION 7, TWP. 47 S., RGE. 42 E. PALM BEACH COUNTY, FLORIDA

P.U.D. TABULATION

TOTAL NO. OF UNITS (max)	46
TOTAL ACRES (this plat)	11.59
MAXIMUM DENSITY (this plat)	3.97 1/2
<u>SINGLE FAMILY ONLY</u>	
REC. AREA (this plat)	0.00 ac.

83

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:17 A.M. on this 18th day of August 1977, and duly recorded in Plat Book No. 33 on page 83 & 84
JOHN B. DUNKLE, Clerk Circuit Court
By: *John B. Dunkle*

PART OF THE "HAMPTONS AT BOCA RATON" - A P.U.D.

WEIMER AND COMPANY

INCORPORATED
planners • land surveyors • engineers
land development consultants

SHEET 1 OF 2 SHEETS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT LECHARLEY, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING IN SEC. 7, TWP. 47 S., RANGE 42 E., PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS AMERICAN HOMES AT BOCA RATON, PLAT NO. 2, BEING SPECIFICALLY AS FOLLOWS:

LEGAL DESCRIPTION

TRACT M-4, KIMBERLY HOMES, SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 229, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

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

1. STREETS:
THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. EASEMENTS:
 - a. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - b. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE 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, SAID LECHARLEY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS BOARD OF DIRECTORS, THIS 20th DAY OF July, A.D. 1977.

LECHARLEY, INC.
ATTEST: *Peter A. Rapaport* BY: *John A. Smith*
ASSISTANT SECRETARY VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HARRY K. SMITH AND PETER A. RAPAPORT, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRES. AND SECRETARY OF THE ABOVE NAMED LECHARLEY, 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 20th DAY OF July, 1977, A.D. 1977.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC STATE OF FLORIDA
NOTARY COMMISSION EXPIRES 12-31-79
RECORDED THROUGH GENERAL U.S. COURTS

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE IS RECORDED IN OFFICIAL RECORD BOOK 2651 PAGE 169 PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED BY ITS MORTGAGE LOAN OFFICER AND ITS SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF July, A.D. 1977.

FIRST AMERICAN BANK OF LAKE WORTH, N.A.
ATTEST: *Malcolm A. Newman* BY: *John A. Smith*
MORTGAGE LOAN OFFICER PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES J. MCGARRY AND SHIRLEY A. DORFMAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND MORTGAGE LOAN OFFICER OF THE ABOVE NAMED FIRST AMERICAN BANK OF LAKE WORTH, N.A., AN ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND MORTGAGE LOAN OFFICER, RESPECTIVELY, OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 20th DAY OF July, A.D. 1977.

MY COMMISSION EXPIRES: _____

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2090, PAGE 1069, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

Lillian Froschel BY: *Donald J. Lunny, Trustee*
WITNESS DONALD J. LUNNY, TRUSTEE
James W. Bobley BY: *Harry W. Bobley, Trustee*
WITNESS HARRY W. BOBLEY, TRUSTEE
Herbert S. Charfoos BY: *Herbert S. Charfoos, Trustee*
WITNESS HERBERT S. CHARFOOS, TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DONALD J. LUNNY, HARRY W. BOBLEY, AND HERBERT S. CHARFOOS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS TRUSTEES AND INDIVIDUALLY FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 18th DAY OF July, A.D. 1977.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED
BY: *John B. Dunkle* (SEAL)
COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 16th DAY OF August, A.D. 1977.
BY: *John B. Dunkle* (SEAL)
CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Manoel B. Jennings*
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

