

# AMERICAN HOMES AT BOCA RATON

## PLAT NO. 7

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

A SUBDIVISION OF A PORTION OF BLOCK 74, "PALM BEACH FARMS COMPANY, PLAT NO. 3," AS RECORDED IN PLAT BOOK 2, PAGES 45-54, SECTION 7, TWP. 47 S, RGE. 42 E., PALM BEACH COUNTY, FLORIDA

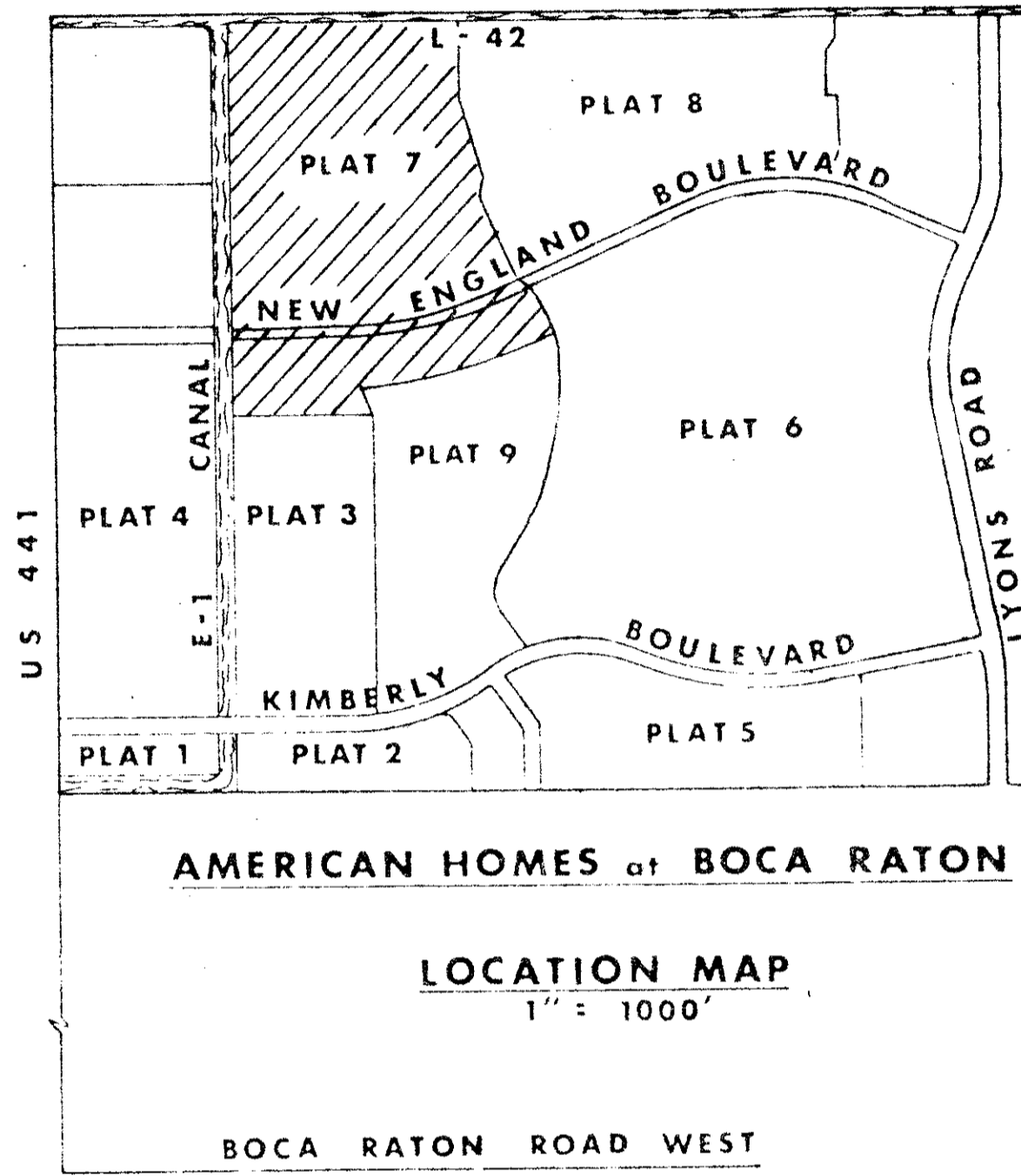
SHEET 1 OF 2 SHEETS

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BOCA-HAMPTONS MANAGEMENT, INC., OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS AMERICAN HOMES AT BOCA RATON, PLAT NO. 7, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN BLOCK 74, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF AMERICAN HOMES AT BOCA RATON, PLAT NO. 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 87 AND 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;  
 THENCE, SOUTH 24°-00'-00" EAST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 235.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 06°-36'-05", A CHORD BEARING OF SOUTH 20°-41'-58" EAST AND A CHORD DISTANCE OF 66.79 FEET;  
 SAID CURVE BEING ON THE WEST LINE OF SAID PLAT;  
 THENCE, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.83 FEET TO THE END OF SAID CURVE;  
 THENCE, SOUTH 72°-36'-05" WEST, A DISTANCE OF 120.00 FEET;  
 THENCE, SOUTH 54°-59'-15" WEST, A DISTANCE OF 63.43 FEET;  
 THENCE, SOUTH 66°-00'-00" WEST, A DISTANCE OF 44.68 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2249.86 FEET, A CENTRAL ANGLE OF 24°-00'-00" AND A CHORD BEARING OF SOUTH 78°-00'-00" WEST;  
 THENCE, WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 942.44 FEET TO THE END OF SAID CURVE;  
 THENCE, SOUTH 35°-55'-43" EAST, A DISTANCE OF 170.42 FEET TO THE NORTHEAST CORNER OF AMERICAN HOMES AT BOCA RATON, PLAT NO. 3, AS RECORDED IN PLAT BOOK 33, PAGES 13 AND 14, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;  
 THENCE, DUE WEST, ALONG THE NORTH LINE OF SAID PLAT NO. 3, A DISTANCE OF 800.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-1;  
 THENCE, DUE NORTH, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2238.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-42;  
 THENCE, DUE EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1240.00 FEET;  
 THENCE, DUE SOUTH, A DISTANCE OF 519.82 FEET;  
 THENCE, SOUTH 24°-00'-00" EAST, A DISTANCE OF 612.58 FEET;  
 THENCE, SOUTH 02°-33'-54" WEST, A DISTANCE OF 67.08 FEET;  
 THENCE, SOUTH 24°-00'-00" EAST, A DISTANCE OF 375.00 FEET;  
 THENCE, SOUTH 47°-37'-42" EAST, A DISTANCE OF 87.32 FEET TO THE POINT OF BEGINNING.



### PUD TABULATION

TOTAL ACRES (this plat)	72.181
TOTAL ACRES R/W (collector)	3.145
TOTAL NET ACREAGE	69.036
TOTAL NO OF UNITS (max)	224
MAXIMUM DENSITY (this plat)	3.245
REC AREA ACREAGE (lake)	5.0
SINGLE FAMILY ONLY	

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

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PETER A. RAPAPORT AND HARRY K. SMITH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED BOCA-HAMPTONS MANAGEMENT, 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 6th DAY OF DECEMBER, A.D. 1978.

