

38-149

A PLANNED UNIT DEVELOPMENT

# CAPTIVA

SEE BACK

14

A PORTION OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT NO 17 OF BOCA 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

MARCH 1979 SHEET 1 OF 4

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on the 29th day of March 1979 and duly recorded on the 14th day of March 1979.  
JOHN B. DUNKLE, CLERK  
Lyle Sharpe

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Housing Adventures No 2, Inc., a Florida Corporation, owner of the land described hereon: A portion of Tract 17 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 17 being more particularly described as follows: BEGINNING AT A POINT known as the Southeast corner of said Tract 17; said point lying on the Northerly right of way line of Montoya Circle South; thence run N41°44'43"W a distance of 351.38 feet along the common line between Tract 17 and Tract 19 to the Northeast corner of Tract 17; thence S79°02'56"W a distance of 1011.47 feet along the common line between Tract 17 and Tract 16 to a point of curve to the right; thence run west along said curve, having a radius of 300.00 feet and a central angle of 18°25'46"; an arc distance of 75.55 feet to the end of said curve; thence N86°31'13"W a distance of 34.51 feet; thence leaving the North boundary of Tract 17 run S03°28'42"W a distance of 272.10 feet; thence S18°00'00"E a distance of 200.00 feet to a point of intersection with the Northerly right of way line of Montoya Circle South; thence N72°00'00"E along said Northerly line a distance of 41.39 feet to a point of curve to the right; thence run East along said curve, having a radius of 994.93 feet and a central angle of 34°30'00"; an arc distance of 592.09 feet to the end of said curve; thence S73°30'00"E a distance of 33.37 feet to a point of curve to the left; thence run East along said curve, having a radius of 914.93 feet and a central angle of 13°20'00"; an arc distance of 212.91 feet to the end of said curve; thence S86°50'00"E a distance of 496.12 feet to a point of curve to the left; thence run Northeast along said curve, having a radius of 563.11 feet and a central angle of 93°20'00"; an arc distance of 320.64 feet through an angle of 32°57'27" to the POINT OF BEGINNING; containing 13.88 Acres, more or less and shown hereon as CAPTIVA; and has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: 1. Parcel D as Street Rights of Way to CAPTIVA Property Owners Association, Inc. in perpetuity for the Protection and Privacy of its members and is the maintenance obligation of said association. 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. Parcels B, C, D, G, H and I, the drainage easements and the utility easements in perpetuity for the construction and maintenance of drainage facilities and public utilities. 4. Parcel A as a Recreational Area to CAPTIVA Property Owners Association, Inc. in perpetuity for the Protection and Privacy of its members and is the maintenance obligation of said association. 5. Parcels B and C as Parking Tracts to CAPTIVA Property Owners Association, Inc. in perpetuity for the Protection and Privacy of its members and is the maintenance obligation of said association. 6. Parcels G, H and I as Pedestrian Way and Bike Path to CAPTIVA Property Owners Association, Inc. in perpetuity for the Protection and Privacy of its members and is the maintenance obligation of said association. 7. Parcels E and F as Landscape and Entrance Sign Areas to CAPTIVA Property Owners Association, Inc. in perpetuity for the Protection and Privacy of its members and is the maintenance obligation of said association.

IN WITNESS WHEREOF the above named 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 26 day of September, 1979.

HOUSING ADVENTURES No 2, Inc.  
Corporation of the State of Florida  
By North J. Latta (Secretary)  
By John J. Latta (President)

Attest: North J. Latta (Secretary)

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before me personally appeared Stan by Charise and Kenneth M. Enderson, 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 Housing Adventures No 2, 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 26 day of September, 1979.  
My Commission Expires July 27, 1981  
Kathleen Connell  
Notary Public

## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 3004, Pages 68, 69, 70, 71, 72 & 73 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.  
Boca Del Mar Associates, A Florida Partnership

IN WITNESS WHEREOF, I do hereby set my hand and seal this 28th day of September, 1979.

WITNESSES:  
Susan Hillman  
Wanda H. Newell

R.J. Haden  
R.J. Haden, Vice President  
Boca Del Mar Associates by  
Texas Boca Del Mar Inc. a General Partner

## 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 found the property is vested to HOUSING ADVENTURES No 2, INC.; that current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find that all mortgages are shown and are true and correct as of this 20th day of SEPTEMBER, 1979.

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

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

This Plot is hereby Approved for Record this 21 day of Nov. 1979.

By: Bill Bailey  
Chairman, Bill Bailey

## COUNTY ENGINEER

This Plot is hereby Approved for Record this 27 day of Nov. 1979.

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

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

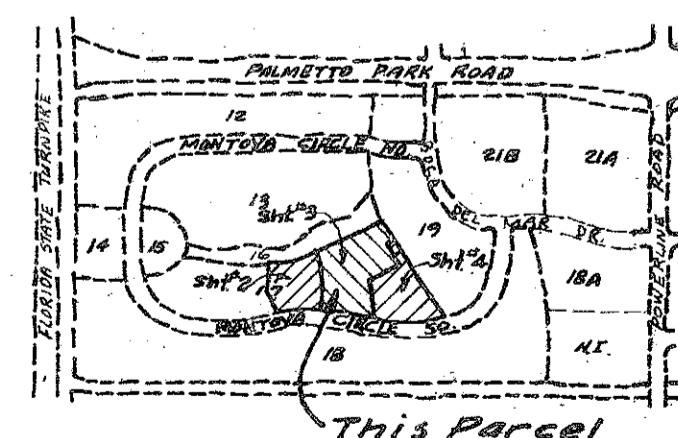
By: Minerva B. Jennings  
Deputy Clerk

## 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 (PRMs) have been placed and that Permanent Control Points (PCPs) shall be placed as required by law and will be set under guarantees posted with Palm Beach County 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.

By: Walter A. Connell  
Walter A. Connell, P.E.  
Registered Land Surveyor No 1757  
State of Florida.

## LOCATION MAP



No Units	105
Area	18.88 AC.
Units per Acre	5.56
Area in Lots	14.90 AC.
Area in Houses and Pavement	8.65 AC.
Area in Open Space	10.23 AC.

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

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared R.J. Haden, to me well known and known to me to be the person described in who executed the foregoing instrument and acknowledged before me that he executed said instrument for the purpose expressed therein.

WITNESS my hand and official seal this 28th day of September, 1979.  
My Commission Expires Nov. 14, 1981

Sharon D. Harris  
Notary Public

County Engineer  
Clerk  
Surveyor  
As to Mortgage  
As to Housing Adventures No 2, Inc.