

AMERICAN HOMES AT BOCA RATON

PLAT NO. 3

A SUBDIVISION OF A PORTION OF BLOCK 74, "PALM BEACH FARMS COMPANY, PLAT NO. 3," AS RECORDED IN PLAT BOOK 2, PAGES 45-54, SECTION 7, TWP. 47 S., RGE. 42 E., PALM BEACH COUNTY, FLORIDA

P.U.D. TABULATION	
TOTAL NO. OF UNITS (max)	120
TOTAL ACRES (this plat)	31.90
MAXIMUM DENSITY (this plat)	3.76 1/2
(SINGLE FAM. UNITS ONLY.)	

13

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record on 25th day of JUNE 1977
 on page 134 of 13
 JOHN B. DUNKLE, Clerk Circuit Court
Rita Campy

PART OF THE "HAMPTONS AT BOCA RATON" - A P.U.D.

WEIMER AND COMPANY
 INCORPORATED
 planners • land surveyors • engineers
 land development consultants

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE UNDERSIGNED 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 IS RECORDED IN OFFICIAL RECORD BOOK 2651 PAGE 169 PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED BY ITS MORTGAGE LOAN OFFICER AND ITS SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF MARCH, A.D. 1977.

FIRST AMERICAN BANK OF LAKE WORTH, N.A.
 BY: [Signature] SR. VICE PRESIDENT

ATTEST: [Signature] MORTGAGE LOAN OFFICER

COUNTY APPROVAL

BY: [Signature] (SEAL)
 COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 21st DAY OF MAY, A.D. 1977.

BY: [Signature] (SEAL)
 CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS
 BY: [Signature] DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

WE, STATE TITLE AND ABSTRACT COMPANY, INC., A TITLE INSURANCE COMPANY, 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 BE FREE AND VESTED TO LECHARLEY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND WE FIND THAT THE PROPERTY IS ENUMBERED BY THE MORTGAGES SHOWN HEREON; AND WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

May 10 1977
 DATE
 DOROTHY M. ASH, VICE-PRES.

SURVEYOR'S CERTIFICATION

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 IN ALL RESPECTS OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLEIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]
 ROLF ERNST WEIMER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 142

SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION

THE SOUTH 387.00 FEET OF TRACTS 51, 52, 53 AND 54; ALL OF TRACTS 75, 76, 77, 78, 83, 84, 85 AND 86, ALL BEING IN BLOCK 74, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THAT PART OF THE 30 FOOT ROAD RIGHT OF WAY, AS RECORDED IN SAID PALM BEACH FARMS COMPANY, PLAT NO. 3, LYING SOUTH OF AND ADJACENT TO SAID TRACTS 51 THROUGH 54, INCLUSIVE, BLOCK 74. LESS, HOWEVER, THE EAST 205.00 FEET THEREOF.

ALSO LESS, THE WEST 315.00 FEET THEREOF.

ALSO LESS, THAT PART OF KIMBERLY BOULEVARD, LYING IN SAID TRACT 86, BEING PREVIOUSLY PLATTED AS PART OF KIMBERLY HOMES, SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 229, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT LECHARLEY, INC., A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS AMERICAN HOMES AT BOCA RATON, PLAT NO. 3, AND DOES HEREBY DEDICATE TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PROPER PURPOSES, THE ROADWAYS SHOWN HEREON AS ALASKA CIRCLE, COLORADO CIRCLE, DAKOTA COURT AND MONTANA LANE; THE USE OF THE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND/OR DRAINAGE FACILITIES; AND THE LIMITED ACCESS EASEMENT AS SHOWN HEREON.

IN WITNESS WHEREOF, SAID LECHARLEY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASST. SEC. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF MARCH, A.D. 1977.

LECHARLEY, INC.

ATTEST: [Signature] ASST. SECRETARY BY: [Signature] PRESIDENT

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

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 LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2090, PAGE 1069, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 25th DAY OF MARCH, A.D. 1977.
 DONALD J. LUNNY, TRUSTEE
 HARRY W. BOBLEY, TRUSTEE
 HERBERT S. CHARFOOS, TRUSTEE