MY COMMISSION EXPIRES: 9/179 Catherine D. [Signature] NOTARY PUBLIC

IN WITNESS WHEREOF, SAID BOCA-HAMPTONS MANAGEMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS BOARD OF DIRECTORS THIS 6th DAY OF DECEMBER, A.D. 1978

ATTEST: [Signature] BOCA-HAMPTONS MANAGEMENT, INC. BY: [Signature] HARRY K. SMITH, SECRETARY BY: [Signature] PETER A. RAPAPORT, PRESIDENT

### 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 ASS'T VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF DECEMBER, A.D. 1978.

FIRST AMERICAN BANK OF LAKE WORTH, N.A.  
ATTEST: [Signature] BY: [Signature] ASS'T VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES J. MCGARRY AND EVELYN M. COMB, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS S.V.PRES. AND ASS'T VICE PRESIDENT 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 S.V. PRES AND ASS'T VICE PRESIDENT, 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 5th DAY OF DECEMBER, A.D. 1978. [Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 3, 1982

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE 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 HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2090 AT PAGE 1069 AND BOOK 2763 AT PAGE 1017, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

[Signature] BY: [Signature] DONALD J. LUNNY, TRUSTEE

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DONALD J. LUNNY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS TRUSTEE AND INDIVIDUALLY FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 5th DAY OF DECEMBER, A.D. 1978. [Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-11-80

WEIMER AND COMPANY

planners • land surveyors • engineers  
land development consultants

21 December 1978  
36 68-69  
[Signature]

### 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 NORTH ALONG THE EAST LINE OF BLOCK 74, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

### COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 19th DAY OF DECEMBER, A.D. 1978.

BY: [Signature] H.F. KAHLERT, COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 19th DAY OF DECEMBER, A.D. 1978.

BY: [Signature] CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS BY: [Signature] DEPUTY CLERK

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, COUNTY TITLE & ABSTRACT CO, 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-HAMPTONS MANAGEMENT, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

[Signature] PHYLIS L. SPALDING

### 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 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 THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH 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 PALM BEACH COUNTY, FLORIDA.

1/47/78 [Signature] ROLF ERNST WEIMER PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 2025

American Homes at Boca Raton #7 Plat 36/68