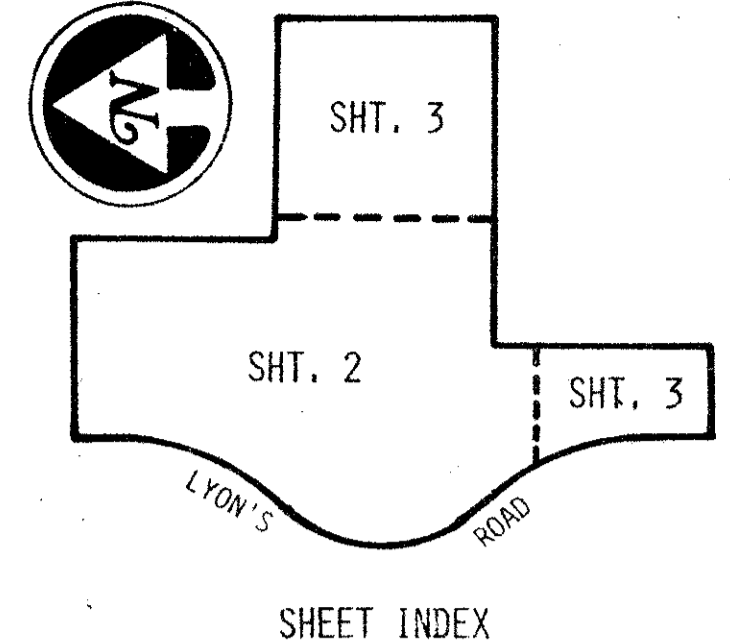


ESCONDIDO AT BOCA RATON, PLAT NO. 2

BEING A REPLAT OF A PORTION OF BLOCKS 78 AND 79, PALM BEACH FARMS COMPANY PLAT NO. 3, (PLAT BOOK 2, PAGES 45-54), LYING IN A PART OF SECTIONS 20 AND 21, TWP. 47 SO., RGE. 42 E., PALM BEACH CO., FLORIDA. AUGUST, 1976

172

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for Record at 9:50 A.M. this 17th day of April AD, 1977 and duly recorded in Plat Book 32 on Pages 172, 173 & 174
JOHN B. DUNKLE, Clerk
Circuit Court
BY: *Rita Campbell*



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT YURICH ASSOCIATES, A JOINT VENTURE BETWEEN YUSEM PROPERTIES LIMITED, A FLORIDA LIMITED PARTNERSHIP AND YURICH INVESTORS COMPANY, A NEW YORK LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACTS 14, 15, A PORTION OF TRACT 16, TRACTS 17, 18 AND 19 OF BLOCK 79, AND A PORTION OF TRACTS 1, 28 AND 29 OF BLOCK 78, TOGETHER WITH A PORTION OF THOSE FORMERLY PLATTED, (NOW ABANDONED) ROAD RIGHT OF WAYS LYING ADJACENT AND CONTIGUOUS THEREOF, ALL AS SHOWN ON PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ESCONDIDO AT BOCA RATON, PLAT NO. 2, SITUATE IN SECTIONS 20 AND 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 4" x 4" PERMANENT REFERENCE MONUMENT, (FLORIDA CERTIFICATE NO. 2297), MARKING THE SOUTHEAST CORNER OF ESCONDIDO AT BOCA RATON, PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 88 AND 89, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE RUN (IN THE MERIDIAN OF THE SAID ESCONDIDO AT BOCA RATON, PLAT NO. 1), THE FOLLOWING NUMBERED COURSES:

