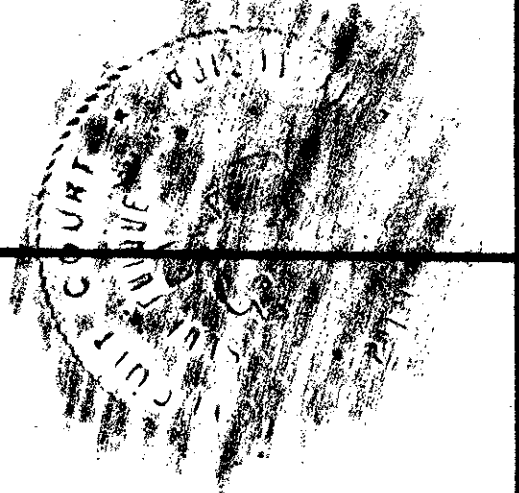


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:27 A.M.
THIS 17 DAY OF JUNE
A.D. 1979 AND DULY RE-
CORDED IN PLAT BOOK 37
ON PAGES 156 AND 157-158

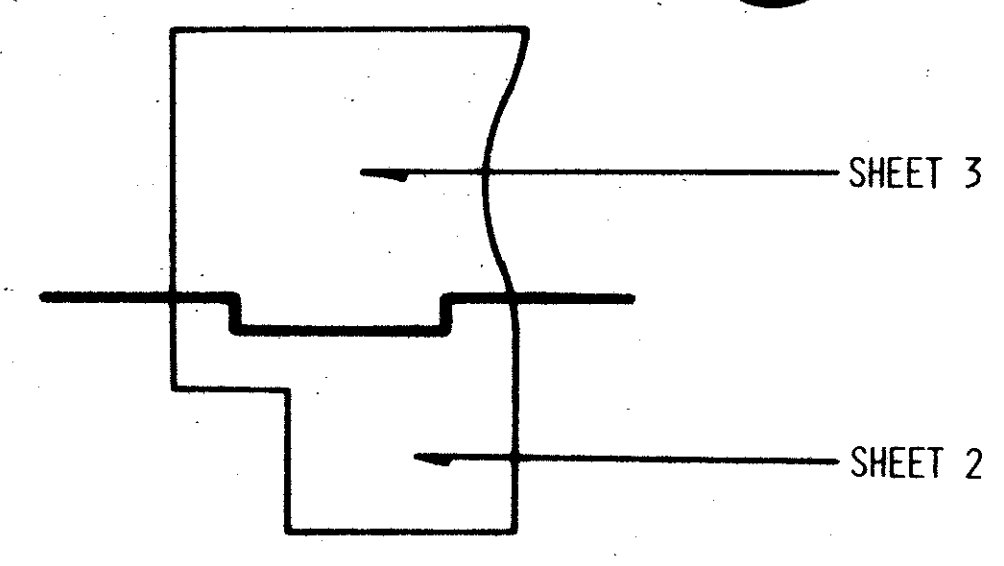
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *W. R. Van Campen*



