

44/164

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

BEING A REPLAT OF PART OF TRACTS 94 THROUGH 99, INCLUSIVE, AND OF PART OF THE 30 FOOT ROADWAY LYING SOUTHERLY OF SAID TRACTS 94 THROUGH 96 (ABANDONMENT RECORDED IN O.R.B. 2298 AT PAGE 1052), ALL IN BLOCK 74, THE PALM BEACH FARMS CO. PLAT NO. 3 (PLAT BOOK 2 PAGES 45-54) AND ALL LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST.

### NOTES

- No building or any kind of construction shall be placed on utility or drainage easements. No trees or shrubs shall be on drainage easements.
- Building set back lines shall be as required by Palm Beach County zoning regulations.
- Approval of landscaping on utility easements shall be obtained from any utility company using same for purposes other than water and sewer purposes.
- Wall construction along west and south property lines hereof cannot fall within utility easements.
- U.E. denotes utility easement. D.E. denotes drainage easement. A.C.E. denotes access control easement. S.E. denotes sanitary easement. L.E. denotes landscape and buffer easement.
- Permanent Reference Monuments (P.R.M.'s) are shown thusly:  $\square$
- Bearings shown herein are in the meridian of AMERICAN HOMES AT BOCA RATON PLAT No. 5 (Plat Book 35, pages 11 and 12).

PALM BEACH COUNTY, FLORIDA

JUNE 15, 1982

ONE SHEET ONLY

WEIMER AND COMPANY

INCORPORATED  
planners • land surveyors • engineers  
land development consultants

### DESCRIPTION

A certain 12.146 acre parcel of land lying in the Southeast Quarter (SE 1/4) of Section 7, Township 47 South, Range 42 East, Palm Beach County, Florida, said parcel being a part of TRACTS 94 through 99, inclusive, and a part of the 30 foot wide roadway lying southerly of said TRACTS 94 through 96 and northerly of said TRACTS 97 through 99, all being a part of BLOCK 74, THE PALM BEACH FARMS CO. PLAT NO. 3, as same is recorded in Plat Book 2 at pages 45 through 54, inclusive. Public Records of Palm Beach County, Florida; said parcel being more particularly described as follows:

BEGINNING at the Southeast corner of BLOCK NO. 15, AMERICAN HOMES AT BOCA RATON, PLAT NO. 5, as same is recorded in Plat Book 35 at pages 11 and 12, Public Records of Palm Beach County, Florida, said plat being hereinafter referred to as "PLAT NO. 5"; and from said POINT OF BEGINNING run, by the following numbered courses: (bearings cited herein are in the meridian of said PLAT NO. 5)

- North 0°00'00" East, along the east line of said BLOCK 16, 683.03 feet, more or less, to the southerly right-of-way line of KIMBERLY BOULEVARD, as shown on said PLAT NO. 5; thence...
- North 78°15'00" East, along the said southerly right-of-way line of KIMBERLY BOULEVARD, 658.57 feet; thence...
- South 56°04'03" East, continuing along the said southerly right-of-way line of KIMBERLY BOULEVARD, 35.77 feet, more or less, to a point in the westerly right-of-way line of LYONS ROAD, as same is shown on AMERICAN HOMES AT BOCA RATON, PLAT NO. 5, as same is recorded in Plat Book 35 at pages 87 and 88, Public Records of Palm Beach County, Florida; thence....
- Southerly, along the said westerly right-of-way line of LYONS ROAD and along the arc of a 1926.00 foot radius curve, concave westerly, having a central angle of 10°23'05" and whose 348.61 foot long chord bears South 0°11'32" East, an arc distance of 349.08 feet; thence...
- South 00°10'00" East, continuing along the said westerly right-of-way line of LYONS ROAD, 450.00 feet, more or less, to a point in the easterly extension of the south line of said BLOCK 16; thence....
- North 90°00'00" West, along the just described easterly extension of the south line of BLOCK 16, 706.00 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 12.146 acres, more or less.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA HAMPTON'S MANAGEMENT, INC., a Florida Corporation, owner of the tract of land shown hereon as PLAT OF BOCA HAMPTON'S PLAZA and as described hereon, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