- NORTH 00° 00' 00" EAST ALONG THE EAST LINE OF SAID ESCONDIDO AT BOCA RATON, PLAT NO. 1, A DISTANCE OF 675.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT, AND THE POINT OF BEGINNING; THENCE....
- NORTH 90° 00' 00" WEST, CONTINUING ALONG THE BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 114.99 FEET; THENCE....
- NORTH 20° 09' 27" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 227.68 FEET; THENCE....
- NORTH 22° 52' 03" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 50.21 FEET; THENCE....
- NORTH 77° 32' 43" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 40.67 FEET; THENCE....
- SOUTH 22° 52' 03" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 41.04 FEET; THENCE....
- SOUTH 69° 50' 33" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 252.00 FEET TO THE NORTHWEST CORNER OF SAID ESCONDIDO AT BOCA RATON, PLAT NO. 1; THENCE....
- NORTH 20° 09' 27" WEST, ALONG THE EAST RIGHT OF WAY LINE OF LYON'S ROAD, (ALSO BEING THE BOUNDARY LINE OF REPLAT OF BOCA LAGO, P.U.D.), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 141.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET; THENCE....
- NORTHERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 50° 31' 18", A DISTANCE OF 352.71 FEET TO THE POINT OF TANGENCY; THENCE....
- NORTH 30° 21' 51" EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 157.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 758.00 FEET; THENCE....
- NORTHERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 30° 21' 51", A DISTANCE OF 401.71 FEET TO THE POINT OF TANGENCY; THENCE....
- NORTH 00° 00' 00" EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 168.62 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. L-46; THENCE....
- NORTH 90° 00' 00" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 631.00 FEET TO THE EAST LINE OF SAID TRACT 14, BLOCK 79, PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE....
- SOUTH 00° 00' 00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 630.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 18, BLOCK 79, PALM BEACH FARMS COMPANY, PLAT NO. 3; THENCE....
- NORTH 90° 00' 00" EAST, ALONG THE NORTH LINE OF SAID TRACTS 18 AND 19, BLOCK 79, PALM BEACH FARMS COMPANY, PLAT NO. 3, A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 19, BLOCK 79, PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE....
- SOUTH 00° 00' 00" EAST, ALONG THE EAST LINE OF SAID TRACT 19, AND ALONG THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 675.00 FEET TO THE NORTH LINE OF REPLAT OF BOCA LAGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE....
- SOUTH 90° 00' 00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 990.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 15 FOOT UTILITY EASEMENT OVER THE WESTERLY LINE THEREOF.
CONTAINING: 31.32 ACRES, MORE OR LESS.

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

- TRACT "A", AS SHOWN, IS HEREBY DEDICATED TO THE ESCONDIDO PROPERTY OWNERS' ASSOCIATION, INC., FOR PRIVATE ROAD PURPOSES AND FOR THE USE OF, CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.
- THE UTILITY EASEMENTS, DRAINAGE EASEMENTS, AND MAINTENANCE EASEMENTS, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- THE LAKE, TRACT "B", AS SHOWN, IS HEREBY DEDICATED TO THE ESCONDIDO PROPERTY OWNERS' ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.
- 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.

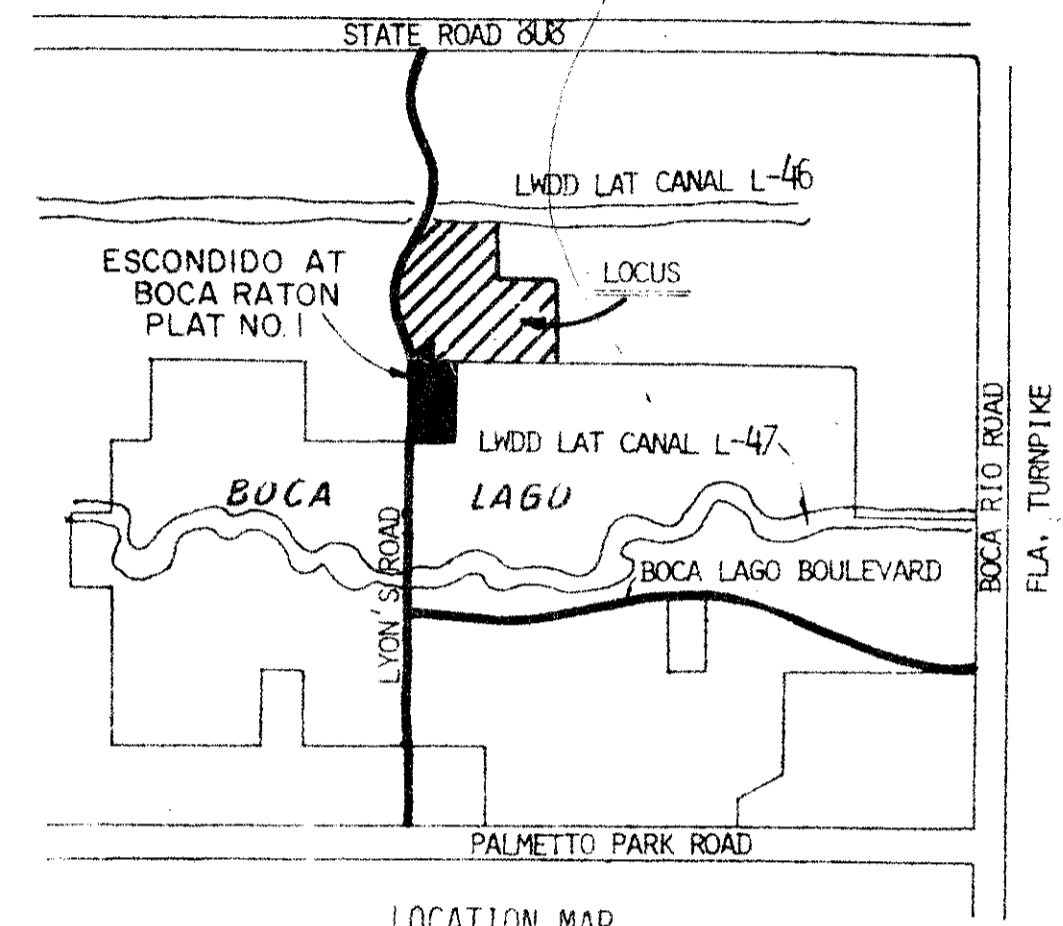
IN WITNESS WHEREOF, YUSEM PROPERTIES LIMITED, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY HENRY H. YUSEM, ITS GENERAL PARTNER.