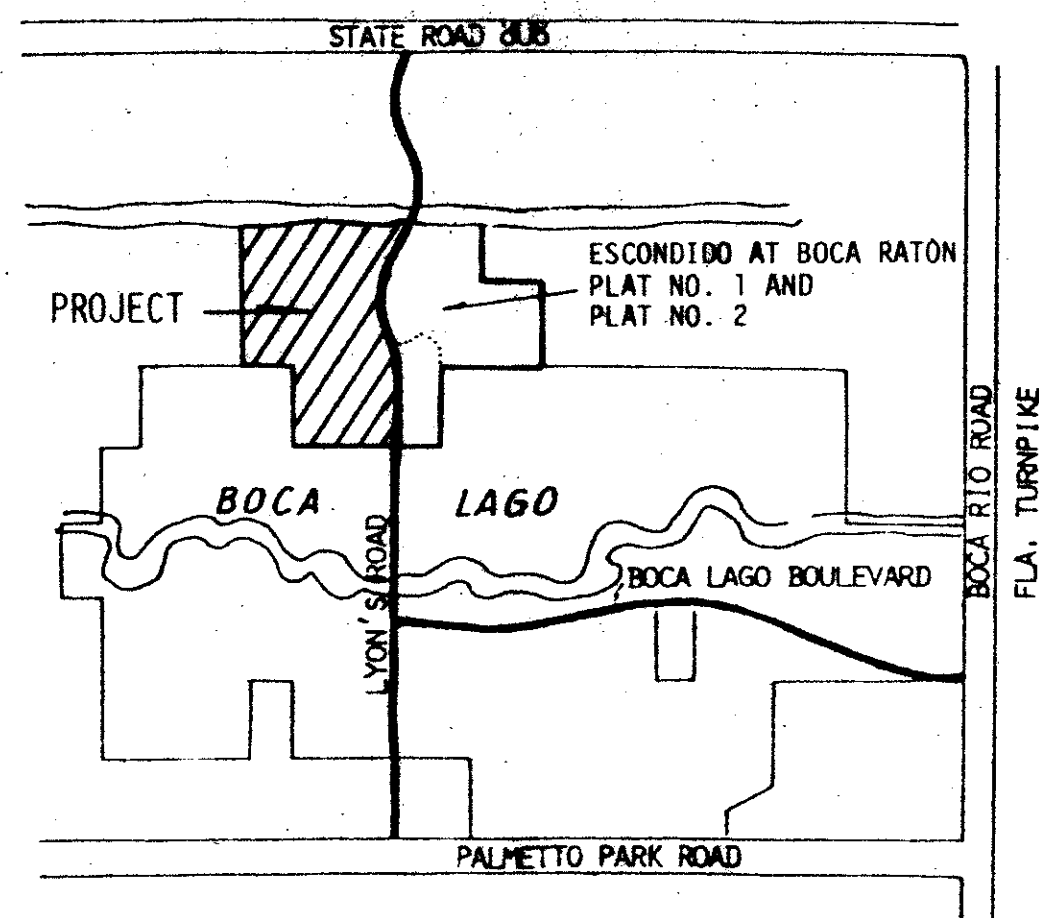
THE TIMBERS OF BOCA

Being a replat of a portion of Block 78, Palm
Beach Farms Co. Plat No. 3, (P.B. 2, Pp. 45-54),
Palm Beach County, Florida. JUNE, 1978

(SHEET 1 OF 3)



SHEET INDEX
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CADILLAC FAIRVIEW FLORIDA, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACTS 1 THROUGH 4, INCLUSIVE, AND A PORTION OF TRACTS 28 AND 29, AND ALL OF TRACTS 25, 26, 27, 30, AND 31, ALL IN BLOCK 78, TOGETHER WITH A PORTION OF THOSE FORMERLY PLATTED (NOW ABANDONED) ROAD RIGHTS OF WAY, LYING ADJACENT AND CONTIGUOUS THEREOF, ALL AS SHOWN ON PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE TIMBERS OF BOCA, SITUATE IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" x 4" PERMANENT REFERENCE MONUMENT (FLORIDA CERTIFICATE NO. 2297) MARKING THE SOUTH-WEST CORNER OF SAID TRACT 31; THENCE, RUN NORTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 675.00 FEET TO A POINT IN THE CENTERLINE OF THAT CERTAIN ROAD EASEMENT LYING BETWEEN SAID TRACTS 31 AND 26 AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE, NORTH 90°00'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 330.00 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID TRACT 25; THENCE, NORTH 00°00'00" EAST, ALONG SAID SOUTHERLY PROLONGATION AND ALONG THE WEST LINE OF SAID TRACTS 25 AND 4, A DISTANCE OF 1395.00 FEET TO A POINT IN A LINE PARALLEL WITH AND 55 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID BLOCK 78; THENCE, NORTH 90°00'00" EAST, ALONG SAID LINE, A DISTANCE OF 1291.00 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF LYONS ROAD, AS SHOWN ON REPLAT OF BOCA LAGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 62 THROUGH 71, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID POINT BEING IN THE BOUNDARY OF SAID REPLAT OF BOCA LAGO; THENCE, SOUTH 00°00'00" WEST, ALONG SAID RIGHT OF WAY AND BOUNDARY, A DISTANCE OF 168.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY AND BOUNDARY, THROUGH A CENTRAL ANGLE OF 30°21'51", A DISTANCE OF 344.47 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 30°21'51" WEST, CONTINUING ALONG SAID RIGHT OF WAY AND BOUNDARY, A DISTANCE OF 157.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 508.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY AND BOUNDARY, THROUGH A CENTRAL ANGLE OF 50°31'18", A DISTANCE OF 447.94 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 20°09'27" EAST, CONTINUING ALONG SAID RIGHT OF WAY AND BOUNDARY, A DISTANCE OF 486.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY AND BOUNDARY, THROUGH A CENTRAL ANGLE OF 20°09'27", A DISTANCE OF 228.68 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 00°00'00" WEST, CONTINUING ALONG SAID RIGHT OF WAY AND BOUNDARY, A DISTANCE OF 209.47 FEET; THENCE, SOUTH 45°00'00" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 35.36 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACT 29; THENCE, NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 29, 30 AND 31, AND CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 936.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 49.387 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. ALL INTERIOR ROADS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER ROAD PURPOSES.
2. UTILITY EASEMENTS, DRAINAGE EASEMENTS, AND MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
3. THE LAKE, TRACT "A", (A DRAINAGE EASEMENT) IS HEREBY DEDICATED TO THE TIMBERS OF BOCA HOMEOWNER'S ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.
4. THE NATURAL VEGETATION PARK, TRACT "B" AS SHOWN IS HEREBY DEDICATED TO THE TIMBERS OF BOCA HOMEOWNER'S ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION. - Plus lot 66 for Rec Bldg & Pool as per replat RCA 6/29/80
5. THE LIMITED ACCESS EASEMENT AS SHOWN IS HEREBY 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 CADILLAC FAIRVIEW FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 DAY OF April, 1979.