#### EASEMENTS

- The UTILITY EASEMENTS, as shown hereon, are hereby dedicated in perpetuity for the construction, operation, and maintenance of utilities.
- The DRAINAGE and SANITARY EASEMENTS, as shown hereon, are hereby reserved for the construction, operation, and maintenance of drainage and sanitary facilities, respectively, and are the perpetual maintenance obligation of the fee simple owner of the lands underlying same.
- The LANDSCAPING EASEMENTS, as shown hereon, are hereby reserved for landscaping and buffer purposes and are the perpetual maintenance obligation of the fee simple owner of the lands underlying same.
- The ACCESS CONTROL EASEMENTS, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the control and jurisdiction over access rights.

IN WITNESS WHEREOF, the said BOCA HAMPTON'S MANAGEMENT, 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, this 14th day of Sept, 1982.

Attest: Robert D. Seldmridge, Secretary; Peter A. Papaport, President; BOCA HAMPTON'S MANAGEMENT, INC.

### ACKNOWLEDGEMENT

BEFORE ME personally appeared PETER A. PAPAPORT and ROBERT D. SELDMRIDGE, 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 BOCA HAMPTON'S MANAGEMENT, INC., a corporation, and they severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and 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.

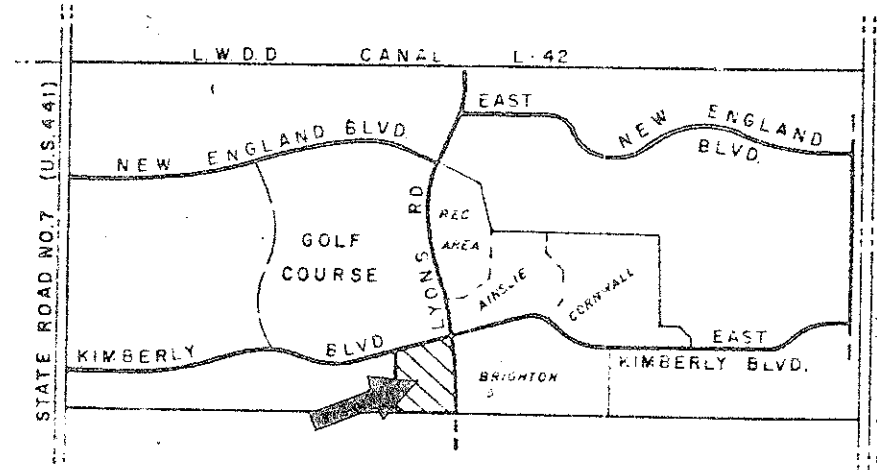
WITNESS my hand and official seal, this 29th day of Sept, 1982. My commission expires: Sept. 25, 1983. Notary Public.

### MORTGAGEE'S CONSENT

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 his mortgage, which is recorded in official record book 2651 at page 169, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, FIRST AMERICAN BANK OF LAKE WORTH, N.A., an association of Florida, has caused these presents to be signed by its Senior Vice President and attested to by its Mortgage Loan Officer and its association seal to be affixed hereto by and with the authority of its Board of Directors, this 29th day of Sept, 1982.

Attest: James J. McGarry, Senior Vice President; FIRST AMERICAN BANK OF LAKE WORTH, N.A.



### LOCATION MAP

### P. U. D. TABULATION

LOCUS AREA = 12.146 ACRES  
100% COMMERCIAL

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME personally appeared James J. McGarry and John C. Parrett, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as SENIOR VICE PRESIDENT and MORTGAGE LOAN OFFICER of the above named First American Bank of Lake of Lake Worth, N.A., an association, and they severally acknowledged to and before me that they executed such instrument as such SENIOR VICE PRESIDENT and MORTGAGE LOAN OFFICER, respectively, of said association, and that the seal affixed to the foregoing instrument is the seal of said association and that it was affixed to said instrument by due and regular association authority, and that said instrument is the free act and deed of said association.

