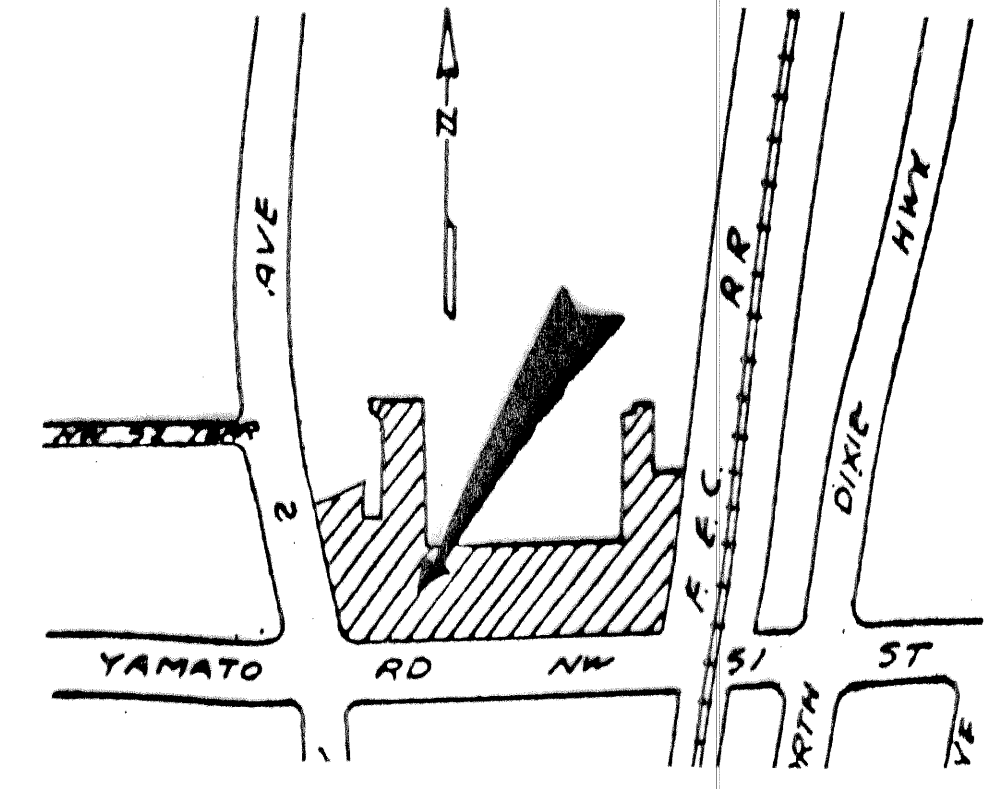


# SABAL GARDENS AT BOCA TEECA II

BEING A REPLAT OF TRACT C OF SABAL GARDEN AT BOCA TEECA AS RECORDED IN PLAT BOOK 72 PAGE 17 PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 43 EAST CITY OF BOCA RATON PALM BEACH COUNTY FLORIDA

WALTER A. CORNELL, INC. CONSULTING ENGINEERS & LAND SURVEYORS FEBRUARY 1994 SHEET 1 OF 3

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at this day of MARCH 1994 and duly recorded in Plat Book No. 72 on page 88-90  
DOROTHY H. WILKIN, Clerk of Circuit Court by *[Signature]*



LOCATION MAP N.T.S.

### DESCRIPTION:

A parcel of land, being a replat of Tract C of SABAL GARDENS AT BOCA TEECA according to the plat thereof as recorded in Plat Book 72 at Pages 17 of the public records of Palm Beach County, Florida lying in Section 5, Township 47 South, Range 43 East, and lying in the City of Boca Raton, Florida and being more particularly described as follows:

