

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BOCA LAGO ASSOCIATES, LTD., (a Fla. limited partnership), OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF THE "REPLAT OF BOCA LAGO", a planned unit development, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THRU 71 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "THE HORIZONS OF BOCA LAGO", a planned unit development, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN "NOT INCLUDED" PARCEL, AS SHOWN ON SAID "REPLAT OF BOCA LAGO", (Said "NOT INCLUDED" parcel being Tract 81 of Block 79, Palm Beach Farms Company Plat No. 3, according to the plat thereof, as rec. in PB 2, pp. 45-54, public records of Palm Beach County, Florida);

THENCE, EASTERLY ALONG THE CURVED SOUTHERLY RIGHT OF WAY LINE OF BOCA LAGO BOULEVARD, (a 108 foot Road Right of Way), HAVING A RADIUS OF 1140.44 FEET AND WHOSE RADIIUS POINT BEARS SOUTH 00° 00' 00" EAST, THROUGH A CENTRAL ANGLE OF 160° 19' 41" A DISTANCE OF 325.00 FEET TO THE WESTERLY BOUNDARY LINE OF PRESERVATION / CONSERVATION AREA NO. 16, (as shown on said Replat of Boca Lago);

THENCE, SOUTH 06° 40' 02" WEST ALONG SAID WESTERLY LINE, and ALONG THE BOUNDARY LINE OF HOUSING TRACT NO. 5, (as shown on said Replat of Boca Lago), A DISTANCE OF 229.99 FEET;

THENCE, SOUTH 67° 50' 00" EAST, CONTINUING ALONG SAID BOUNDARY LINES, A DISTANCE OF 180.01 FEET;

THENCE, NORTH 30° 00' 00" EAST, CONTINUING ALONG SAID BOUNDARY LINES, A DISTANCE OF 220.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID BOCA LAGO BOULEVARD;

THENCE, SOUTH 60° 00' 00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, and ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 5, A DISTANCE OF 437.83 FEET;

THENCE, SOUTH 30° 00' 00" WEST, CONTINUING ALONG SAID BOUNDARY LINE OF HOUSING TRACT NO. 5, A DISTANCE OF 69.16 FEET;

THENCE, SOUTH 64° 45' 00" WEST, CONTINUING ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 5, A DISTANCE OF 299.77 FEET;

THENCE, SOUTH 83° 07' 00" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 203.04 FEET;

THENCE, SOUTH 05° 21' 00" WEST, A DISTANCE OF 570.54 FEET TO A POINT ON THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 5;

THENCE, SOUTH 25° 54' 00" WEST, A DISTANCE OF 502.01 FEET;

THENCE, NORTH 70° 36' 00" WEST, A DISTANCE OF 138.54 FEET TO A POINT ON THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 5;

THENCE, SOUTH 69° 04' 00" WEST ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 5, A DISTANCE OF 449.98 FEET;

THENCE, SOUTH 83° 04' 00" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 55.03 FEET;

THENCE, NORTH 00° 06' 00" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 370.01 FEET;

THENCE, NORTH 60° 05' 00" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 95.50 FEET;

THENCE, NORTH 52° 05' 30" EAST, A DISTANCE OF 181.00 FEET;

THENCE, NORTH 10° 34' 00" WEST, A DISTANCE OF 780.00 FEET TO THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 5;

THENCE, NORTH 19° 55' 00" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 202.00 FEET;

THENCE, NORTH 05° 48' 00" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 170.00 FEET TO THE SOUTH LINE OF SAID TRACT 81, BLOCK 79, PALM BEACH FARMS COMPANY PLAT NO. 3;

THENCE, NORTH 90° 00' 00" EAST, ALONG SAID SOUTH LINE AND ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 5, A DISTANCE OF 330.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 81;

THENCE, NORTH 00° 00' 00" EAST, ALONG THE EAST LINE OF SAID TRACT 81 and ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 5, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, (POB).

CONTAINING: 23.63 Acres.

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

- 1. THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER ROAD PURPOSES.
2. THE UTILITY EASEMENTS, DRAINAGE EASEMENTS, AND MAINTENANCE EASEMENTS, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
3. THE LIMITED ACCESS EASEMENT, AS SHOWN, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, MUBEN REALTY COMPANY, A NEW JERSEY CORPORATION, AS GENERAL PARTNER OF BOCA LAGO ASSOCIATES LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE VICE-PRESIDENT ROBERT W. KOPCHAINS AND ATTESTED BY THE SECRETARY WALTER J. ASHLEY OF MUBEN REALTY COMPANY AS GENERAL PARTNER, AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF May, AD 1976.

