

0209-007

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# PHASE III LOS RAYOS DE SOL A PART OF BOCA GROVE PLANTATION, P.U.D.

BEING A PORTION OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF LOTS 35 THROUGH 40  
AND A PORTION OF LOTS 33 AND 34 AND A PORTION OF TRACT "C" OF THE  
PLAT OF LOS RAYOS DE SOL, RECORDED IN PLAT BOOK 47 AT PAGES 3 AND 4  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ORDER NUMBER 940012

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that LRX Properties, Inc., a Florida Corporation, Los Rayos de Sol Association, Inc., a Florida Corporation, owners of land shown hereon, A part of Boca Grove Plantation, P.U.D. being a portion of Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, and being a replat of lots 35 through 40 and a portion of lots 33 and 34 and a portion of Tract "C" of the Plat of Los Rayos De Sol, recorded in Plat Book 47 at Pages 3 and 4 of the public records of Palm Beach County, Florida, shown hereon as "Phase III Los Rayos De Sol a Part of Boca Grove Plantation, P.U.D." being more particularly described as follows:

### LEGAL DESCRIPTION:

A portion of Tract "C", a portion of Lots 33 and 34, and all of Lots 35 through 40 of the PLAT OF LOS RAYOS DE SOL, recorded in Plat Book 47, pages 3 and 4, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commence at the point of intersection of the Easterly right of way line of Wittaker Drive, as shown on the PLAT OF BOCA GROVE PLANTATION, Plat Book 43, Pages 179-183, and the Southerly line of said Tract "C" said point being the POINT OF BEGINNING of the hereinafter described parcel of land; thence South 59°52'00" East along the Southwesterly boundary of said PLAT OF LOS RAYOS DE SOL for 289.77 feet; thence North 15°00'00" East for 150.05 feet to a point located on the boundary of said Tract "C"; the following (10) ten courses being along the exterior boundary of said Tract "C"; (1) thence Northwesterly along a 283.00 foot radius curve to the left whose radius point bears South 28°39'15" West through a central angle of 11°37'27" for an arc of 57.42 feet to a point of reverse curvature; (2) thence northwesterly along a 272.00 foot radius curve to the right whose radius point bears North 17°01'48" East through a central angle of 31°22'00" for an arc of 148.91' to a point of reverse curvature; (3) thence Northwesterly along a 138.00 foot radius curve to the left whose radius point bears South 48°23'49" West through a central angle of 10°41'33" for an arc of 25.75' feet to a point of compound curvature; (4) thence run Northwesterly, Westerly and Southwesterly along a 28.00 foot radius curve to the left whose radius point bears South 37°42'33" West through a central angle of 80°42'15" for an arc of 39.44 feet to a point of tangency; (5) thence S 47°00'00" West for 7.96 feet to a point of curvature; (6) thence Southwesterly along a curve to the right, whose radius point bears North 43°00'00" West, through a central angle of 37°30'00" for an arc of 47.12 feet to a point of tangency; (7) thence South 84°30'00" West for 15.36 feet to a point of curvature; (8) thence Southwesterly along a 28.00 foot radius curve to the left, whose radius point bears South 05°30'00" East, through a central angle of 42°52'31" for an arc of 20.95 feet to a point on the Easterly right of way line of Wittaker Drive; (9) thence Southerly along a 150.00 foot radius curve to the left, whose radius point bears North 78°39'06" East, through a central angle of 12°30'33" for an arc of 32.75 feet to a point of reverse curvature; (10) thence Southerly along a 175.00 foot radius curve to the right, whose radius point bears South 66°08'52" West, through a central angle of 17°16'46" for an arc of 52.78 feet, the last two described courses also being along the Easterly right of way line of said Wittaker Drive, to the POINT OF BEGINNING. Area containing 0.8040 acres more or less.

Lying and being in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- UTILITY EASEMENTS, as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.
- Tract "D", as shown hereon, is hereby reserved for the Los Rayos De Sol Association, Inc., its successors and assigns, for open space and landscape purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named corporations and association have caused these presents to be signed by their respective Presidents and their respective corporate seals to be affixed hereto by and with the authority of their respective Board of Directors this 29th day of June, 1994.

WITNESS: Marie Kabant  
 Marie Kabant, Secretary  
 LRX Properties, Inc.  
 a Corporation of the State of Florida

WITNESS: Marie LaMazza  
 Marie LaMazza, Secretary  
 By: Alvin Wilensky  
 Alvin Wilensky, President  
 Los Rayos de Sol Association, Inc.  
 a Corporation of the State of Florida

WITNESS: Sam Seaman-Hiett  
 Sam Seaman-Hiett, Secretary  
 WITNESS: Ellen M. Doran  
 Ellen M. Doran, Secretary  
 By: Ellen M. Doran  
 Vice President  
 Los Rayos de Sol Association, Inc.  
 a Corporation of the State of Florida

### ACKNOWLEDGEMENT STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME personally appeared Alvin Wilensky who is personally known to me, or has produced as identification and did not take an oath, and who executed the foregoing instrument as President of LRX Properties, Inc., a Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 16th day of June, 1994.

