

BOCA RIO HEIGHTS, PLAT NO. 1

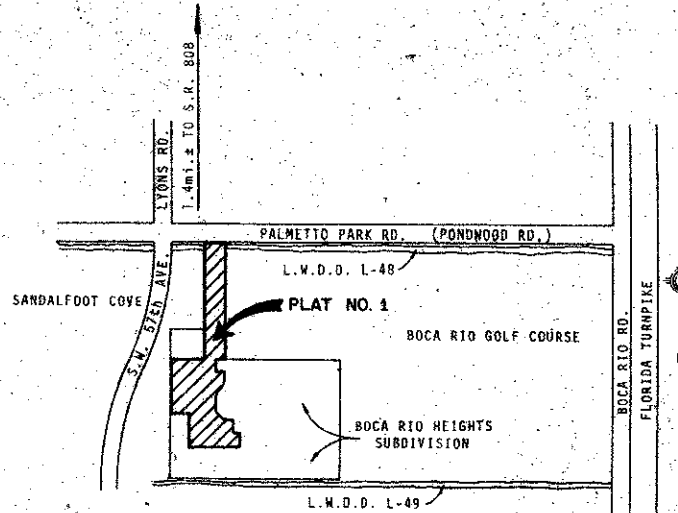
BEING A REPLAT OF A PORTION OF BLOCK 80,
PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2,
PAGES 45 THRU 54, PUBLIC RECORDS, PALM BEACH COUNTY,
FLORIDA, LYING IN SECTION 29, TWP. 47 S., RGE. 42 E.,
PALM BEACH COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SECURITY INVESTMENTS, LIMITED, A CAYMAN ISLAND CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA RIO HEIGHTS, PLAT NO. 1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 8, BLOCK 80, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THENCE DUE SOUTH ALONG THE EAST LINE OF SAID TRACT 8, A DISTANCE OF 35.00 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-48, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE DUE SOUTH ALONG THE EAST LINE OF SAID TRACT 8, A DISTANCE OF 1285.00 FEET; THENCE S89°59'12" W A DISTANCE OF 70.00 FEET; THENCE DUE SOUTH A DISTANCE OF 113.36 FEET; THENCE S44°59'56" E A DISTANCE OF 55.35 FEET; THENCE N89°59'12" E A DISTANCE OF 75.00 FEET; THENCE DUE SOUTH A DISTANCE OF 150.03 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 2°47'12"; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 133.09 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 2°47'12" AND AN ARC DISTANCE OF 26.62 FEET TO A POINT OF TANGENCY; THENCE DUE SOUTH A DISTANCE OF 202.40 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 90°00'47"; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 251.86 FEET TO A POINT OF TANGENCY; THENCE N89°59'12" E A DISTANCE OF 107.64 FEET; THENCE S00°00'49" E A DISTANCE OF 110.00 FEET; THENCE N89°59'12" E A DISTANCE OF 32.30 FEET; THENCE DUE SOUTH A DISTANCE OF 40.00 FEET; THENCE S44°59'36" W A DISTANCE OF 55.36 FEET; THENCE DUE SOUTH A DISTANCE OF 85.00 FEET; THENCE S89°59'12" W A DISTANCE OF 555.00 FEET; THENCE DUE NORTH A DISTANCE OF 223.33 FEET; THENCE DUE WEST A DISTANCE OF 110.00 FEET; THENCE S00°00'49" E A DISTANCE OF 11.89 FEET; THENCE DUE WEST A DISTANCE OF 170.00 FEET TO THE WEST LINE OF TRACT 36, BLOCK 80, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DUE NORTH ALONG THE WEST LINE OF SAID TRACT 36, A DISTANCE OF 606.00 FEET TO THE SOUTHWEST CORNER OF TRACT 9 OF SAID BLOCK 80; THENCE N89°59'12" E A DISTANCE OF 410.00 FEET; THENCE DUE NORTH A DISTANCE OF 1283.35 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-48; THENCE CONTINUE DUE NORTH A DISTANCE OF 35.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD FORMERLY KNOWN AS PONDWOOD ROAD; THENCE N89°59'12" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 80.00 FEET; THENCE DUE SOUTH A DISTANCE OF 35.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-48; THENCE N89°59'12" E ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SAID CANAL L-48, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.



LOCATION MAP
NO SCALE

CONTAINING 19.90 ACRES MORE OR LESS.

