

# MONTOYA ESTATES-UNIT 2

A PORTION OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT NO 12 OF BOGA DEL MAR, PLAT NO 6 AS RECORDED IN PLAT BOOK 30, PAGES 142-143 OF THE PALM BEACH COUNTY PUBLIC RECORDS WALTER A. CORNNELL, INC.

CONSULTING ENGINEERS & LAND SURVEYORS

BOCA RATON, FLORIDA

OCT. 1978 SHEET 1 OF 2

931A  
March 11+12  
Lyle Whinniff  
Clerk Circuit

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Trishan Homes, Inc., Trist Construction, Inc., and Columbia Commonwealth Corporation, Florida corporations, and owners of the land described hereon; A portion of Tract 12 of Boca Del Mar No. 6, in Section 28, Township 47 South, Range 42 East, shown on the plat as recorded in Plat Book 30, Pages 142 & 143 of the Public Records of Palm Beach County, Florida, said portion of Tract 12 being more particularly described as follows: BEGINNING AT A POINT known as the Southwest corner of said Tract 12, thence run N00°34'33"W on an assumed bearing a distance of 588.79 feet to a point; thence N82°42'15"E a distance of 407.51 feet to a point; thence N89°50'07"E a distance of 764.11 feet to the Northwest corner of Montoya Estates, Unit 1, as recorded in Plat Book 35, at Pages 29 through 31 of the Public Records of Palm Beach County, Florida, thence S00°09'53"E on the West line of said Montoya Estates, Unit 1, a distance of 125 feet to a point; thence S70°10'53"E a distance of 24.33 feet to a point on a curve concave to the Northwest, having a radius of 50 feet; thence from a tangent bearing of S19°49'07"E run Southwesterly through a central angle of 122°00'07" an arc distance of 106.47 feet to a point; thence S12°11'00"W a distance of 44.69 feet to a point; thence N89°50'07"E a distance of 65.00 feet to a point; thence S00°09'53"E a distance of 172.50 feet to the Southwest corner of said Montoya Estates, Unit 1 and a point on the North right-of-way line of Montoya Circle North; thence S89°50'07"W a distance of 56.83 feet to the beginning of a curve to the left; thence Southwesterly along said curve, having a central angle of 90°24'40" and a radius of 643.11 feet, an arc distance of 658.71 feet through an angle of 58°41'29"; thence N81°08'43"E a distance of 539.35 feet to the POINT OF BEGINNING of this parcel lying and being in Palm Beach County, Florida; containing 15.08 Acres, more or less, and shown hereon as Montoya Estates, Unit 2; and has caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

1. Street Rights-of-way to the Board of County Commissioners of Palm Beach County for Street Purposes.
2. The areas indicated as Limited Access Easements to the Board of County Commissioners of Palm Beach County for the purposes of control and jurisdiction over access rights.
3. The Drainage Easements and Utility Easements in perpetuity for the construction and maintenance of drainage facilities and public utilities.
4. Parcel A as a Recreation Area to Montoya Estates Property Owners Association, Inc. in perpetuity and is the maintenance obligation of said Association.
5. Parcels B and C as Landscape areas to Montoya Estates Property Owners Association, Inc. in perpetuity for the Protection and Privacy of its members and its maintenance obligation of said association.

IN WITNESS WHEREOF the above named Corporations have caused these presents to be signed by their President or Chairman and attested by their secretary, and their corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 10th day of JANUARY, 1979.

Trishan Homes, Inc. Attest: Hanny E. Riccio - Secretary By: W. Shannon - President  
 Trist Construction, Inc. Attest: J. A. Trist - Secretary By: J. A. Trist - President  
 Columbia Commonwealth Corporation Attest: B. Walsh - Secretary By: J. E. Kelley - Chairman

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before me personally appeared H.S. Shannon and Nancy E. Riccio, 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 Trishan Homes, Inc., a corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 22 day of JANUARY, 1979.  
Keith E. Riccio - Notary Public  
My Commission expires August 4, 1980

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before me personally appeared J.A. Trist and E.J. Trist, 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 Trist Construction, Inc., a corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 11th day of JANUARY, 1979.  
Robert E. Trist - Notary Public IN AND FOR THE PROVINCE OF ONTARIO  
My Commission expires (FOR LIFE)

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before me personally appeared James Kelley and B. Walsh, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Chairman and Secretary of the above named Columbia Commonwealth Corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 10th day of JANUARY, 1979.  
James Kelley - Notary Public IN AND FOR THE PROVINCE OF ONTARIO  
My Commission expires (FOR LIFE)

## TITLE CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Robert B. Tanner, a duly licensed attorney in the State of Florida hereby certify that I have examined the title to the hereon described property, that I find the property is vested to Trishan Homes, Inc., Trist Construction, Inc. and Columbia Commonwealth Corporation; that current taxes have been paid and the property is encumbered by the mortgage shown hereon this 14th day of JANUARY, 1979.

