

BOCA RANCHO PLAT NO. 2

IN THE N.W. 1/4 OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST
AND BEING A REPLAT OF PART OF TRACT 15, BLOCK 81,
PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PG. 53)

78

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that BOCA RANCHO DEVELOPMENT CORPORATION, a Florida Corporation, owner of the land shown hereon, lying and being in Section 30, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as BOCA RANCHO PLAT NO. 2 and being a replat of a portion of Tract 15, Block 81, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

A parcel of land lying in Section 30, Township 47 South, Range 42 East, County of Palm Beach, State of Florida, said parcel being a portion of Tract 15, Block 81, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Page 53, of the Public Records of said County, and more particularly described as follows:

BEGINNING at the Northwest Corner of the Plat of BOCA RANCHO PLAT NO. 1, as said Plat is recorded in Plat Book 35, page 175 through 176 of the Public Records of Palm Beach County, Florida; thence South 89°59'03" West, along a portion of the North boundary of Tract 15, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, page 53 of the Public Records of said County, a distance of 519.04 feet to a point on the required East right of way line of Lake Worth Drainage District Canal No. E-1; thence South 00°31'14" East, along said required right of way line, a distance of 569.91 feet to a point on the North right of way line of Southwest Third Street, as said right of way line is shown on the Plat of SANDALFOOT COVE SECTION 3, as said plat is recorded in Plat Book 29, page 142 of the Public Records of said County; thence East along said right of way line, a distance of 488.86 feet to the point of intersection of said North right of way line and the West right of way line of Boca Rancho Drive as said right of way is shown on said Plat of BOCA RANCHO PLAT NO. 1; thence North 65°00'00" East along said West right of way line of Boca Rancho Drive, a distance of 35.36 feet; thence North along said West right of way line, a distance of 249.22 feet; thence traversing along a portion of the boundary of said Plat of BOCA RANCHO PLAT NO. 1 through the following courses and distances:

1. West, a distance of 102.67 feet; thence . . .
2. South, a distance of 101.55 feet; thence . . .
3. West, a distance of 72.88 feet; thence . . .
4. North, a distance of 53.00 feet; thence . . .
5. West, a distance of 92.67 feet; thence . . .
6. North, a distance of 118.55 feet; thence . . .
7. East, a distance of 92.67 feet; thence . . .
8. North, a distance of 53.00 feet; thence . . .
9. East, a distance of 72.88 feet; thence . . .
10. South, a distance of 98.00 feet; thence . . .
11. East, a distance of 102.67 feet to a point on the West right of way line of said Boca Rancho Drive; thence . . .
12. North along said West right of way line, a distance of 118.98 feet; thence . . .
13. Continue North, a distance of 151.83 feet to said Northwest corner of said BOCA RANCHO PLAT NO. 1 and the POINT OF BEGINNING.

CONTAINING 6.0635 acres, more or less.

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

1. Tract "A", as shown, is hereby dedicated to the BOCA RANCHO HOMEOWNERS ASSOCIATION INC. for the purposes of providing parking spaces, green areas and ingress and egress rights over and across said Tract. The limited access easement as shown is dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
2. The utility easements and drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities.
3. No building or any kind of construction or trees or shrubs shall be placed on easements.

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 hereto by and with the authority of its Board of Directors this 20 day of February, A.D., 1979.

ATTEST:
BOCA RANCHO DEVELOPMENT CORPORATION
A Corporation of the State of Florida
Samuel A. Klurman Secretary
By: *John M. Underwood* President

PALM BEACH COUNTY, FLORIDA

IN TWO SHEETS — SHEET NO. ONE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared JOHN M. UNDERWOOD and SAMUEL A. KLURMAN, 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 Boca Rancho Development Corporation, 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 20 day of February, A.D., 1979.

Constance M. Walther
Notary Public

My Commission Expires: Feb 23, 1982

MORTGAGEE CONSENT

The undersigned hereby certifies that it is the holder of (a) mortgage, upon a part of the hereon described property and does hereby join in and consent to the dedication of the land described in the dedication hereto, by the owner thereof and agrees that its mortgage, which (is) recorded in Official Record Book 2834 page 1666 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS THEREOF, the said corporation has caused these presents to be signed by its President and attested by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 20 day of February, A.D., 1979.

ATTEST:
MADISON DEVELOPMENT CORPORATION
A Corporation of the State of Florida

Edward Komar Vice President
By: *Richard Komar* President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared RICHARD KOMAR, 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 RICHARD KOMAR executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 20 day of February, A.D., 1979.

