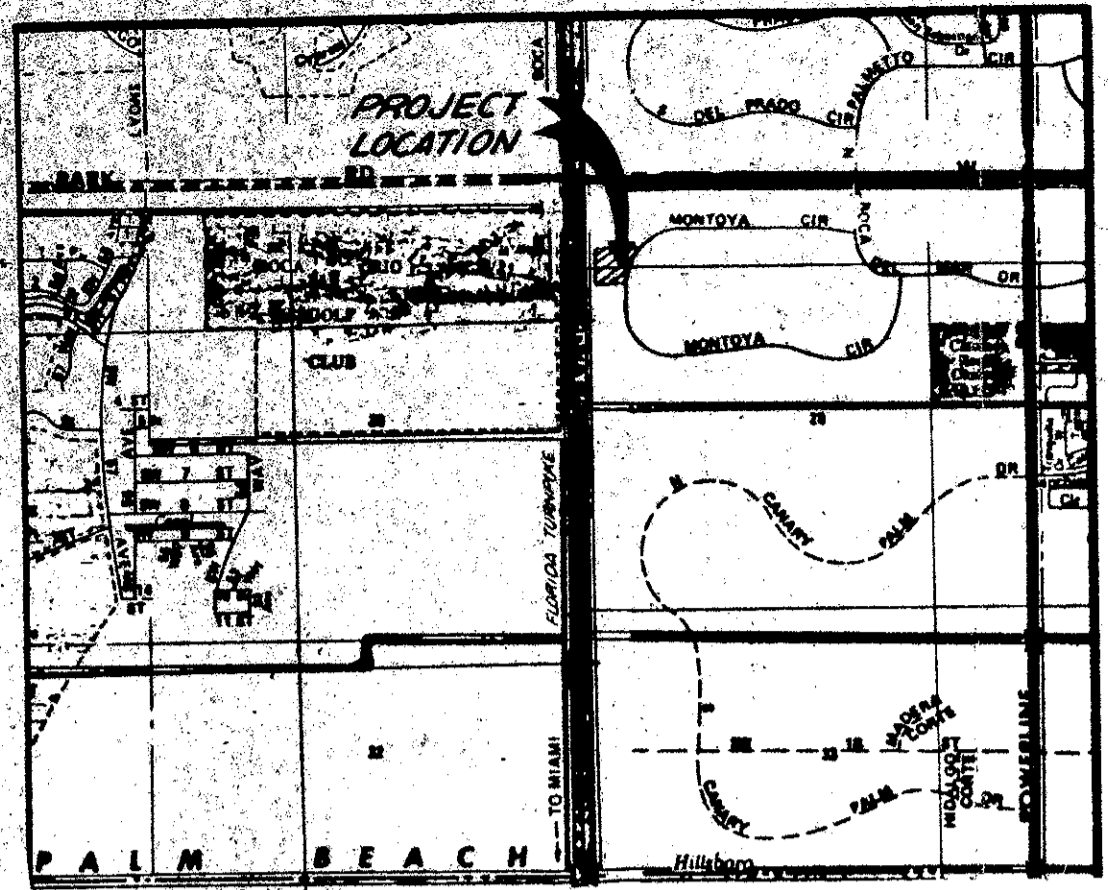


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LOCATION MAP
N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT B.M.S. DEVELOPMENT CORPORATION, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA PATIO VILLAGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A RE-PLAT OF TRACT 14, "BOCA DEL MAR NO. 6", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30 PAGES 142 AND 143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SAID PARCEL LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CONTAINING 6.798 ACRES MORE OR LESS.

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

1. THE ACCESS TRACT (TRACT "B") AS SHOWN IS HEREBY DEDICATED TO THE BOCA PATIO VILLAGE HOMEOWNERS ASSOCIATION, INC., FOR PRIVATE ROAD PURPOSES, AND FOR THE USE OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
2. THE UTILITY EASEMENTS AS SHOWN HEREON, INCLUDING OVERHEAD, SURFACE AND SUBSURFACE USE, ARE HEREBY DEDICATED IN PERPETUITY TO FLORIDA POWER AND LIGHT COMPANY AND OTHER PUBLIC UTILITIES FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTIONS, REPLACEMENT AND REPAIR OF UTILITY FACILITIES, EQUIPMENT AND APPURTENANCES.
3. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
4. 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.
5. THE RECREATION AREAS, DESIGNATED AS TRACTS "A" ARE HEREBY DEDICATED TO THE BOCA PATIO VILLAGE HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
6. TRACTS DESIGNATED AS TRACT "C" AS SHOWN ARE HEREBY DEDICATED TO THE BOCA PATIO VILLAGE HOMEOWNERS ASSOCIATION, INC. FOR DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF _____, 1981.

B.M.S. DEVELOPMENT CORPORATION, INC., A CORPORATION OF THE STATE OF FLORIDA.

ATTEST: BERNARD MARKOWITZ, BY: MILTON FACTOR, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED MILTON FACTOR AND BERNARD MARKOWITZ, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE B.M.S. DEVELOPMENT CORPORATION, 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 _____ DAY OF _____, 1981.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SEAL
B.M.S. DEVELOPMENT CORPORATION INC.

SEAL
NOTARY PUBLIC

SEAL
INTERCONTINENTAL BANK

SEAL
NOTARY PUBLIC

SEAL
REGISTERED LAND SURVEYOR

SEAL
COUNTY ENGINEER

SEAL
DEPUTY CLERK

BOCA PATIO VILLAGE (PART OF A P.U.D.)

A PARCEL OF LAND BEING A RE-PLAT OF TRACT 14, "BOCA DEL MAR NO. 6" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30 PAGES 142 AND 143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SAID PARCEL LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA.

JANUARY, 1981 SHEET 1 OF 2

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DADE) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS 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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 1981.

INTERCONTINENTAL BANK, A CORPORATION OF THE STATE OF FLORIDA

ATTEST: _____ BY: _____
ROGER SAXON, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF DADE) SS

BEFORE ME PERSONALLY APPEARED ROGER SAXON AND _____ TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND _____ OF THE INTERCONTINENTAL 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 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 _____ DAY OF _____, 1981.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, JEFFREY A. DEUTCH, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO B.M.S. DEVELOPMENT CORPORATION, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: _____, 1981
JEFFREY A. DEUTCH

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 (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF COMPLETION OF IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: _____, 1981
WILLIAM A. HERX
REGISTERED LAND SURVEYOR NO. 3182
STATE OF FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF May, 1981
BY: Frank M. Foster, Jr.
FRANK M. FOSTER, JR., CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF May, 1981
BY: Herbert F. Kahler
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

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

BY: Debra Tuley
DEPUTY CLERK

0205-304

NOTES:

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
3. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THUS: —●—
5. PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THUS: —●—
6. BEARINGS SHOWN HEREON ARE BASED ON THOSE USED ON THE PLAT OF "BOCA DEL MAR NO. 6".

THIS INSTRUMENT WAS PREPARED BY MARCIA HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SO. CONGRESS AVE., WEST PALM BEACH, FLORIDA, PH. 967-5600.

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:00 AM
THIS 3 DAY OF June
AD, 1981 AND DULY RECORDED
IN PLAT BOOK 42 ON PAGES
130 AND 131
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: Debra Tuley



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Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN	DATE	BOCA PATIO VILLAGE
CHECKED	SCALE	
DRAWING NO.	90-P-047	