

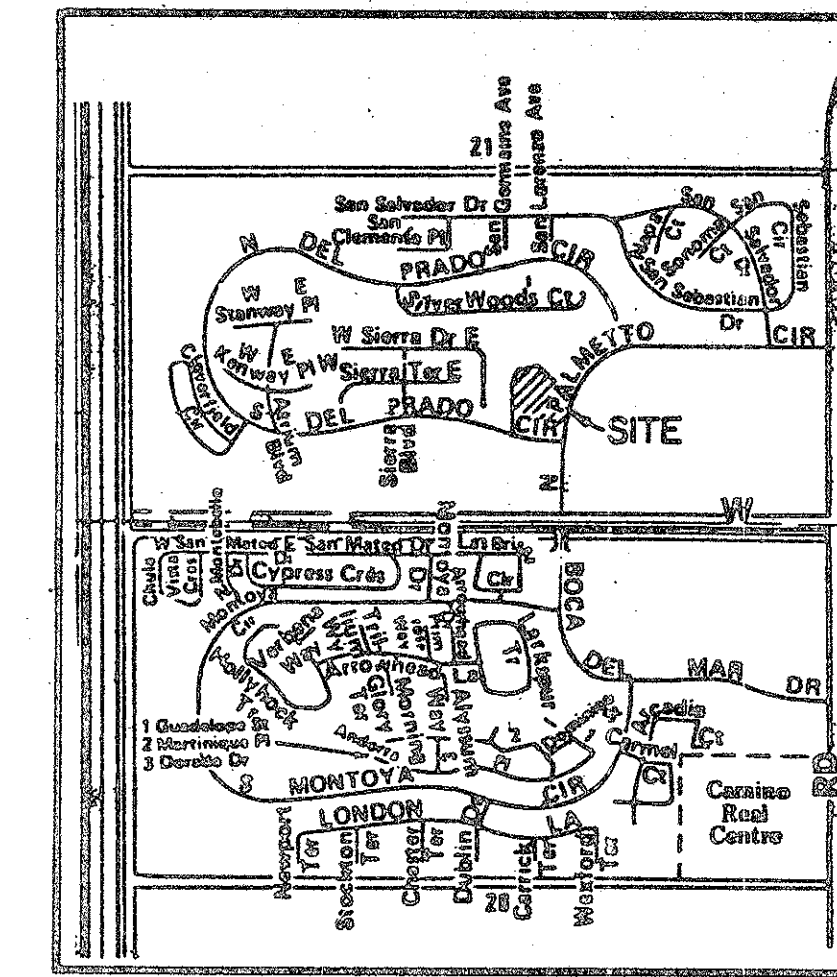
43/200

THE WOODS AT BOCA DEL MAR (A P.U.D.)

A REPLAT OF TRACT 9 OF BOCA DEL MAR NO. 5, A P.U.D., SITUATE IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JANUARY, 1982

SHEET 1 OF 2



LOCATION MAP
N.T.S.

200

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:58 AM
THIS 17 DAY OF February
AD, 1982 AND DULY RECORDED
IN PLAT BOOK 43 ON PAGES
200 AND 201.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT.
BY: *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT D.C.A. AT BOCA DEL MAR, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS "THE WOODS AT BOCA DEL MAR", SITUATE IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT 9 OF BOCA DEL MAR NO. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30 ON PAGES 127 AND 128 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.

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

- TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED AS A PRIVATE EASEMENT WAY FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF THE WOODS AT BOCA DEL MAR AND SUCH OTHER PERSONS AS MAY OBTAIN THE USE AND BENEFIT THEREOF BY DECLARATIONS OF COVENANTS AND RESTRICTIONS, DECLARATIONS OF CONDOMINIUM, OR OF EASEMENTS EXECUTED BY THE OWNER, OR OWNERS, OF TITLE TO THE EASEMENT WAY, AND RECORDED AMONG THE PUBLIC RECORDS OF AFORESAID PALM BEACH COUNTY. THESE EASEMENT WAYS, OF INGRESS AND EGRESS, MAY ALSO BE USED FOR SUCH OTHER PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, UTILITY AND DRAINAGE PURPOSES, AS MAY BE PROVIDED FOR OR ALLOWED IN SUCH DECLARATIONS OF COVENANTS AND RESTRICTIONS OR EASEMENTS. THE OBLIGATION FOR MAINTENANCE OF THE INGRESS AND EGRESS EASEMENT WAY (TRACT A) SHALL BE AS PROVIDED FOR IN SUCH DECLARATIONS OF COVENANTS AND RESTRICTIONS, DECLARATIONS OF CONDOMINIUM, OR EASEMENTS, AND IN THE ABSENCE OF A PROVISION FOR MAINTENANCE, MAINTENANCE SHALL BE THE OBLIGATION OF D.C.A. AT BOCA DEL MAR, INC., ITS SUCCESSORS AND ASSIGNS.
- TRACTS B, C, D, E, AND F, TOGETHER WITH THE LAKE MAINTENANCE EASEMENT, ARE HEREBY DEDICATED TO D.C.A. AT BOCA DEL MAR, INC. FOR PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS.
- TRACT "G" IS HEREBY DEDICATED AS A PERPETUAL DRAINAGE EASEMENT AND SHALL BE AVAILABLE TO THE OWNER (OR OWNERS) THEREOF FOR OTHER PROPER AND NON-CONFLICTING PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER (OR OWNERS), THEIR SUCCESSORS OR ASSIGNS.
- THE UTILITY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE USE OF FLORIDA POWER & LIGHT COMPANY AND OTHER PUBLIC UTILITIES FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT, AND REPAIR OF UTILITY FACILITIES, EQUIPMENT, AND APPURTENANCES.
- THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND SHALL BE THE MAINTENANCE OBLIGATION OF D.C.A. AT BOCA DEL MAR, INC., ITS SUCCESSORS OR ASSIGNS.
- THE LIMITED ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSE OF CONTROL OF AND JURISDICTION OVER ACCESS RIGHTS.
- PORTIONS OF THIS PLAT CONTAINING OPEN SPACE, AFTER IMPROVEMENT OF THE PROPERTY, MAY NOT BE VACATED IN WHOLE OR IN PART UNLESS THE ENTIRE PLAT IS VACATED EXCEPT AS PERMITTED BY PALM BEACH COUNTY, FLORIDA, IN ACCORDANCE WITH ITS LAWS, RULES, ORDINANCES, AND RESOLUTIONS, AS EVIDENCED BY THE SIGNATURE OF A DULY AUTHORIZED COUNTY OFFICIAL.