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

1. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY AS UTILITY AND DRAINAGE EASEMENT
2. THE INTERNAL ROAD RIGHTS OF WAY, 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 PURPOSE.
3. TRACT "A", AS SHOWN, IS HEREBY DEDICATED TO THE BOCA RIO HEIGHTS PROPERTY OWNERS' ASSOCIATION, INC., TO BE USED AS A DRAINAGE EASEMENT AND FOR RECREATIONAL PURPOSES, AND IN THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, SECURITY INVESTMENTS, LIMITED, A CAYMAN ISLAND CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ONE OF ITS DIRECTORS, AND ATTESTED BY ONE OF ITS DIRECTORS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF FEBRUARY, 1979.

ATTEST: Brian W. Finnigan BY: Michael W. Shield
BRIAN W. FINNIGAN, DIRECTOR MICHAEL W. SHIELD, DIRECTOR

ACKNOWLEDGEMENT:

CAYMAN ISLANDS

BEFORE ME PERSONALLY APPEARED MICHAEL W. SHIELD AND BRIAN W. FINNIGAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTORS OF THE ABOVE NAMED SECURITY INVESTMENTS, LIMITED, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS DIRECTORS OF SAID SECURITY INVESTMENTS, LIMITED, 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 ONE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF FEBRUARY, 1979.

NOTARY PUBLIC: Stephane D. Maggia
MY COMMISSION EXPIRES: 15 FEBRUARY 1981

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

I, RICHARD M. WHITE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO SECURITY INVESTMENTS, LIMITED, A CAYMAN ISLAND CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL NECESSARY RECORDS ARE TRUE AND CORRECT.

DATE: March 13 1979 Richard M. White
RICHARD M. WHITE, ATTORNEY

MORTGAGEE'S CONSENT

STATE OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HERIN 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 HIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2977, PAGE 370 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: Stephane D. Maggia BY: R. Marshall Brown
WITNESS: Raymond R. MARSHALL BROWN

ACKNOWLEDGEMENT:

STATE OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS

BEFORE ME PERSONALLY APPEARED R. MARSHALL BROWN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT R. MARSHALL BROWN EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF MARCH, A.D., 1979.

NOTARY PUBLIC: Stephane D. Maggia
MY COMMISSION EXPIRES: March 12, 1979

MORTGAGEE'S CONSENT

STATE OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HERIN 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 HIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2977, PAGE 370 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: Thomas M. Brown BY: Thomas M. Brown
WITNESS: Stephane D. Maggia THOMAS M. BROWN

ACKNOWLEDGEMENT:

STATE OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS

BEFORE ME PERSONALLY APPEARED THOMAS M. BROWN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THOMAS M. BROWN EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF MARCH, A.D., 1979.

NOTARY PUBLIC: Stephane D. Maggia
MY COMMISSION EXPIRES: March 10, 1979

MORTGAGEE'S CONSENT

STATE OF PENNSYLVANIA)
COUNTY OF LEHIGH) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HERIN 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 HIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2977, PAGE 370 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: James C. Hoover BY: Garrison H. McClure
WITNESS: Raymond GARRISON H. MCCLURE

ACKNOWLEDGEMENT:

STATE OF PENNSYLVANIA)
COUNTY OF LEHIGH) SS

BEFORE ME PERSONALLY APPEARED GARRISON H. MCCLURE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT GARRISON H. MCCLURE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF MARCH, 1979.

NOTARY PUBLIC: Sandra M. Kramer
MY COMMISSION EXPIRES: November 16, 1979

MORTGAGEE'S CONSENT

STATE OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HERIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, WHO AGREES THAT HIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2977, PAGE 370 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: Gordon T. Brown BY: Gordon T. Brown
WITNESS: Raymond GORDON T. BROWN

ACKNOWLEDGEMENT:

STATE OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS

BEFORE ME PERSONALLY APPEARED GORDON T. BROWN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT GORDON T. BROWN EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF MARCH, 1979.

NOTARY PUBLIC: Stephane D. Maggia
MY COMMISSION EXPIRES: March 9, 1979

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION OF THE HEREBY DESCRIBED LANDS AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH CHAPTER 127, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT CONTROL POINTS, (PERMITS) HAVE BEEN SET UP AND COMPLETION OF ROAD CONSTRUCTION, ACCORDING TO PALM BEACH COUNTY SUBDIVISION ORDINANCE 12-1.

DATE: 11th DAY OF MAR
BY: William C. Hall
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3182

APPROVALS:

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF NOVEMBER, 1979.
BY: Bill Bailey
BILL BAILEY, CHAIRMAN

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF NOVEMBER, 1979.

BY: Frederick Singer
FREDERICK SINGER, COUNTY ENGINEER

ATTEST:

JOHN B. BUNBLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: Stephane D. Maggia
DEPUTY CLERK



0350-000