ATTEST: Walter J. Ashley, Secretary, MUBEN REALTY COMPANY. BY: Robert W. KopchAINS, Vice-Pres.

ACKNOWLEDGMENT:

STATE OF NEW JERSEY COUNTY OF ESSEX

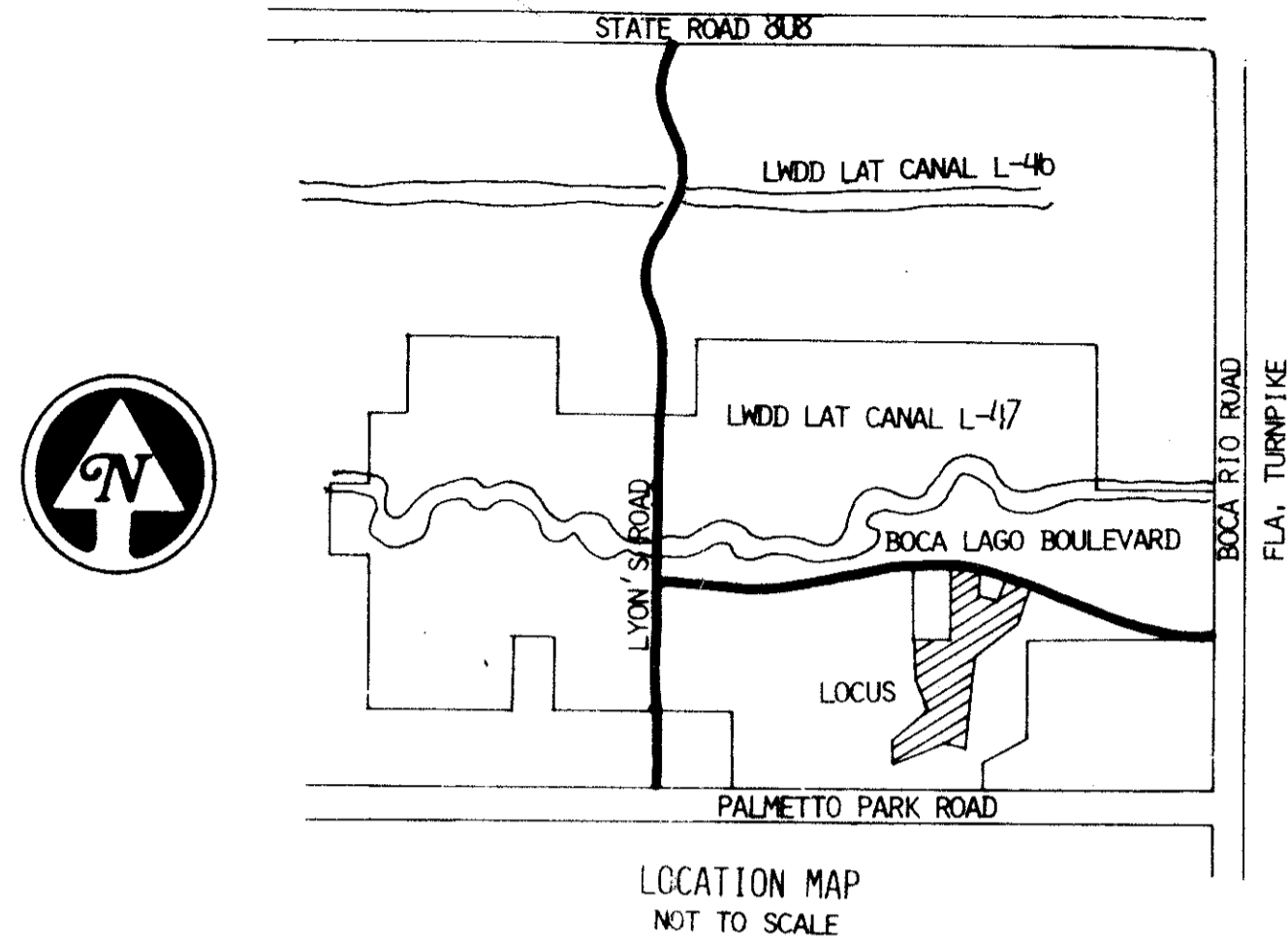
BEFORE ME PERSONALLY APPEARED ROBERT W. KOPCHAINS and WALTER J. ASHLEY TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ROBERT W. KOPCHAINS, VICE-PRESIDENT and WALTER J. ASHLEY, SECRETARY OF THE ABOVE NAMED MUBEN REALTY COMPANY, A NEW JERSEY CORPORATION, as general partner of BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE-PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AS GENERAL PARTNER OF AND AUTHORIZED BY BOCA LAGO ASSOCIATES, LTD.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF May, AD 1976.

