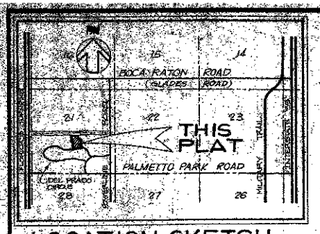
THIS PLAT IS A PART OF A P.U.D.

BOCA DEL MAR - TRACT 1 - PHASE 2

BEING A
REPLAT OF A PORTION OF TRACT 1 OF BOCA DEL MAR NO. 5 (P.B. 30, PG. 127, 128 P.B.C.R.)
LYING IN THE SOUTH 1/2 OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

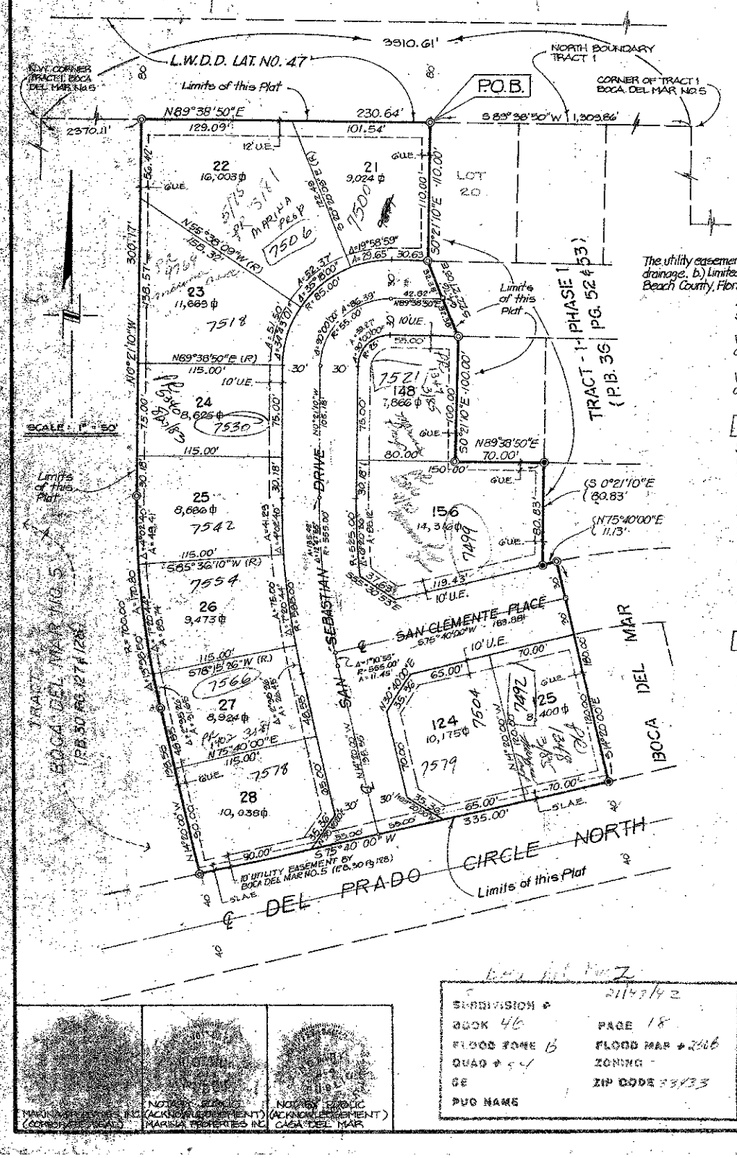
19

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at ... on the ... day of ... 19..
and duly recorded in Plat Book ... on Pages ...
JOHN B. DUNKLE, Clerk Circuit Court



LOCATION SKETCH
N.T.S.

PREPARED BY
KEYSTONE ENGINEERING INC.
6301 N.W. 9th AVE. SUITE B
FORT LAUDERDALE, FLORIDA
ORDER No. 54297-E & 56619-EX
0 25 50 100 150 200
GRAPHIC SCALE IN FEET



LEGAL DESCRIPTION & DEDICATION

Know all men by these presents that Marina Properties, Inc. a Panamanian corporation organized under the laws of the Republic of Panama and authorized to do business in the State of Florida, owner of lands shown hereon as "Boca Del Mar-Tract 1 - Phase 2" described as follows:

That portion of Tract 1 of "Boca Del Mar No. 5" as shown on Plat recorded in Plat Book 30 pages 127 and 128 of the Public Records of Palm Beach County, Florida described as follows:

Commence at a corner on the North Boundary of said Tract 1 (same being 3910.61 feet Easterly of the Northwest corner of said Tract 1) and run thence S89°38'50"W along said North Boundary a distance of 1309.86 feet to the Northwest Corner of Lot 20 of Boca Del Mar-Tract 1-Phase 1 as shown on Plat recorded in Plat Book 36, Pages 52 and 53 of the Public Records of Palm Beach County, Florida and for a Point of Beginning; thence along the West Boundary of said Boca Del Mar - Tract 1 - Phase 1 on the following (7) seven courses; thence S0°21'10"E, a distance of 110.00 feet; thence S22°27'03"E, a distance of 64.76 feet; thence S0°21'10"E, a distance of 100.00 feet; thence N89°38'50"E, a distance of 70.00 feet; thence S0°21'10"E a distance of 80.83 feet; thence N75°40'00"E, a distance of 11.13 feet; thence S14°20'00"E, a distance of 180.00 feet to an intersection with the North Right-of-Way Line of Del Prado Circle North as shown on Plat of said "Boca Del Mar No. 5"; thence S75°40'00"W along said North Right-of-Way Line, a distance of 335.00 feet; thence N14°20'00"W, a distance of 138.55 feet; thence Northerly along a curve to the right having a Radius of 700.00 feet, a Central Angle of 19°38'50" and an Arc distance of 170.80 feet; thence N0°21'10"W, a distance of 300.17 feet to an intersection with the South Right-of-Way Line of "L.W.D.D. Lat. No. 47" as shown on Plat of said "Boca Del Mar No. 5"; thence N89°38'50"E along said South Right-of-Way Line, a distance of 230.64 feet to the Point of Beginning.