WITNESS my hand and official seal, this 29th day of July, A.D. 1982.

My commission expires: Notary Public Nancy Megan Shreffler.

### MORTGAGEE'S CONSENT

The undersigned hereby certifies that he 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 his mortgage, which is recorded in official record book 2090 at page 1069 and official record book 2763 at page 1017, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Attest: Donald J. Lunny, Trustee; Donald J. Lunny, Trustee.

### ACKNOWLEDGEMENT

BEFORE ME personally appeared Donald J. Lunny, Trustee, to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument as trustee and individually for the purposes therein expressed.

WITNESS my hand and official seal, this 7th day of July, A.D. 1982.

Notary Public Jean L. Brown.

My commission expires: March 7, 1985.

### COUNTY APPROVAL

COUNTY ENGINEER: This plat is hereby approved for record, this 14 day of Sept, A.D. 1982.

H.F. Kahlert, County Engineer.

BOARD OF COUNTY COMMISSIONERS: This plat is hereby approved for record, this 14 day of Sept, A.D. 1982.

Norman Gregory, Chairman.

ATTEST: JOHN B. DUNKLE, Clerk; Board of County Commissioners.

Deputy Clerk.

### TITLE CERTIFICATION

CHICAGO TITLE INSURANCE COMPANY, a Florida licensed title insurance company, does hereby certify that it has examined the title to the hereon described property and that it finds the title to the property is vested in BOCA HAMPTON'S MANAGEMENT, INC.; that the current taxes have been paid; and that all mortgages are shown and are true and correct.

DATE: June 29, 1982. Notary Public.

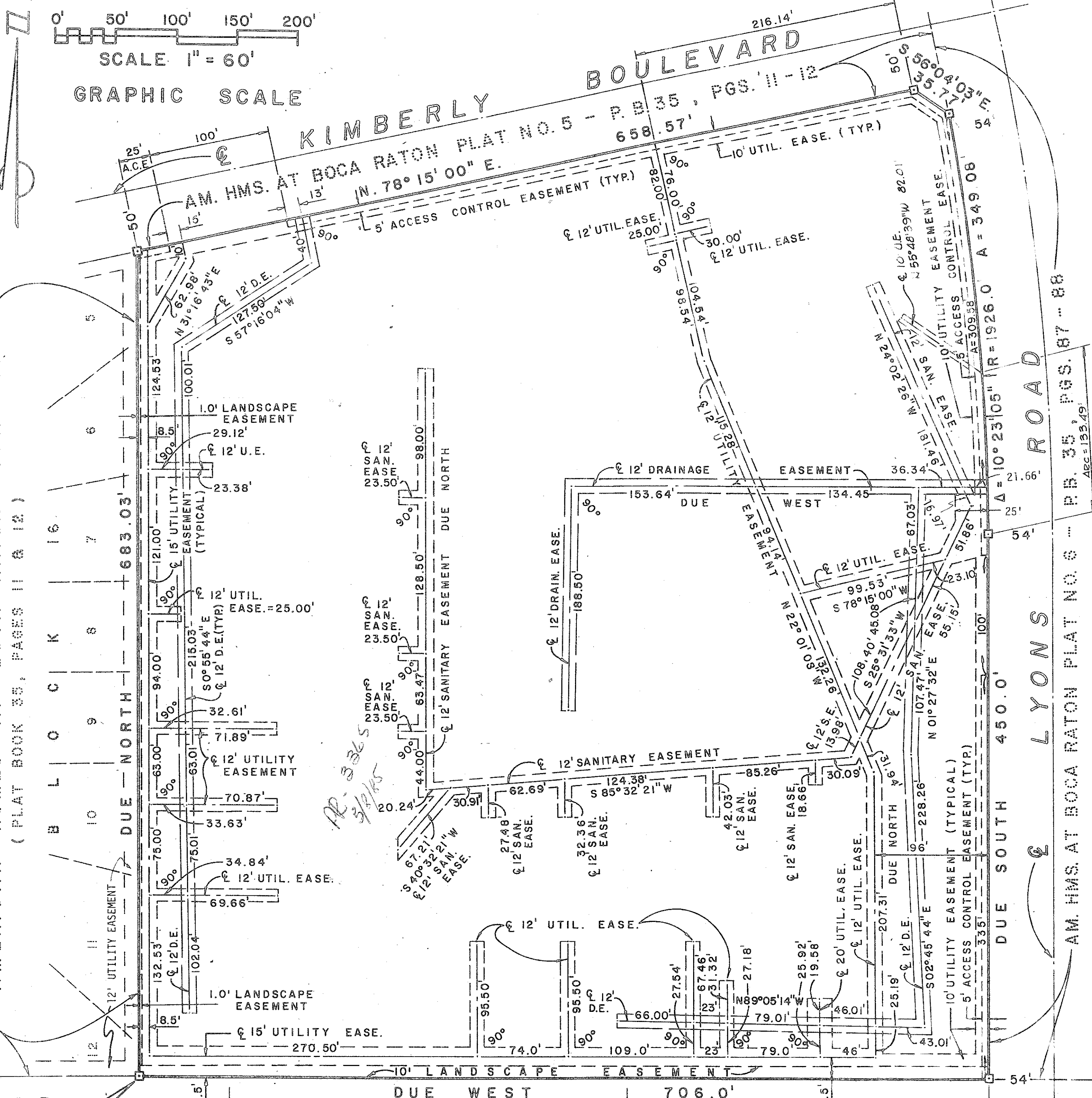
BOCA HAMPTON'S PLAZA SURVEYOR'S CERTIFICATION

