

61/27

# AMERICAN HOMES AT BOCA RATON

## PLAT NO. 4A

# 19

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

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 11:42am  
this 20 day of March  
1981, and duly recorded in Plat Book No.  
4A on page 19-20  
JOHN B. DUNKLE, Clerk Circuit Court  
By: *John B. Dunkle*

### WEIMER AND COMPANY

INCORPORATED  
planners • land surveyors • engineers  
land development consultants

JANUARY 1981

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BOCA-HAMPTONS MANAGEMENT, INC., A FLORIDA CORPORATION, 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. 4A, 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 BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

THE NORTH 405.00 FEET OF TRACTS 46, 47 AND 48, BLOCK 74 PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH, THAT PART OF THE 30 FOOT ABANDONED PALM BEACH FARMS COMPANY RIGHT OF WAY, LYING NORTH OF AND ADJACENT TO THE AFORESAID TRACTS 46, 47 AND 48.

ALSO, TOGETHER WITH, THAT PART OF THE 25 FOOT ABANDONED PALM BEACH FARMS COMPANY RIGHT OF WAY, LYING WEST OF AND ADJACENT TO THE NORTH 405.00 FEET OF THE AFORESAID TRACT 48 AND THAT PART OF THE 30 FOOT ABANDONED RIGHT OF WAY, AS DESCRIBED ABOVE.

LESS, HOWEVER, THE EAST 115.00 FEET THEREOF.

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

#### 1. STREETS:

THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

#### 2. EASEMENTS:

- A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- C. LANDSCAPE MAINTENANCE EASEMENTS - THE LANDSCAPE MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE AMERICAN HOMES HOMEOWNERS ASSOCIATION #1, INC., FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

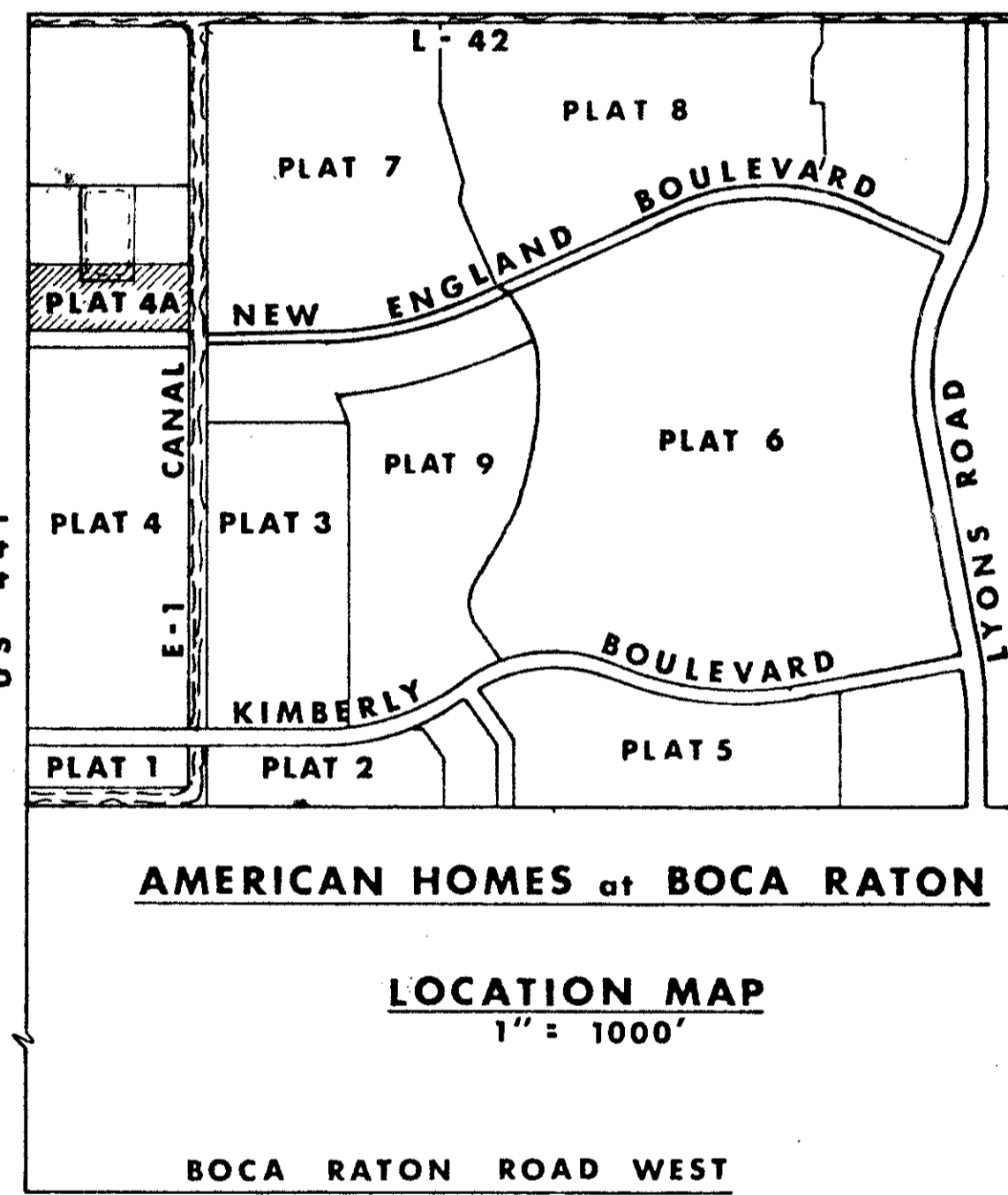
#### 3. WATER MANAGEMENT TRACT:

THE WATER MANAGEMENT TRACT SHOWN AS TRACT "A" IS DEDICATED TO THE AMERICAN HOMES HOMEOWNERS ASSOCIATION #1, INC., FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, SAID BOCA-HAMPTONS MANAGEMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS BOARD OF DIRECTORS THIS 10<sup>th</sup> DAY OF MARCH, A.D. 1981.

ATTEST: *Dorothy M. Daley* BY: *Peter A. Rapaport*  
DOROTHY M. DALEY, ASSISTANT SECRETARY  
PETER A. RAPAPORT, PRESIDENT

BOCA-HAMPTONS MANAGEMENT, INC.



#### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED PETER A. RAPAPORT AND DOROTHY M. DALEY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT 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 ASSISTANT 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 10<sup>th</sup> DAY OF MARCH, A.D. 1981.

MY COMMISSION EXPIRES: 9-25-83 *Carolyn A. Paulsen*  
NOTARY PUBLIC

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

#### 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 MORTGAGE LOAN OFFICER AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10<sup>th</sup> DAY OF MARCH, A.D. 1981.

ATTEST: *Carolyn A. Paulsen* BY: *James J. McGarry*  
MORTGAGE LOAN OFFICER SEN. VICE PRESIDENT

#### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JAMES J. MCGARRY AND SHIRLEY A. JOHNSON, 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 MORTGAGE LOAN OFFICER 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 PRESIDENT AND MORTGAGE LOAN OFFICER, 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 10<sup>th</sup> DAY OF MARCH, A.D. 1981.

MY COMMISSION EXPIRES: 9-25-83 *Carolyn A. Paulsen*  
NOTARY PUBLIC

#### 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.

IN WITNESS WHEREOF I, DONALD J. LUNNY, TRUSTEE, DO HERETO SET MY HAND AND SEAL THIS 9<sup>th</sup> DAY OF MARCH, 1981.

WITNESSES: *Carolyn A. Paulsen* *Donald J. Lunny, Trustee*  
*A. Jean Roomie*  
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 9<sup>th</sup> DAY OF MARCH, A.D. 1981.

MY COMMISSION EXPIRES: 3/21/83 *A. Jean Roomie*  
NOTARY PUBLIC

#### 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.  
U.E. INDICATES UTILITY EASEMENT  
D.E. INDICATES DRAINAGE EASEMENT
4. PERMANENT REFERENCE MONUMENTS SHOWN THUS:  PERMANENT CONTROL POINTS SHOWN THUS:
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF DUE EAST ALONG THE SOUTHLINE OF TRACTS 17, 18 & 19, 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 17<sup>th</sup> DAY OF MARCH, 1981.  
BY: *H.F. Kahlert*  
H.F. KAHLERT, COUNTY ENGINEER

#### BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 17<sup>th</sup> DAY OF MARCH, A.D. 1981.  
BY: *Mark J. ...* (SEAL)  
CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: *John B. Dunkle*  
DEPUTY CLERK

#### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

WE, CHICAGO TITLE INSURANCE COMPANY, DULY LICENSED 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-HAMPTONS MANAGEMENT, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE 3-9-81  
*Harry Daunhauer*  
HARRY DAUNHAUER

0194-303 TURNOUT REQUIRED

#### 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 THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 9<sup>th</sup> DAY OF MARCH, A.D. 1981.

MY COMMISSION EXPIRES: 3/21/83 *Rolf Ernst Weimer*  
ROLF ERNST WEIMER, PROFESSIONAL LAND SURVEYOR

AMERICAN HOMES AT BOCA RATON