Have caused said lands to be Platted as shown and do hereby dedicate as follows:

STREETS: The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes. EASEMENTS: a) Utility and Drainage Easements. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. b) Limited Access Easements - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

In Witness where of the above named corporation has caused these presents to be signed this 1st day of October, 1982.

Witness: as to both — By: Humberto Besada - President

Witness: as to both — Attest: Carlos Arazoza / Secretary

ACKNOWLEDGEMENT

State of Florida } ss
County of Dade }

Before me personally appeared Humberto Besada and Carlos Arazoza, 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 the above named corporation and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said corporation 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 due and regular corporate authority and that said instrument is the free act and deed of said corporation.

Wilness my hand and official seal this 1st day of October 1982 A.D.

My commission expires: October 8, 1984 — Notary Public - State of Florida at large

MORTGAGEE'S CONSENT AND ACKNOWLEDGEMENT

State of Florida } ss
County of Broward }

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record 3705, Page 224 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the Florida General Partnership has caused these presents to be signed and its corporate seal to be affixed hereon this 4th day of October, 1982.

Casa Del Mar, a Florida General Partnership

By: Marvin L. Robinson - Partner

State of Florida } ss
County of Broward }

Before me personally appeared ——— Marvin L. Robinson, to me well known and known to me to be the individual described in and who executed the foregoing instrument as partner of the above named Florida General Partnership and ——— acknowledged to and before me that he executed such instrument as partner of said Florida General Partnership and that the seal affixed to the foregoing instrument is the seal of said Florida General Partnership and that is was affixed to said instrument by due and regular Florida General Partnership authority and that said instrument is the free act and deed of said Florida General Partnership.

Witness my hand and official seal this 4th day of October, 1982 A.D.

My commission expires: ———

Notary Public - State of Florida at large

GENERAL NOTES

1) No buildings or any kind of construction shall be placed on utility or drainage easements.
2) No structures, trees or shrubs shall be placed on drainage easements.
3) Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

TITLE CERTIFICATION

State of Florida } ss
County of Dade }

I Mario Lamar, 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 in Marina Properties, Inc.; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon; that all mortgages are shown and are true and correct and the property is found to contain Deed restrictions which are not applicable and do not affect the subdividing of the property.

June 24, 1983

Mario Lamar, Attorney at Law

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my knowledge and belief that this Plat is a true and correct representation of the lands surveyed under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter 177, Florida Statutes and the applicable requirements of ordinances established by Palm Beach County, Florida. Permanent Reference Monuments were set on the 31st day of March, 1981 A.D. Permanent Control Points are to be set under the Guarantees posted with Palm Beach County for the required improvements.

7/8/82

Thomas D. Walsh, Jr. P.L.S.
Florida Certificate No. 3040

BOARD OF COUNTY COMMISSIONERS' APPROVAL

This Plat is hereby approved for record this 4th day of October 1983 A.D.

Attest: John B. Dunkle, Clerk
Board of County Commissioners
By: Deputy Clerk

Chairman: Peter B. Evans

COUNTY ENGINEER'S APPROVAL

This Plat is hereby approved for record this 4th day of October, 1983 A.D.

By: County Engineer: H.F. Kahlert, P.E.

AREA TABULATION

	Square Feet	Acres	# of Units	Type
Street Right of Way Dedication	41,408.64	0.95		
Lots being Platted	123,195.00	2.83	12	Single Family
Gross area being Platted	164,603.64	3.78		

SURVEYOR'S NOTES

1) Bearings shown hereon are based on the North Boundary of Tract 1 of "Boca Del Mar No. 5" (P.B. 30 Pgs. 127, 128 Palm Beach County Records).

0205-324

LEGEND

- ◉ Indicates Permanent Reference Monuments set by this Plat.
- ◉ Indicates Permanent Reference Monuments Found R.L.S. #1328.
- ◦ Indicates Permanent Control Points to be set for this Plat.
- □ Indicates Permanent Control Points set by "Boca Del Mar - Tract 1 - Phase 1." P.B. 36, Pgs. 52, 53
- U.E. Indicates Utility Easement
- (R.) Indicates Radial Line
- ϕ Indicates Square Feet
- L.A.E. Indicates Limited Access Easement

Boca Del Mar - Tract 1 Ph 2
Sheet No. 1

Revised by	DATE	Revised by	DATE	Revised by	DATE	Revised by	DATE
JMF	6/1/82	SOUTHERN BELL EASEMENT	6/1/82				

SUBDIVISION #
BOOK 46 — PAGE 18
FLOOD ZONE B — FLOOD MAP # 2116
QUAD # C-4 — ZONING -
SE — ZIP CODE 33433
PUD NAME

NOTICE: SEE SEPARATE INSTRUMENT (ACKNOWLEDGEMENT) MARINA PROPERTIES INC.

NOTICE: SEE SEPARATE INSTRUMENT (ACKNOWLEDGEMENT) CASA DEL MAR

VOID

VOID

LAND SURVEYOR

COUNTY COMMISSION PALM BEACH COUNTY

COUNTY ENGINEER