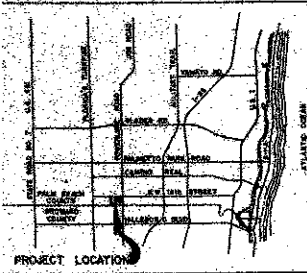


46/104



PART OF BOCA POINTE P.U.D.

# ENCANTADA

A PLAT OF A PORTION OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
A REPLAT OF A PORTION OF BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY'S SUBDIVISION OF SECTION  
33 AS RECORDED IN PLAT BOOK 2, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

JANUARY 1983

SHEET 1 OF 3

104

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 10-23-83  
at 2:21 p.m. on September  
1983, and duly recorded in  
46 of Volume 126 of the  
Public Records of Palm Beach County, Florida.  
JOHN B. DUNKLE, Clerk of Court  
By Richard A. ...

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that MARKBOROUGH PROPERTIES LIMITED, an Ontario Company authorized to do business in Florida, owner of the land shown hereon, being in Section 33, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as ENCANTADA, being more particularly described as follows:

Beginning at the Southeast corner of the plat of BOCA POINTE NO. 1 as recorded in Plat Book 42, Pages 141-143 of the Public Records of Palm Beach County, Florida; thence with a bearing of S. 00° 27' 46" E., along the West right-of-way line of Powerline Road, said line lying 67.00 feet West of and parallel to the East line of the aforesaid Section 33, a distance of 1187.46 feet to a point lying on the Existing North right-of-way line of the Hillsboro Canal; thence with a bearing of N. 88° 59' 43" W., along said Existing North right-of-way line, a distance of 2525.22 feet to a point; thence with a bearing of N. 00° 00' 17" E., a distance of 170.00 feet to a point of curvature; thence with a curve to the right having a radius of 175.00 feet, an arc length of 271.85 feet to a point; thence with a curve to the right having an initial tangent bearing of N. 08° 49' 22" W., a radius of 375.00 feet, an arc length of 192.85 feet to a point of reverse curvature; thence with a curve to the left having a radius of 275.00 feet, an arc length of 125.30 feet to a point of tangency; thence with a bearing of N. 00° 27' 48" W., a distance of 128.73 feet to a point; thence with a bearing of S. 89° 32' 12" W., a distance of 25.18 feet to a point of curvature; thence with a curve to the right having a radius of 175.00 feet, an arc length of 486.32 feet to a point; thence with a bearing of N. 01° 07' 20" W., a distance of 70.61 feet to a point lying on the South right-of-way line of S.W. 18th Street; thence with a bearing of N. 86° 52' 40" E., along said South right-of-way line, a distance of 1974.04 feet to a point; thence with a bearing of S. 80° 59' 15" E., a distance of 408.54 feet, more or less, to the Point of Beginning, the last two courses being coincident with the Southerly boundary of the aforesaid plat of BOCA POINTE NO. 1. Subject to easements and rights-of-way of record.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate, as follows:

1. Streets:

The tract for private road purposes, utility and drainage easements, shown hereon as Tract G, is hereby dedicated to the Encantada Homeowners Association, Inc., and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

2. 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. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. Tract G as shown is hereby declared to be a drainage and utility easement. The Lift Station Easement as shown hereon is dedicated in perpetuity to Palm Beach County, its successors or assigns for lift station and related purposes. The lake maintenance easements as shown are hereby dedicated to the Encantada Homeowners Association, Inc. and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

3. Landscape and Buffer Areas:

The landscape and buffer areas, shown hereon as Tracts A, and B, are hereby dedicated to the Encantada Homeowners Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County. The landscape and buffer area, shown hereon as Tract C is hereby dedicated to the Boca Pointe Community Association, Inc. and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

4. Recreation Area:

That recreation area, shown hereon as Tract E, is hereby dedicated to the Encantada Homeowners Association, Inc., and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

5. Water Management Tracts:

The Water Management Tracts, shown hereon as Tracts D and F, are hereby dedicated to the Encantada Homeowners Association, Inc., for water management purposes and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the said Company, MARKBOROUGH PROPERTIES LIMITED, has caused these presents to be signed by its President, PETER A. ANKER, and attested by its Secretary, JAMES C. SHAPLAND, and its seal to be affixed hereto by and with the authority of its Board of Directors, this 9th day of August, A.D. 1983.