Henry H. Yusem
BY: *Paul C. Wolfe*
HENRY H. YUSEM, GENERAL PARTNER
YUSEM PROPERTIES, LIMITED
A FLORIDA LIMITED PARTNERSHIP

IN WITNESS WHEREOF, YURICH INVESTORS COMPANY, A NEW YORK LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ENTERPRISE PHILADELPHIA, A DELAWARE CORPORATION, ITS GENERAL PARTNER.

Paul C. Wolfe
ATTEST: PAUL C. WOLFE, ASSISTANT SECRETARY
BY: *Henry H. Yusem*
HENRY H. YUSEM, GENERAL PARTNER OF
ENTERPRISE PHILADELPHIA, GENERAL PARTNER OF
YURICH INVESTORS COMPANY
A NEW YORK LIMITED PARTNERSHIP

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.



ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED HENRY H. YUSEM, AND PAUL C. WOLFE, TO ME WELL KNOWN, AND KNOWN TO ME AND TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS HENRY H. YUSEM, GENERAL PARTNER OF YUSEM PROPERTIES, LIMITED, A FLORIDA LIMITED PARTNERSHIP AND VICE PRESIDENT OF ENTERPRISE PHILADELPHIA, A DELAWARE CORPORATION, GENERAL PARTNER OF YURICH INVESTORS COMPANY, A NEW YORK LIMITED PARTNERSHIP AND PAUL C. WOLFE, AS ASSISTANT SECRETARY OF SAID ENTERPRISE PHILADELPHIA, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS HENRY H. YUSEM, GENERAL PARTNER OF YUSEM PROPERTIES, LIMITED, AND VICE PRESIDENT OF ENTERPRISE PHILADELPHIA, AND PAUL C. WOLFE, ASSISTANT SECRETARY OF SAID ENTERPRISE PHILADELPHIA, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ENTERPRISE PHILADELPHIA, AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT, IS THE FREE ACT AND DEED OF SAID GENERAL PARTNERSHIP AND CORPORATION AND THAT HENRY H. YUSEM, AND PAUL C. WOLFE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF April, AD 1977

MORTGAGEE'S CONSENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT SHE IS THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION THERETO, BY THE OWNER THEREOF, AND AGREES THAT HER MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2581, PAGE 1768 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

Lou Higgins
BY: *Lou Higgins*
LOU HIGGINS, AN UNMARRIED WIDOW
WITNESS: *Carroll H. Jones*

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED LOU HIGGINS, AN UNMARRIED WIDOW, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF April, AD 1977.

NOTARY PUBLIC: *Ann Dutton*
MY COMMISSION EXPIRES:

ESCONDIDO AT BOCA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, PAUL C. WOLFE, 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 YURICH ASSOCIATES, A JOINT VENTURE BETWEEN YUSEM PROPERTIES LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND YURICH INVESTORS COMPANY, A NEW YORK LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.
BY: *Paul C. Wolfe*
PAUL C. WOLFE
JONES, PAINE AND FOSTER, PA
April 5, 1977

SURVEYORS CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE: 5th DAY OF April, AD 1977. BY: *W. R. Van Camp*
W. R. VAN CAMP
REGISTERED SURVEYOR NO. 4424
STATE OF FLORIDA

