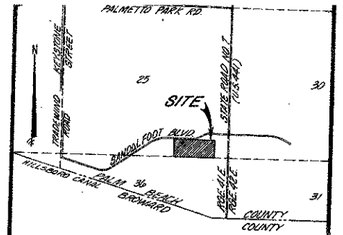
471134

THIS INSTRUMENT PREPARED
UNDER THE DIRECTION OF
JOHN H. FITSCHEN
CRAVEN · THOMPSON & ASSOCIATES, INC.
LAND SURVEYORS · CIVIL ENGINEERS
3974 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA.

BOCA BEND ~ A P.R.D.

A REPLAT OF A PORTION OF TRACT 56 AND TRACT 57, FLORIDA FRUITLANDS CO. SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1 PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

P.R.D. STATISTICS
ACREAGE : 7.67 ACRES
UNITS : 58
DENSITY : 7.6 UNITS/AC.



(NOT TO SCALE)
LOCATION MAP

134

COUNTY OF PALM BEACH } ss
STATE OF FLORIDA
This Plat was filed for record at 8:34 A.M. this 21st day of March 1984 and duly recorded in Plat Book 47 on pages 134 & 135
JOHN B. DUNKLE, Clerk Circuit Court
By Dorothy Dunkle D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT **ANJON DEVELOPMENT CORP.** A FLORIDA CORPORATION, OWNER OF THE LAND HEREON, BEING IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS **BOCA BEND**, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 691.15' FEET OF TRACT 56, LESS THE DRAINAGE DITCH AND ROAD LOCATED ON THE NORTH 30 FEET; TOGETHER WITH THE EAST 380 FEET OF TRACT 57, LESS THE DRAINAGE DITCH AND ROAD LOCATED ON THE NORTH 30 FEET AND LESS THE DRAINAGE DITCH LOCATED ON THE WEST 40 FEET THEREOF, ALL LYING IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, FLORIDA FRUIT LANDS CO. SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF "**BOCA ENTRADA PLAT NO. 1**" AS RECORDED IN PLAT BOOK 31 AT PAGES 95 AND 96 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°51'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE CONTINUE NORTH 88°51'28" WEST, ALONG THE SOUTH LINE OF SECTION 25, A DISTANCE OF 1031.32 FEET; THENCE NORTH 00°27'17" EAST, A DISTANCE OF 325.06 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SANDALFOOT BOULEVARD WEST; THENCE SOUTH 89°06'09" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SANDALFOOT BOULEVARD WEST, A DISTANCE OF 745.82 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE CONTINUE SOUTH 89°06'09" EAST, ALONG THE TANGENT OF THE LAST DESCRIBED CURVE, A DISTANCE OF 265.80 FEET; THENCE SOUTH 00°25'44" WEST, A DISTANCE OF 385.04' FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 7.67 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

1) THE INGRESS & EGRESS EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE BOCA BEND HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2) THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

3) THE WATER MANAGEMENT TRACT SHOWN HEREON IS HEREBY DEDICATED TO THE BOCA BEND HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY

4) THERE WILL BE NO TREES, SHRUBS, CONSTRUCTION, ETC. PERMITTED WITHIN THE DESIGNATED UTILITY EASEMENTS.

5) THE OPEN AREAS AND RECREATION AREAS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOCA BEND HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ATTESTED BY ITS Assistant Treasurer AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF September 1981.

ATTEST: [signature] **ANJON DEVELOPMENT CORP.** A FLORIDA CORPORATION BY: [signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED John Sneep AND Andrew DeBello Jr. TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President AND Assistant Treasurer OF THE **ANJON DEVELOPMENT CORP.** A CORPORATION, AND GENERALLY 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 THE SEAL 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 27th DAY OF September 1981.

MY COMMISSION EXPIRES May 29 1985

BY: [signature] NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA } ss
COUNTY OF PALM BEACH

I, James L. Conte, 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 **ANJON DEVELOPMENT CORP.** A FLORIDA CORPORATION; 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 THE MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

SIGNED: [signature]

DATED: February 27, 1984

CORP. NOTARY

MORTGAGEE'S CONSENT

STATE OF FLORIDA } ss
COUNTY OF PALM BEACH

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 THE DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3526, PAGE 363 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE BELOW-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Sr. Vice President AND ATTESTED BY ITS Assistant Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF September 1981.

BOCA RATON FEDERAL SAVINGS AND LOAN ASSOCIATION

ATTEST: Martha M. Castigliola BY: [signature]

CORP.

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Arthur G. Martell AND Martha M. Castigliola TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. Vice President AND Assistant Secretary OF THE **BOCA RATON FEDERAL SAVINGS AND LOAN ASSOCIATION**, 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 25th DAY OF September 1981.

MY COMMISSION EXPIRES: December 8th 1984 BY: Lynda H. Smalley NOTARY PUBLIC

NOTARY

MORTGAGEE'S CONSENT

STATE OF FLORIDA } ss
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3526, PAGE 363 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF WE ROBERT E. DAVIS AND MARILYN K. DAVIS, HIS WIFE, HAVE HEREUNTO SET OUR HANDS THIS 28th DAY OF SEPTEMBER 1981

WITNESS: Clara R. Bailey BY: Robert E. Davis
AS TO BOTH

WITNESS: Janice Haley BY: Marilyn K. Davis
AS TO BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT E. DAVIS AND MARILYN K. DAVIS, HIS WIFE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF September 1981.

MY COMMISSION EXPIRES: February 2, 1983 BY: [signature] NOTARY PUBLIC

NOTARY

SURVEYORS 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH, FLORIDA.

John H. Fitschen JOHN H. FITSCHEN NOV 19 1981
REGISTERED LAND SURVEYOR NO. 3608, STATE OF FLORIDA

SURVEYOR

COUNTY APPROVAL

BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF March 1984
BY: [signature] KEN SKILLMAN CHAIRMAN

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF March 1984
BY: [signature] M. VINCENT RE

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

COUNTY COUNTY