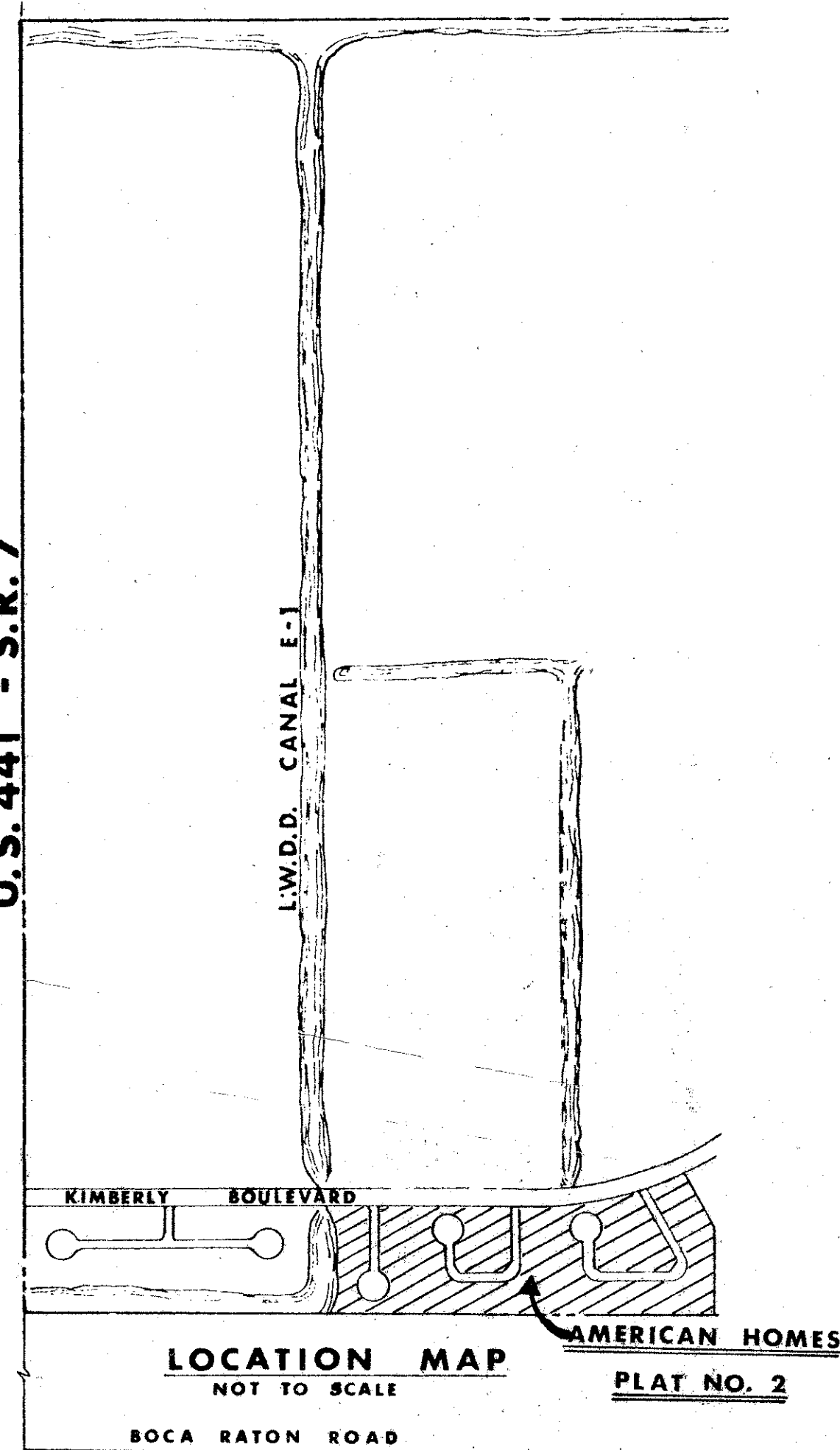
I, JEFFREY D. KNEEN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LECHARLEY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

6-16-77
DATE *Jeffrey D. Kneen*
JEFFREY D. KNEEN

SURVEYOR'S CERTIFICATION

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 IN ACCORDANCE WITH MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE (P.C.B.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUIDANCE POSTED BY THE BOARD OF COUNTY COMMISSIONERS OF 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.

Rolf Ernst Weimer
ROLF ERNST WEIMER
PROFESSIONAL SURVEYOR
FLORIDA CERTIFICATE NO. 1204



NOTES:

1. THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY AND OR DRAINAGE EASEMENTS.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
3. EASEMENTS, UNLESS OTHERWISE NOTED, ARE FOR PUBLIC UTILITIES.
4. PERMANENT REFERENCE MONUMENTS SHOWN THUS: □
PERMANENT CONTROL POINTS SHOWN THUS: ○
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF DUE EAST ALONG THE CENTERLINE OF KIMBERLY BOULEVARD.

THIS INSTRUMENT WAS PREPARED BY ROLF ERNST WEIMER IN THE OFFICE OF WEIMER AND COMPANY, INC., 2586 FOREST HILL BOULEVARD, WEST PALM BEACH, FL 33406