IN WITNESS WHEREOF, D.C.A. AT BOCA DEL MAR, INC., HAS THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF January, 1982.

D.C.A. AT BOCA DEL MAR, INC.
A CORPORATION OF THE STATE OF FLORIDA
ATTEST: *[Signature]* LUIS A. CLARK, SECRETARY
BY: *[Signature]* CARL PALMISCIANO, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED CARL PALMISCIANO AND LUIS A. CLARK, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF D.C.A. AT BOCA DEL MAR, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 20th DAY OF January, 1982.

MY COMMISSION EXPIRES:

MORTGAGEE'S CONSENT

CITY AND DISTRICT OF MONTREAL)
PROVINCE OF QUEBEC) SS

CASTEL DEL MAR, INC., HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREOF DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNER THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3604 AT PAGE 399 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, CASTEL DEL MAR, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS ON THIS 20th DAY OF January, 1982.

[Signature] CASTEL DEL MAR, INC.
ATTEST: *[Signature]* MICHAEL J. WEIGENSBERG, SECRETARY
BY: *[Signature]* ALAN BESNER, PRESIDENT

ACKNOWLEDGEMENT

CITY AND DISTRICT OF MONTREAL)
PROVINCE OF QUEBEC) SS

BEFORE ME PERSONALLY APPEARED ALAN BESNER AND MICHAEL J. WEIGENSBERG, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF CASTEL DEL MAR, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 20th DAY OF January, 1982.

MY COMMISSION DOES NOT EXPIRE
[Signature]
NOTARY PUBLIC
PROVINCE OF QUEBEC, CANADA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF
I, JOEL KOPELMAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO D.C.A. AT BOCA DEL MAR, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND FURTHER, THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: January 12, 1982
BY: *[Signature]* JOEL KOPELMAN, ESQUIRE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 26th DAY OF January, 1982.
[Signature]
WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF Feb, 1982.

BY: *[Signature]*
NORMAN R. GREGORY, CHAIRMAN
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF Feb, 1982.

BY: *[Signature]*
HERBERT W. SHULEM, COUNTY ENGINEER - ABST
C. MARKY FRANKS
ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]* KATHRYN S. MILLER
DEPUTY CLERK

NOTES:

- THERE SHALL BE NO TREES, SHRUBS, OR ANY KIND OF CONSTRUCTION PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- TRACT F IS A PROPOSED RECREATION AREA.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) P.L.S. NO. 3708 DESIGNATED THUS:
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) P.L.S. NO. 1141 (FOUND) DESIGNATED THUS:
- D.E. DENOTES DRAINAGE EASEMENT.
- U.E. DENOTES UTILITY EASEMENT.
- L.A.E. DENOTES LIMITED ACCESS EASEMENT.
- ALL BEARINGS HEREON ARE RELATIVE TO THE BEARING DATUM OF BOCA DEL MAR NO. 5.
- TRACTS B, C, D, AND E ARE PROPOSED RESIDENTIAL HOUSING TRACTS.

P.U.D. DATA

GROSS AREA OF PROJECT 8.46± ACRES
TOTAL NUMBER OF DWELLING UNITS (D.U.) 138
GROSS DENSITY 16.31 D.U./AC.

BUILDING COVERAGE	1.68± AC. 19.85%
UNCOVERED PARKING (PLANNED & RESERVED)	1.14± AC. 13.48%
ACCESS ROADS	1.05± AC. 12.41%
1/2 RECREATION AREA	0.12± AC. 1.42%
OPEN SPACE	
1/2 RECREATION AREA	0.11± AC. 1.30%
LAKE	0.50± AC. 5.91%
REMAINING AREA	3.86± AC. 45.63%
	4.47± AC. 52.84%

THIS INSTRUMENT WAS PREPARED BY MARCIA E. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVE., WEST PALM BEACH, FLORIDA.

SEAL
D.C.A. AT BOCA
DEL MAR, INC.

SEAL
NOTARY PUBLIC

SEAL
CASTEL DEL MAR, INC.

SEAL
NOTARY PUBLIC

SEAL
PROFESSIONAL
LAND SURVEYOR

SEAL
COUNTY ENGINEER

Meridian
Surveying and mapping inc.
WEST PALM BEACH, FLORIDA

DRAWN	M.E.H.	DATE	DEC. 1981
CHECKED		SCALE	
DRAWING NO.	81-P-060		

THE WOODS AT BOCA DEL MAR
(A P.U.D.)