Constance M. Walther
Notary Public

My Commission Expires: Feb 23, 1982

ACKNOWLEDGEMENT

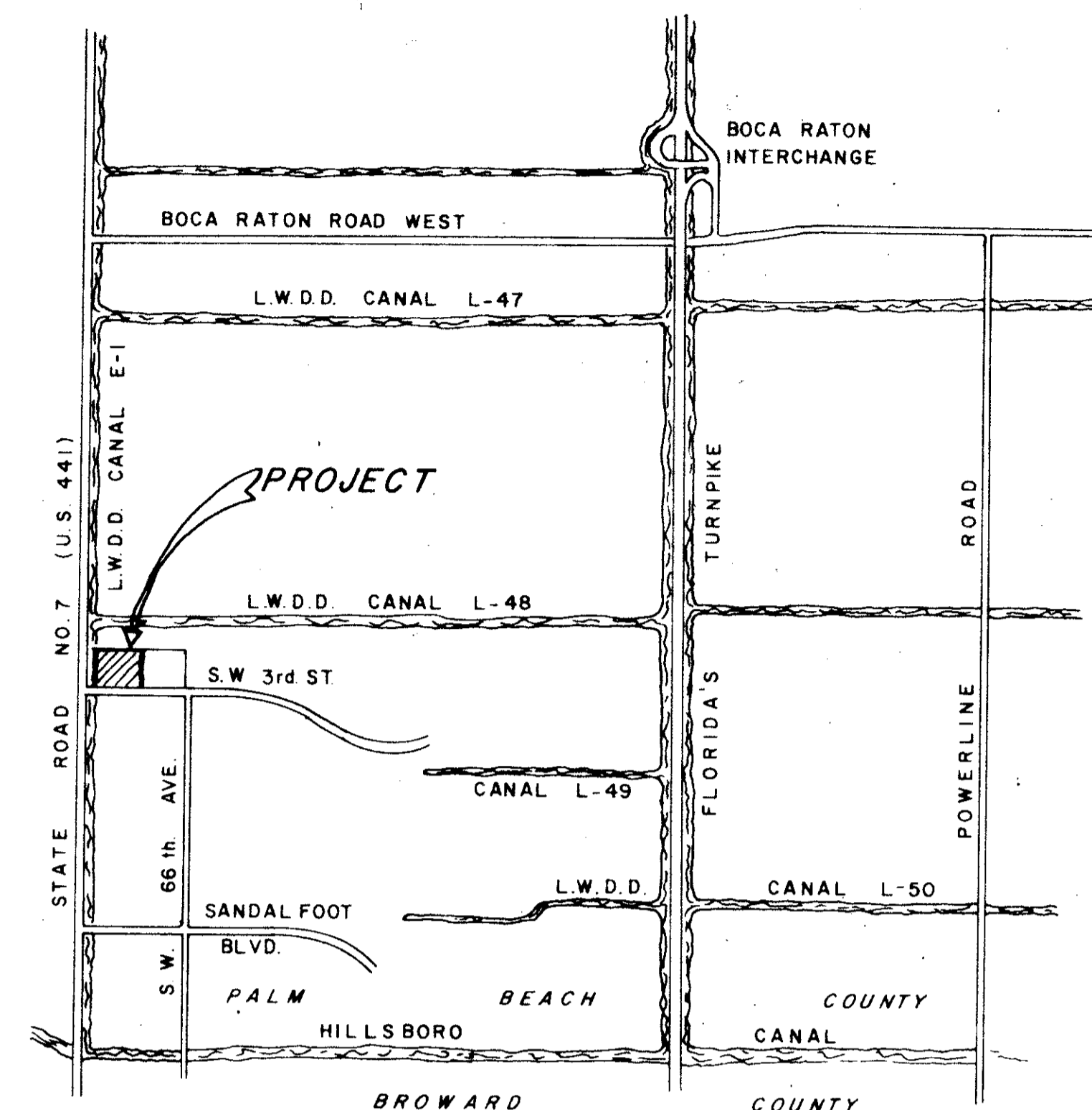
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared EDWARD KOMAR, 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 EDWARD KOMAR executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 20 day of February, A.D., 1979.

Constance M. Walther
Notary Public

My Commission Expires: Feb 23, 1982



LOCATION MAP

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, VIRGINIA B. PUDER-HARRIS, 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 BOCA RANCHO DEVELOPMENT CORPORATION; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

Date: December 29, 1978
By: *Virginia B. Puder-Harris*
Virginia B. Puder-Harris

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 10 day of April, A.D., 1979.

By: *Bill Bailey*
Bill Bailey, Chairman

ATTEST:
John B. Dunkle, Clerk

By: *Wayne B. Jennings*
Deputy Clerk

COUNTY ENGINEER:

This Plat is hereby approved for record this 10 day of April, A.D., 1979.

By: *H.F. Kahlert*
H.F. Kahlert, County Engineer

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY 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 Markers have been set 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.

Rafael Saladrigas
Rafael Saladrigas
Registered Land Surveyor
Florida Certificate No. 2345

This instrument was prepared by Rafael Saladrigas in the offices of Florida Surveying & Mapping, Inc., 941 North Military Trail, West Palm Beach, Florida.

1000-084

178-66

FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYORS
WEST PALM BEACH, FLORIDA 33401

MZA
BOCA RANCHO-PLAT NO. 2 SHEET 1 OF 2