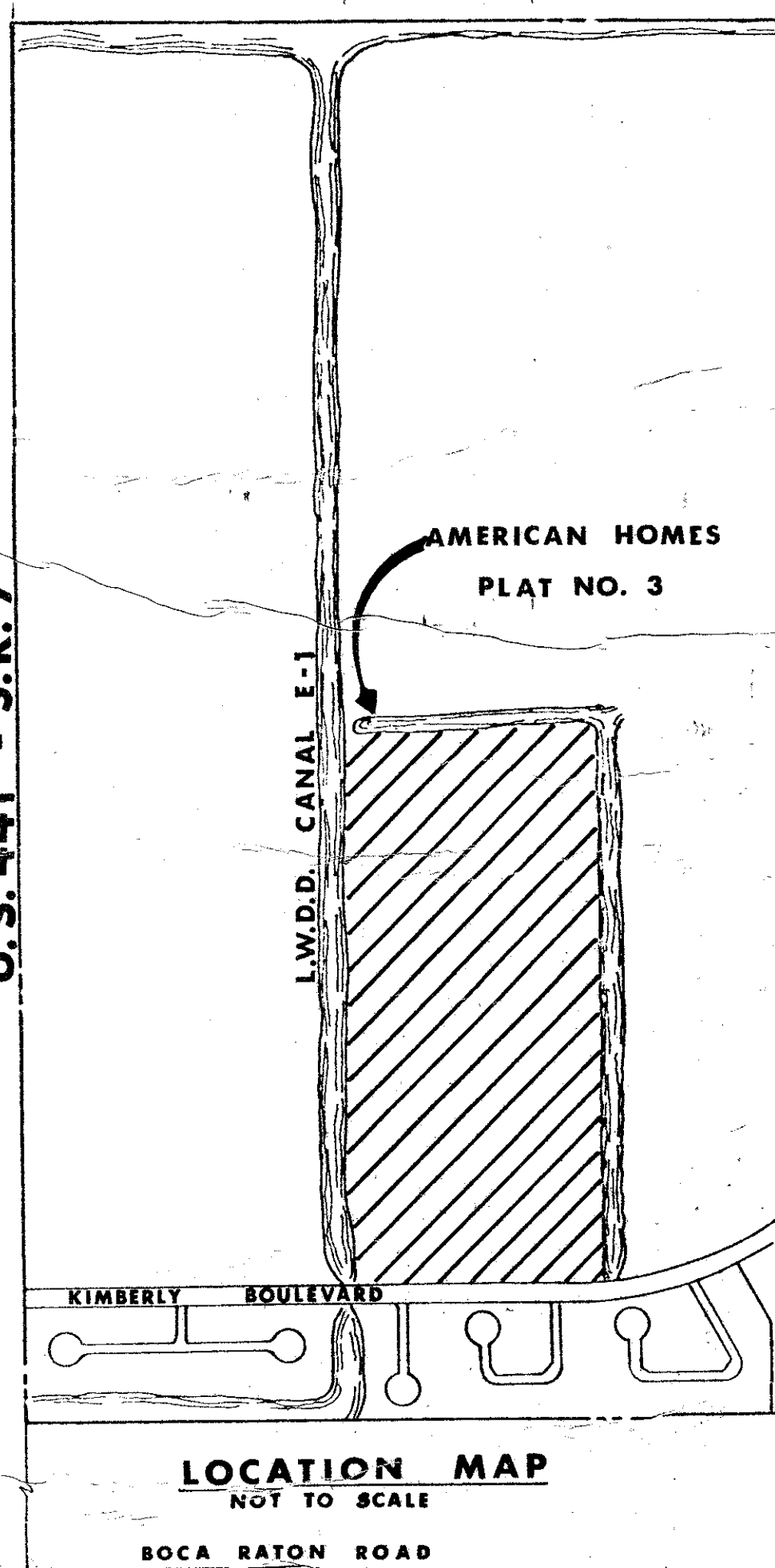
ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DONALD J. LUNNY, HARRY W. BOBLEY, AND HERBERT S. CHARFOOS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS TRUSTEES AND INDIVIDUALLY FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 25 DAY OF MARCH, A.D. 1977.

MY COMMISSION EXPIRES: Dec. 16, 1980



U.S. 441 - S.R. 7

NOTES:

1. THERE SHALL BE NO TREES, SHRUBS, OR STRUCTURES BUILT OR PLACED ON UTILITY EASEMENTS.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
3. EASEMENTS, UNLESS OTHERWISE NOTED, ARE FOR PUBLIC UTILITIES.
4. PERMANENT REFERENCE MONUMENTS SHOWN THUS: □ PERMANENT CONTROL POINTS SHOWN THUS: ○
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF DUE EAST ALONG THE CENTERLINE OF KIMBERLY BOULEVARD.

THIS INSTRUMENT WAS PREPARED BY ROLF ERNST WEIMER IN THE OFFICE OF WEIMER AND COMPANY, INC., 2506 FOREST HILL BOULEVARD, WEST PALM BEACH, FL 33406

AMERICAN HOMES AT BOCA RATON

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53

33

13