I HEREBY 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 and that permanent reference monuments have been placed as required by law; and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and the provisions of Palm Beach County, Florida.

DATE: August 9, 1982. Notary Public David M. White, P.L.S., Florida Certificate Number 2201.

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COUNTY OF PALM BEACH  
CLERK OF COUNTY COMMISSIONERS  
This instrument was recorded on the 29th day of September, 1982, at 10:00 AM, and duly received in the office of the Clerk of the County Commission on the 29th day of September, 1982.  
JOHN B. DUNKLE, Clerk of County Commission  
By: [Signature]



TRACT 98, TRACT 97, TRACT 96, TRACT 95, TRACT 94, TRACT 93, TRACT 92, TRACT 91, TRACT 90, TRACT 89, TRACT 88, TRACT 87, TRACT 86, TRACT 85, TRACT 84, TRACT 83, TRACT 82, TRACT 81, TRACT 80, TRACT 79, TRACT 78, TRACT 77, TRACT 76, TRACT 75, TRACT 74, TRACT 73, TRACT 72, TRACT 71, TRACT 70, TRACT 69, TRACT 68, TRACT 67, TRACT 66, TRACT 65, TRACT 64, TRACT 63, TRACT 62, TRACT 61, TRACT 60, TRACT 59, TRACT 58, TRACT 57, TRACT 56, TRACT 55, TRACT 54, TRACT 53, TRACT 52, TRACT 51, TRACT 50, TRACT 49, TRACT 48, TRACT 47, TRACT 46, TRACT 45, TRACT 44, TRACT 43, TRACT 42, TRACT 41, TRACT 40, TRACT 39, TRACT 38, TRACT 37, TRACT 36, TRACT 35, TRACT 34, TRACT 33, TRACT 32, TRACT 31, TRACT 30, TRACT 29, TRACT 28, TRACT 27, TRACT 26, TRACT 25, TRACT 24, TRACT 23, TRACT 22, TRACT 21, TRACT 20, TRACT 19, TRACT 18, TRACT 17, TRACT 16, TRACT 15, TRACT 14, TRACT 13, TRACT 12, TRACT 11, TRACT 10, TRACT 9, TRACT 8, TRACT 7, TRACT 6, TRACT 5, TRACT 4, TRACT 3, TRACT 2, TRACT 1.

This instrument was prepared by David M. White in the offices of Weimer and Company, Inc., 2586 Forest Hill Boulevard, West Palm Beach, Florida 33406.