APPROVAL: PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

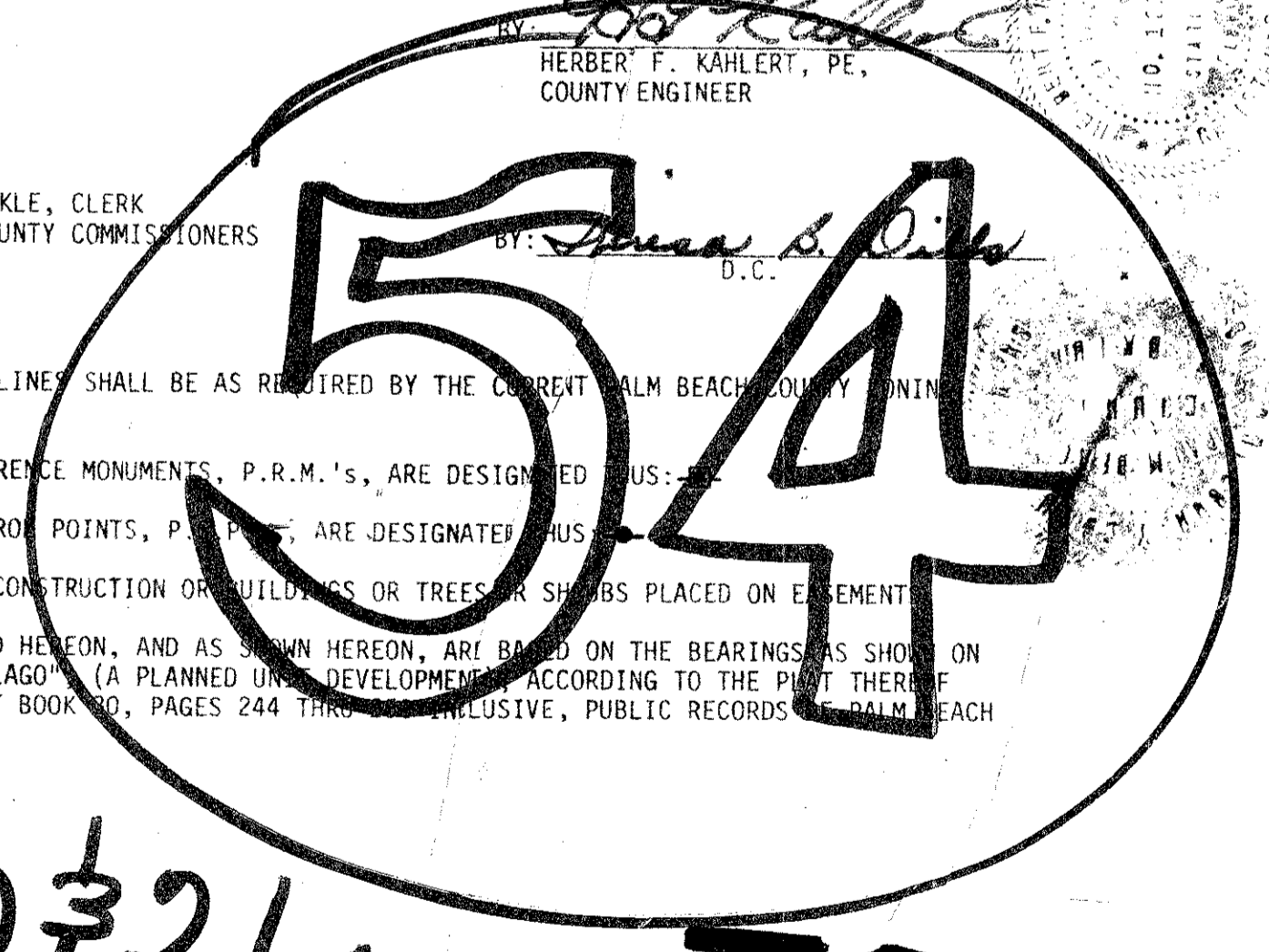
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF APRIL AD 1977.

COUNTY ENGINEER: *Herbert F. Kahler* CHAIRMAN

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.
HERBERT F. KAHLERT, PE,
COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *John B. Dunkle*
D.C.

SURVEYORS NOTES:
1. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
2. ALL PERMANENT REFERENCE MONUMENTS, P.R.M.'s, ARE DESIGNATED AS:
3. ALL PERMANENT CONTROL POINTS, P.C.P.'s, ARE DESIGNATED AS:
4. THERE SHALL BE NO CONSTRUCTION OR BUILDINGS OR TREES OR SHRUBS PLACED ON EASEMENT
5. 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 NO. PAGES 244 THROUGH 245 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



0241-301 20 & 21 / 47 / 42

No Flood Hazard
Flood shall be zero

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.			
PALM BEACH COUNTY, FLORIDA			
BENCH MARK Land Surveying & Mapping, Inc.			
DATE	CHECKED	DATE	DRAWING NO.
8-13-76	CWS		2305
	APPROVED	FILE NO.	SHEET 7 OF
	CWS		