NOTARY PUBLIC: Graham McLean, My Commission Expires 10-17-79

THE HORIZONS OF BOCA LAGO (PUD) BEING A REPLAT OF A PART OF THE "REPLAT OF BOCA LAGO (PUD)," AS RECORDED IN PLAT BOOK 31, PAGES 62 THRU 71, PUBLIC RECORDS OF PALM BCH. CO., FLA.

APRIL 1976



MORTGAGEE'S CONSENT:

STATE OF NEW JERSEY COUNTY OF ESSEX

THE UNDERSTIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN 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 RECORD BOOK 2214, PAGE 942 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

MUBEN REALTY COMPANY

IN WITNESS WHEREOF, THE SAID 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 24th DAY OF May, AD 1976.

MUBEN REALTY COMPANY, a New Jersey Corporation.

ATTEST: Walter J. Ashley, Secretary. BY: Robert W. KopchAINS, Vice-Pres.

ACKNOWLEDGMENT:

STATE OF NEW JERSEY COUNTY OF ESSEX

BEFORE ME PERSONALLY APPEARED ROBERT W. KOPCHAINS and WALTER J. ASHLEY TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ROBERT W. KOPCHAINS, VICE-PRESIDENT and WALTER J. ASHLEY, SECRETARY OF THE ABOVE NAMED MUBEN REALTY COMPANY, A NEW JERSEY CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE-PRESIDENT AND SECRETARY, RESPECTIVELY, 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 24th DAY OF May, AD 1976.

NOTARY PUBLIC: Graham McLean, My Commission Expires 10-17-79

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, JOHN F. FLANIGAN, 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 BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

ATTEST: John F. Flanigan, Attorney. BY: John F. Flanigan, Attorney.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION OF THE HEREON DESCRIBED PROPERTY, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS, (PRM'S), HAVE BEEN SET, AND THAT SURVEY DATA IS IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT PERMANENT CONTROL POINTS, (PCP'S), SHALL BE SET UPON COMPLETION OF ROAD CONSTRUCTION, ACCORDING TO PALM BEACH COUNTY SUBDIVISION PLATTING ORDINANCE 73-4.

DATE: 26th DAY OF May, AD 1976. BY: Wm. R. Van Campen, Professional Land Surveyor, Fla. Certificate No. 2422

"ACREAGE SUMMARY"

AREA within ROAD RIGHTS OF WAY..... 4.16 Ac.
RESIDENTIAL AREAS (Tracts "A" & "B")... 19.47 Ac.
TOTAL AREA ENCOMPASSED WITHIN LEGAL DESCRIPTION (Dedication)..... 23.63 Acres.
OVERALL HOUSING TRACT DENSITY..... 9.4 Units per Acre.

APPROVAL: PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF June, AD 1976.

BY: William H. Medlen, Chairman

COUNTY ENGINEER:

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY: Herbert F. Kahlert, PE, County Engineer

ATTEST:

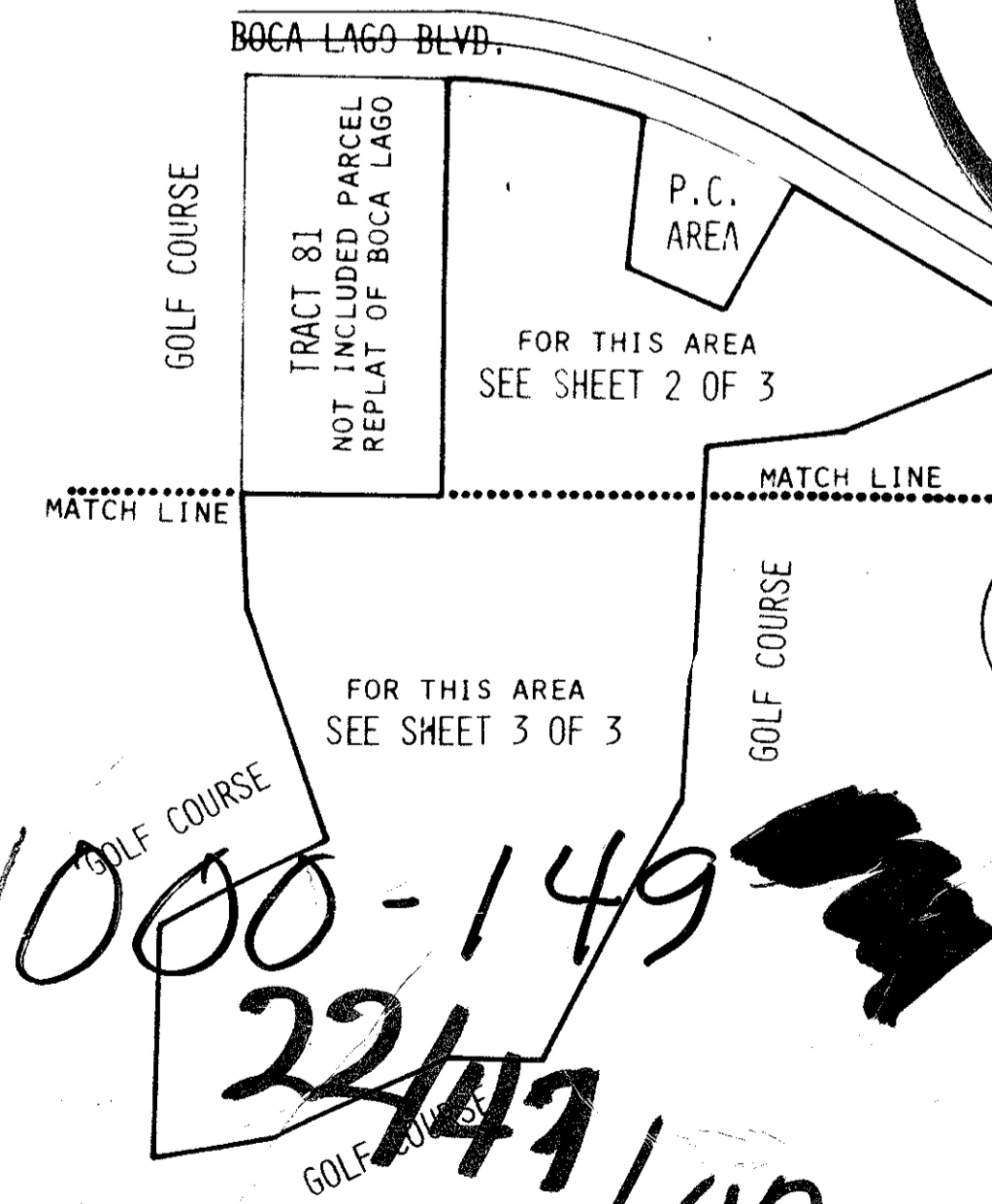
JOHN B. DUNKLE, Clerk BOARD OF COUNTY COMMISSIONERS

BY: Franjoie B. Jennings, C.C.

SURVEYOR'S NOTES:

- 1. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
2. "P.C." AREA DENOTES PRESERVATION-CONSERVATION AREA.
3. ALL PERMANENT REFERENCE MONUMENTS, PRM'S, ARE DESIGNATED THUS: [Symbol]
4. ALL PERMANENT CONTROL POINTS, PCP'S, ARE DESIGNATED THUS: [Symbol]
5. THERE SHALL BE NO CONSTRUCTION OR BUILDINGS OR TREES OR SHRUBS PLACED ON EASEMENTS.
6. ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF "BOCA LAGO", (a planned unit development), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 244 thru 253 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. TRACTS "A" and "B" ARE RESERVED FOR THE PURPOSES OF DWELLING UNIT CONSTRUCTION.

INDEX MAP NOT TO SCALE



39

BOCA LARGO

1000-149 22/47 142

Handwritten signatures and stamps.

Table with columns: DESIGNED, DRAWN, CHECKED, DATE, SCALE, SHEET NO., TOTAL SHEETS, DRAWING NO. Includes handwritten numbers 32/16 and 505.

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, phone-689-2111, FOR THE FIRM OF CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC., 2001 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA, zip-33409.

STATE OF FLORIDA COUNTY OF PALM BEACH. This plat was filed for record at 11:08 a.m. this 28th day of June, AD 1976, and duly recorded in Plat Book No. 31 on Pages 62 thru 71. JOHN B. DUNKLE, Clerk. BY: Franjoie B. Jennings, C.C.

Seals and stamps of the Board of County Commissioners and County Engineer.

Notary seals and stamps for Graham McLean and Wm. R. Van Campen.