ATTEST: *Donald McCluskey* SECRETARY
BY: *Larry Rosen* LARRY ROSEN, VICE-PRESIDENT
CADILLAC FAIRVIEW FLORIDA, INC.

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED LARRY ROSEN AND *Donald McCluskey* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND SECRETARY OF CADILLAC FAIRVIEW FLORIDA, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENTS 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 10 DAY OF April, 1979.

Angela L. Nowicki
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-11-82

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, PAUL ANTON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HERETO DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY VESTED TO CADILLAC FAIRVIEW, FLA, INC., THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

Paul Anton
PAUL ANTON
ATTORNEY AT LAW

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THEIR MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2985 AT PAGE 1562 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, YUSEM PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY HENRY H. YUSEM, ITS GENERAL PARTNER AND YURIC INVESTORS COMPANY, A NEW YORK LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ENTERPRISE PHILADELPHIA, A DELAWARE CORPORATION, ITS GENERAL PARTNER.

BY: *Henry H. Yusem*
HENRY H. YUSEM, GENERAL PARTNER
YUSEM PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP

BY: *Paul C. Wolfe*
PAUL C. WOLFE, VICE-PRESIDENT
ENTERPRISE PHILADELPHIA, GENERAL PARTNER OF YURIC INVESTORS COMPANY, A NEW YORK LIMITED PARTNERSHIP

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED HENRY H. YUSEM AND PAUL C. WOLFE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS HENRY H. YUSEM, GENERAL PARTNER OF YUSEM PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND VICE-PRESIDENT OF ENTERPRISE PHILADELPHIA, A DELAWARE CORPORATION, GENERAL PARTNER OF YURIC INVESTORS COMPANY, A NEW YORK LIMITED PARTNERSHIP, AND PAUL C. WOLFE, ASSISTANT SECRETARY OF SAID ENTERPRISE PHILADELPHIA, AND ACKNOWLEDGED TO ME AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS HENRY H. YUSEM, GENERAL PARTNER OF YUSEM PROPERTIES, LTD., AND VICE-PRESIDENT OF ENTERPRISE PHILADELPHIA, AND PAUL C. WOLFE, ASSISTANT SECRETARY OF SAID ENTERPRISE PHILADELPHIA, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID ENTERPRISE PHILADELPHIA AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAME AND THAT HENRY H. YUSEM AND PAUL C. WOLFE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF FEBRUARY, A.D., 1979.

NOTARY PUBLIC: *Linda A. Weaver*
MY COMMISSION EXPIRES: 12-20-82

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, 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.
DATE: 2/26/79 BY: *Wm. R. Van Campen*
WM. R. VAN CAMPEN
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

APPROVAL: PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF June, A.D., 1979

BY: *Bill Baily*
BILL BAILY, CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF June, A.D., 1979

BY: *Herbert F. Kahlert*
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

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

BY: *Margaret D. Jennings*
MARGARET D. JENNINGS, D.C.

SURVEYOR'S NOTES:

1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
2. THERE SHALL BE NO CONSTRUCTION OF BUILDINGS OR TREES OR SHRUBS PLACED ON EASEMENTS.
3. ALL BEARINGS STATED HEREON AND AS SHOWN HEREON ARE BASED ON THE BEARINGS AS SHOWN ON PLAT OF BOCA LAGO, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 244 THROUGH 253, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
4. THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 209, WEST PALM BEACH, FLORIDA 33409, PHONE NO. (305)689-2111.
5. INDICATES A 4" x 4" PERMANENT REFERENCE MONUMENT, FLA. CERT. #2424.
6. INDICATE A 4" x 4" PERMANENT REFERENCE MONUMENT, FLA. CERT. #2297.
7. INDICATES A PERMANENT CONTROL POINT, FLA. CERT. #2424.

1000-056

19/47/42
URGENT

FRID SHARP ZONE 35
INSP AREA 11
RS
BE lot for flood zone
54

CO. RAD. FISCHER CONSULTING ENGINEERS INC.
PALM BEACH COUNTY, FLORIDA

37/156

BENCH MARK
land surveying and mapping, inc.

DESIGNED	DRAWN	CHECKED	JOB NO.	DRAWING NO.
CMS	WSK	RJW		
DATE	SCALE	APPROVED	DATE	SHEET OF
6/9/78		RJW		1 2