Begin at the Southeast corner of the aforesaid Tract C, said point being the intersection of the West right-of-way line of the Florida East Coast Railroad and the North right-of-way of Northwest 51st Street as shown on the aforesaid plat of SABAL GARDENS AT BOCA TEECA; thence North 90°00'00" West, in accord with the bearings shown on the aforesaid plat of SABAL GARDENS AT BOCA TEECA, along the aforesaid North right-of-way line of Northwest 51st Street, 324.27 feet to a point; thence North 00°00'00" East 5.00 feet to a point; thence North 90°00'00" West 200.00 feet to a point; thence North 00°00'00" East, 51.00 feet to a point; thence North 90°00'00" West 15.00 feet to a point on a curve, said curve being concave to the Southwest and having a radius of 68.40 feet; thence from a tangent bearing of North 00°00'00" East, run Northwesterly along said curve, through a central angle of 90°00'00", an arc length of 107.44 feet to a point of tangency; thence North 90°00'00" West 84.22 feet to a point of intersection with the East right-of-way line of Northwest 2nd Avenue, said point lying on a curve concave to the West and having a radius of 1612.40 feet; thence from a tangent bearing of North 04°25'30" West, run Northerly along said East right-of-way, being also the West line of aforesaid Tract C, through a central angle of 07°32'41", an arc length of 212.32 feet to a point; thence run North 74°50'38" East 94.50 feet to a point; thence South 00°00'00" East, 103.55 feet to a point; thence North 90°00'00" East, 24.00 feet to a point; thence North 00°00'00" East, 183.45 feet to a point of curve concave to the Southwest having a radius of 78.00 feet; thence run Northwesterly along said curve through an angle of 59°09'46" an arc length of 80.54 feet to a point; thence North 00°00'00" East 6.03 feet to a point; thence South 90°00'00" East, 125.01 feet to a point; thence South 00°00'00" West, 337.01 feet to a point; thence South 90°00'00" East 400.00 feet to a point; thence North 00°00'00" East 297.00 feet to a point; thence North 90°00'00" East 23.76 feet to a point; thence North 00°00'00" East 31.00 feet to a point; thence North 90°00'00" East 78.67 feet to a point; thence South 00°00'00" East 163.00 feet to a point; thence North 90°00'00" East 68.06 feet to a point of intersection with the East line of aforesaid Tract C, being also the aforesaid West right-of-way of the Florida East Coast Railroad; thence South 08°27'29" West, along said East line and West right-of-way, 343.74 feet to the Point of Beginning of the herein described parcel. Containing 4.393 Acres, more or less.

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Know all men by these presents that Sabal Gardens Development Corporation, a Florida Corporation, owner of the land shown hereon as SABAL GARDENS AT BOCA TEECA II and described hereon under Description, being in Section 5, Township 47 South, Range 43 East, City of Boca Raton, Palm Beach County, Florida has caused the land to be surveyed and platted as shown hereon, and do hereby dedicate as follows:

The Utility easement as shown hereon are dedicated in perpetuity to the City of Boca Raton, for the construction and maintenance of utilities, including cable television.

Limited access easements as shown are dedicated to the City of Boca Raton for the purpose and control and jurisdiction over access rights Tract A as shown hereon is hereby dedicated to the Sabal Gardens at Boca Teeca Homeowners Association, Inc., a Florida Corporation not for profit, for private ingress and egress, utilities, drainage, and other proper purposes and shall be the perpetual maintenance obligation of said Association, it's successors and/or assigns without recourse to the City of Boca Raton, Florida.

IN WITNESS WHEREOF, Sabal Gardens Development Corporation, a Florida Corporation has caused these presents to be signed by Pat G. Crudele, President, this 8 day of MARCH 1994.

By: *[Signature]*  
Pat G. Crudele, President

Witness: *[Signature]* *[Signature]*  
Signature Signature  
Robert A. Eisen TONYIA B. KACZMAREK  
Print Name Print Name

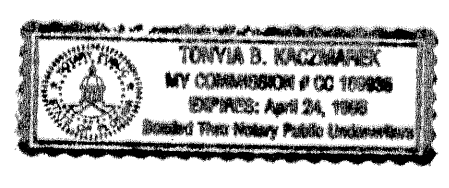
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before me personally appeared Pat G. Crudele, to me well known and known to me to be the individual described in and who executed the foregoing instrument as President of Sabal Gardens Development Corporation, a Florida Corporation, and acknowledged before me that he executed said instrument for the purposes expressed herein.

Witness my hand and official seal this 8 day of MARCH 1994.

By: *[Signature]* My Commission Expires: \_\_\_\_\_  
Notary Public  
TONYIA B. KACZMAREK  
Print Name



### NOTICE:

There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

This instrument was prepared by Kelly C. Coletto at the offices of Walter A. Cornell, Inc., at 22 Southeast 4th Street, Boca Raton, Florida, 33432.