Robert B. Tanner  
Attorney-at-Law, Licensed in Florida

## MORTGAGEE'S CONSENT

PROVINCE OF ONTARIO  
JUDICIAL DISTRICT OF YORK

The undersigned hereby certifies that it is the holder of a mortgage upon the described property and does hereby join in and consent to the dedication of the lands described hereto by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 2790, Pages 1842 through 1860 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

The Toronto-Dominion Bank  
IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Assistant General Manager and attested by its Secretary and its corporate seal to be affixed hereon by and with the authority of its board of directors this 14th day of JANUARY, 1979.

Attest: L. H. Munn - Secretary I 2122  
By: J. H. Bradstock - Asst. Gen. Man.

## ACKNOWLEDGEMENT

PROVINCE OF ONTARIO  
JUDICIAL DISTRICT OF YORK

Before me personally appeared J.H. Bradstock and J. H. Bradstock, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Assistant General Manager and Secretary of the above named The Toronto-Dominion Bank, a corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal and that said instrument is the free act and deed of said corporation.

Witness my hand and Official Seal this day of JANUARY, 1979.  
My Commission expires \_\_\_\_\_  
- Notary Public

## APPROVAL - PALM BEACH, FLORIDA BOARD OF COUNTY COMMISSIONERS

This Plat is hereby Approved for Record this 13th day of JANUARY, 1979.

COUNTY ENGINEER

By: Bill Bailey  
Chairman, Bill Bailey

This Plat is hereby Approved for Record this 13 day of JANUARY, 1979.

By: H. F. Kahlert  
County Engineer, H.F. Kahlert, P.E.

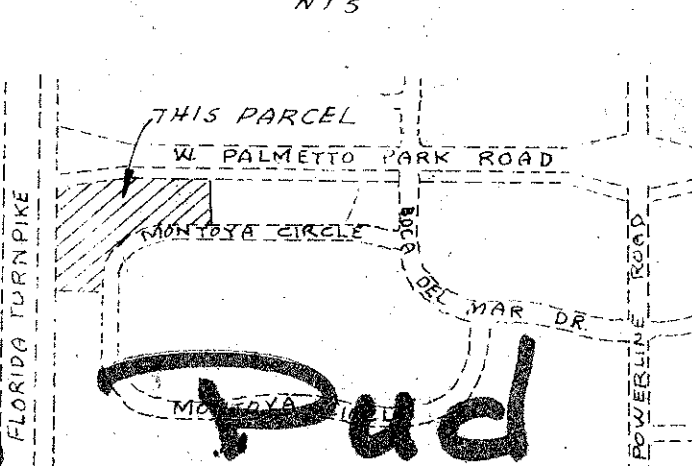
Attest: John B. Dunkle, Clerk  
Board of County Commissioners

By: John B. Dunkle  
Deputy Clerk

## SURVEYOR'S 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 Permanent Reference Monuments (PRM's) have been placed and that Permanent Control Points (PCP's) shall be placed as required by law 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.

## LOCATION MAP



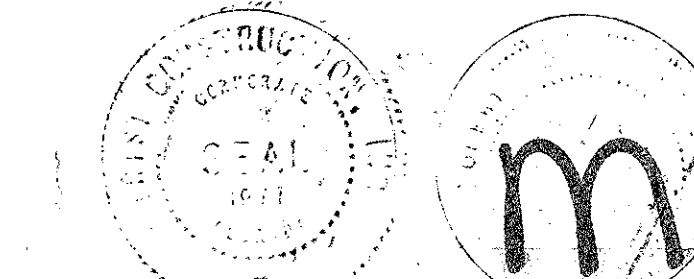
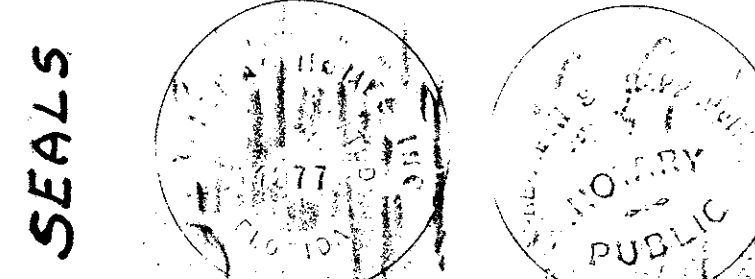
By: Walter A. Cornell 1-31-79  
Walter A. Cornell, P.E.  
Registered Land Surveyor No 1757  
State of Florida

Gross Area (Lots + 1/2 Street + Parcel)	19.08 AC
Net Units	64
Area This Parcel	15.08 AC
Units per Acre (on Gross Area)	3.35 AC
Area in Lots	10.19 AC
Area in Houses and Pavement	7.05 AC
Area in Open Space	8.03 AC

Lead Map No

54  
Clerk Boca

37/11  
Land Surveyor



Montoya Estates - Unit 2  
Boca Del Mar

This instrument was prepared by J.P. Vansant of Walter A. Cornell, Inc., 24 SE 4th Street, Boca Raton, Florida, 33432