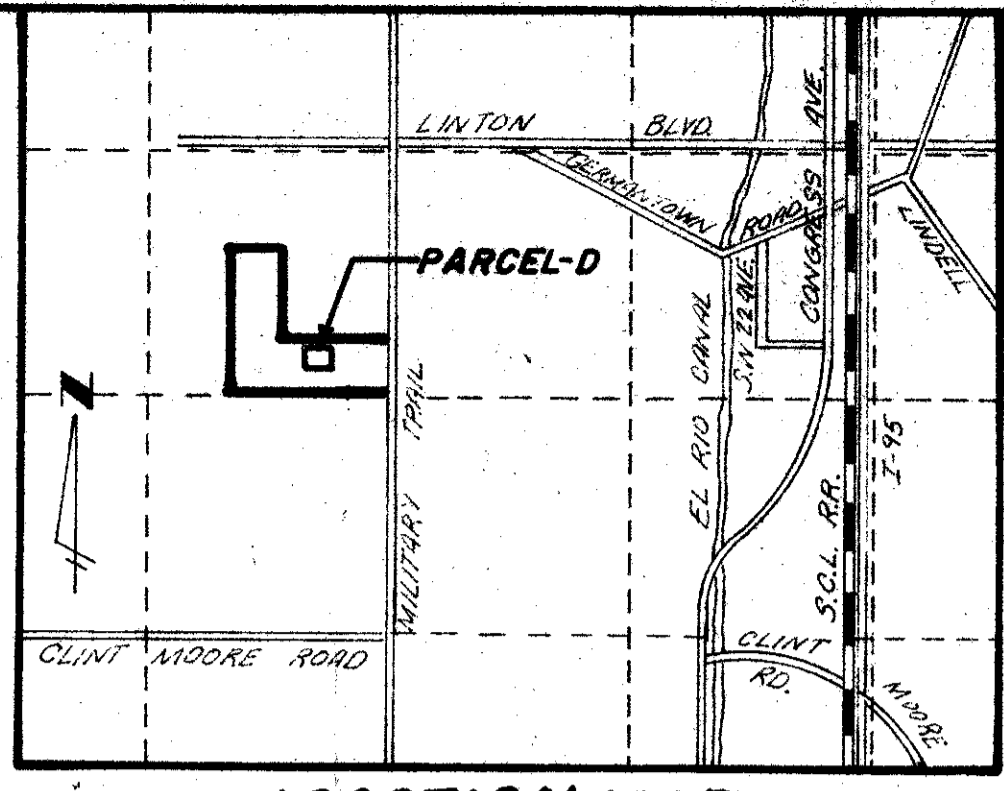


BOCA DELRAY PARCEL D

A REPLAT OF PARCEL D OF "BOCA DELRAY, A P.U.D." AS RECORDED IN PLAT BOOK 44 AT PAGES 22 THRU 28 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA.

FEBRUARY, 1984
SHEET 1 OF 2 SHEETS



109

DRAWING NUMBER
48/109

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

THIS INSTRUMENT PREPARED UNDER THE DIRECTION OF JOHN H. FITSCHEN
Craven-Thompson & Associates, Inc.
LAND SURVEYORS - CIVIL ENGINEERS
5154 OKEECHOBEE BOULEVARD,
WEST PALM BEACH, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RAY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND HEREON, BEING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA DELRAY PARCEL D.

ALL OF PARCEL D, AS SHOWN ON THE PLAT OF BOCA DELRAY, A P.U.D. AS RECORDED IN PLAT BOOK 44 AT PAGES 22 THRU 28 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL D, THENCE NORTH 05°45'00" EAST, ALONG THE MOST WESTERLY BOUNDARY LINE OF SAID PARCEL D, A DISTANCE OF 354.44 FEET; THENCE SOUTH 81°51'15" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL D, A DISTANCE OF 289.01 FEET; THENCE SOUTH 59°30'00" EAST, A DISTANCE OF 196.07 FEET; THENCE SOUTH 11°30'00" EAST, ALONG THE MOST EASTERLY BOUNDARY LINE OF SAID PARCEL D, A DISTANCE OF 256.63 FEET; TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 15°37'03" AND AN ARC LENGTH OF 425.22 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°45'23" WEST, A DISTANCE OF 1800.9 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL D AND WITH A PORTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BOCA DELRAY BOULEVARD AS SHOWN ON SAID PLAT OF BOCA DELRAY, A P.U.D.), TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD
SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 3.860 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF BOCA DELRAY, A P.U.D. AS RECORDED IN PLAT BOOK 44 AT PAGES 22 THRU 28 INCLUSIVE.
2. @ ~ NOTES P.R.M. (PERMANENT REFERENCE MONUMENT)
3. o ~ NOTES P.C.P. (PERMANENT CONTROL POINT)
4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
5. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
6. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
7. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL HAVE PRECEDENCE.
8. ORIGINAL BEARING FOR THIS COURSE AS SHOWN ON THE PLAT OF BOCA DELRAY, A P.U.D., P.B. 44 PGS. 22 THRU 28 IS IN ERROR. BEARINGS SHOWN ON THIS PLAT IS CORRECT.

MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDED BOOK 3677 PAGE 990 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF APRIL, 1984.
CHEMICAL BANK, A NEW YORK BANKING CORPORATION
ATTEST: *Regina* BY: *John Lagay*

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK
BEFORE ME PERSONALLY APPEARED *John Lagay* AND *Regina* 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 THE ABOVE NAMED CHEMICAL BANK, A NEW YORK BANKING CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENTS AS SUCH AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF 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 15th DAY OF APRIL, 1984.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD
WE, GIBALTAR TITLE AND ESCROW COMPANY, AGENTS FOR SAFECO TITLE INSURANCE COMPANY, A TITLE INSURANCE CORPORATION DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; AND THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOCA RAY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL THE MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.
GIBALTAR TITLE AND ESCROW COMPANY

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

1. THE ACCESS TRACT: AS SHOWN HEREON IS HEREBY DESIGNATED IN FAVOR OF BOCA RAY, INC., OR ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER DISTRIBUTION, DRAINAGE SYSTEMS AND UTILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE UTILITY AND DRAINAGE EASEMENTS: AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND DRAINAGE.

BY: *Paul A. Hopkins* DATE: *April 1984*
PAUL A. HOPKINS
PRESIDENT

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 17th DAY OF April, 1984.

ATTEST: *Charles F. Radice*
CHARLES F. RADICE, EXEC. VICE PRESIDENT, SECRETARY
BY: *Robert C. Radice*
ROBERT C. RADICE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED ROBERT C. RADICE AND CHARLES F. RADICE 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 BOCA RAY, 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 17th DAY OF April, 1984.

Helen M. Whelan
NOTARY PUBLIC
12-17-84
MY COMMISSION EXPIRES

P.U.D. TABULATION

TOTAL ACREAGE	3.860
TOTAL NUMBER OF DWELLINGS	32
GROSS DENSITY	8.29 UNITS/ACRE

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD
THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDED BOOK 3622, PAGE 893 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, PALO VERDE II LTD., A FLORIDA LIMITED PARTNERSHIP BY ARTHUR V. STROCK GENERAL PARTNER, AND ARTHUR V. STROCK TRUSTEE DO HEREBY SET THEIR HAND AND SEAL THIS 18th DAY OF APRIL, 1984.
PALO VERDE II LTD., A FLORIDA LIMITED PARTNERSHIP

BY: *Arthur V. Strock*
ARTHUR V. STROCK, GENERAL PARTNER
WITNESS: AS TO BOTH
Arthur V. Strock
ARTHUR V. STROCK, TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED ARTHUR V. STROCK TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER AND TRUSTEE OF PALO VERDE II LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS GENERAL PARTNER AND AS TRUSTEE. WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF APRIL, 1984.

Marion Kronenberg
NOTARY PUBLIC
JUNE 21, 1986
MY COMMISSION EXPIRES

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 (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 PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 171 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: MAY 1, 1984
BY: *John H. Fitch*
JOHN H. FITSCHEN
REGISTERED LAND SURVEYOR NO. 3608
STATE OF FLORIDA

APPROVAL-PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF MAY, 1984.

BY: *John H. Fitch*
CHAIRMAN
H.F. K... COUNTY ENGINEER
ATTEST: *John B. Dunkle*
BOARD OF COUNTY COMMISSIONERS
BY: *John B. Dunkle*
CLERK

BOCA DELRAY PARCEL D