OWNER/DEVELOPER:  
SABAL GARDENS DEVELOPMENT CORPORATION  
5220 NORTHWEST 2nd AVENUE  
BOCA RATON, FL 33487  
(407)995-9129

### MORTGAGEE'S CONSENT

State of Florida  
County of Palm Beach

The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon portions of the hereon described property and does hereby join in and consent to the grant and conveyance (Dedication) of lands described in the Dedication hereto by the owner thereof and agrees that its mortgage, lien, or other encumbrance, which is recorded in Official Record Book 8040 at Page 1702, and following, of the official records of Palm Beach County, Florida, shall upon due recordation thereof be subordinated to the grant and conveyance (Dedication) shown hereon.

IN WITNESS WHEREOF, United National Bank, a National Banking Association, has caused these presents to be executed on its behalf by its VICE PRESIDENT AND VICE PRESIDENT, duly authorized, and has caused its seal to be affixed hereon by and with the authority of its Board of Directors this 8 day of MARCH 1994.

By: *[Signature]*  
Title: Vice President

By: *[Signature]*  
Title: VICE PRESIDENT

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach Dale

Before me personally appeared Lynda Napolitano and James M. Dockarty to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President of United National Bank, a National Banking Association and severally acknowledged to and before me that they executed such instrument as 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 8 day of March 1994.

By: *[Signature]* My Commission Expires: Dec. 5, 1997  
Notary Public CC 333710

### CITY APPROVAL

This is to certify that this plat has been approved and accepted by the City Council of Boca Raton, Florida, but infers no obligation on the part of the Municipality to improve such Streets other than those provided under existing charter, nor to install water mains, sanitary sewers or storm drainage.

Accepted and Approved this 15 day of March 1994

By: *[Signature]*  
Bill T. Smith Jr., Mayor

By: *[Signature]*  
Jesse W. Moore, Director of Community Development

By: *[Signature]*  
James M. Chansler, P.E., City Civil Engineer

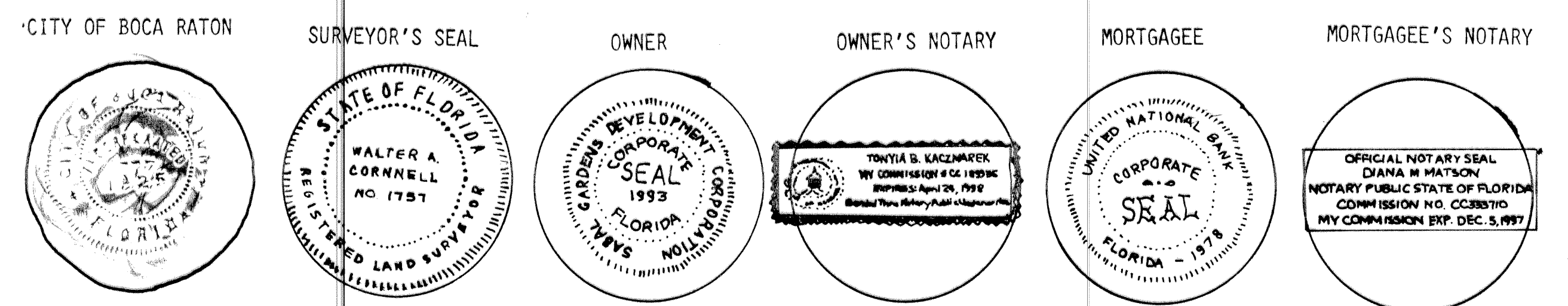
By: *[Signature]*  
Candace Bridgewater, City Clerk

### TITLE CERTIFICATE

State of Florida  
County of Palm Beach

I, Robert A. Eisen, 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 that the title to the property is vested to Sabal Gardens Development Corporation that I find that the current taxes have been paid; and that I find that the property is free and clear of any encumbrance this 8 day of MARCH, 1994.

By: *[Signature]* Date: MARCH 8, 1994  
Robert A. Eisen, Attorney at Law, Licensed in Florida



TAZ 624

SUBDIVISION: Sabal Gardens @ Boca Teeca II  
BOOK: 72  
PAGE: 88  
FLOOD ZONE: \_\_\_\_\_  
PLAT # \_\_\_\_\_  
ZONING: \_\_\_\_\_  
SE \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_  
FUD NAME: C/Boca

### 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, that the survey is accurate to the best of my knowledge and belief, that Permanent Reference Monuments (P.R.M.s) have been placed as required by law, and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the City of Boca Raton, Palm Beach County, Florida.

By: *[Signature]* Date: 3-07-94  
Walter A. Cornell, PLS 1757