My Commission Expires:

2/22/98  
CC343176

Terri L. Windle  
 Terri L. Windle  
 Notary Public  
 (Seal)

### ACKNOWLEDGEMENT STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME personally appeared Ellen M. Doran who is personally known to me, or has produced as identification and did not take an oath, and who executed the foregoing instrument as Vice President of Los Rayos de Sol Association, Inc., a Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 29th day of June, 1994.

My Commission Expires:

9/25/95  
CC146571

Ellen M. Doran  
 Ellen M. Doran  
 Notary Public  
 (Seal)

### NOTES:

- PRM  Indicates Permanent Reference Monument L.S. 2094
- P.C.P.  Indicates Permanent Control Point
- Coordinates Based on Southeast Corner of the North 1/2 of Section 21-47-42 (N = 736,380.511 E = 776,978.967) per Plat Book 47, Page 3 and 4.
- Coordinates Based on North American Datum of 1927.
- Florida Zone East
- Scale Factor 1.0000291358
- Ground Distances

Minimum building floor elevation is 18.50 N.G.V.D.

All lines which intersect curves are radial to those curves unless otherwise noted.

Bearings hereon are referred to an assumed value of S 59°52'00" E for the Southerly line of Phase III, said Bearing is identical with the Plat of Record (Plat Book 47, Page 3 and 4).

"No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachment." as required by Section 8.20.B.14 (Supplement 1).

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.

Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.

The building set back lines shall be as required by the Palm Beach County Zoning Regulations.

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

TABULATION: Type of Units: 4 single family homes  
 Total Acres: 0.9552  
 Density: 4.15 units per acre  
 Petition No. 80-214

### CERTIFICATE OF TITLE STATE OF FLORIDA COUNTY OF PALM BEACH

We, FIRST AMERICAN TITLE INSURANCE COMPANY, a title insurance company, as duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to LRX Properties, Inc., a Florida Corporation, Los Rayos de Sol Association, Inc., a Florida Corporation, that the current taxes have been paid; and that there are no mortgages of record; and that there are encumbrances of record but those encumbrances of record do not prohibit the creation of the subdivision depicted by this plat.



LOCATION MAP  
 SECT. 21, TWP. 47s., RNG. 42e.  
 N.T.S.

PET. 80-214  
 5/31/94

### FIRST AMERICAN TITLE INSURANCE COMPANY

By: Gloria Bellamy

Name & Title: Asst. Vice President

Date: 7/15/94

### APPROVALS COUNTY ENGINEER

This plat is hereby approved for record this 16 day of August, 1994.

By: George T. Webb  
 George T. Webb, P.E., County Engineer

### BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 16 day of August, 1994.

By: Mary McCarty  
 Mary McCarty, Chair

### ATTEST:

Dorothy Wilken, Clerk of the Circuit Court.

By: Dorothy Wilken  
 Deputy Clerk

### 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 and (P.C.P.'s) Permanent Control Points were placed on JUNE 20, 1994 as required by law. And further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and complies with the Minimum Technical Standards for Chapter 61G17, Florida Administrative Code, and ordinances of Palm Beach County, Florida.

FORTIN, LEAVY, SKILES, INC.

By: James W. Leavy  
 James W. Leavy  
 Registered Surveyor No. 2094  
 State of Florida

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LRX PROPERTIES, INC. SEAL	NOTARY PUBLIC SEAL	LOS RAYOS DE SOL ASSOC., INC. SEAL	NOTARY PUBLIC SEAL	SURVEYOR'S SEAL	BOARD OF COUNTY COMMISSIONERS' SEAL	COUNTY ENGINEER'S SEAL
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FORTIN, LEAVY, SKILES, INC.  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 180 Northwest 168th Street / North Miami Beach, Florida, 33162  
 Dade 853-4493 / Broward 463-7180

ORDER No. 940012/9241 J.K.B. SHEET 1 OF 2

PHASE III  
 LOS RAYOS DE SOL  
 BOOK 73 PAGE 74  
 FLOOD MAP #2308  
 ZONING RS  
 QUAD # 54  
 SR 87-893  
 ZIP CODE 33433  
 21/40/94  
 TAZ-677

PHASE III, LOS RAYOS DE SOL