MARKBOROUGH PROPERTIES LIMITED

Attest: James C. Shapland  
JAMES C. SHAPLAND, Secretary

By: Peter A. Anker  
PETER A. ANKER, President

### ACKNOWLEDGMENT

PROVINCE OF ONTARIO } Before me personally appeared PETER A. ANKER and JAMES C. SHAPLAND, to  
COUNTY OF YORK } me well known, and known to me to be the individuals described in and who executed the  
foregoing instrument as PETER A. ANKER, President and JAMES C. SHAPLAND, Secretary, of the above  
named MARKBOROUGH PROPERTIES LIMITED, an Ontario Company authorized to do business in Florida, and severally acknow-  
ledged to and before me that they executed such instrument as such President and Secretary, respectively, of said  
Company, and that the seal affixed to the foregoing instrument is the seal of said Company 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 Company.

WITNESS my hand and official seal, this 9th day of August, A.D. 1983

PERMANENT

My Commission Expires

Notary Public, Province of Ontario

This Instrument Prepared by:  
John A. Grant, Jr., John A. Grant, Jr., Inc.  
3333 North Federal Highway, Boca Raton, Florida 33431

### STATISTICAL DATA

TOTAL AREA THIS PLAT	66.950 AC.
AREA OF LOTS	40.123 AC.
LANDSCAPING & BUFFER (TRACTS A, B & C)	5.113 AC.
WATER MANAGEMENT TRACTS D & F	12.219 AC.
RECREATION AREA (TRACT E)	0.429 AC.
AREA OF PRIVATE ROAD R/W (TRACT G)	9.066 AC.
NO OF UNITS ALLOWED	301 UNITS
NO. UNITS PROPOSED	128 UNITS
PROPOSED DENSITY	191 UNITS/AC.
PROPOSED LAND USE	SINGLE FAMILY

### INDEX OF SHEETS

- SHEET No. 1 — TITLE SHEET AND CERTIFICATES
- SHEET No. 2 — DETAIL SHEET
- SHEET No. 3 — CURVE TABLE SHEET

### MORTGAGE CERTIFICATE

STATE OF NEW YORK } The undersigned hereby certifies that it is the holder of a mortgage upon the hereinafter described  
COUNTY OF NEW YORK } property and does hereby join in and consent to the dedication of the land described in the  
caption hereto, by the owners thereof and agrees that its mortgage, which is recorded in Official Record Book 9181,  
Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Branch has caused these presents to be signed by its Manager, Corporate Banking,  
authority of its Board of Directors, this 8th day of August, A.D. 1983.

BANK OF MONTREAL, NEW YORK BRANCH

Peter Z. Wu  
PETER Z. WU, MANAGER, CORPORATE  
BANKING

### ACKNOWLEDGMENT

STATE OF NEW YORK } Before me personally appeared PETER Z. WU to me well known and known to me to be the  
COUNTY OF NEW YORK } individual described in and who executed the foregoing instrument as Manager, Corporate Banking  
of the above named BANK OF MONTREAL, NEW YORK BRANCH and he acknowledged to and before me that he executed such  
instrument as such officer of said Branch, and that said instrument is the free act and deed of said Branch.

WITNESS my hand and official seal, this 8th day of August, 1983.

My Commission Expires: March 30, 1985

Notary Public, State of New York

### TITLE CERTIFICATE

STATE OF FLORIDA } I, HARRISON K. CHAUNCEY, JR., of the firm of Atty, Mease, Rogers, Lindsay &  
COUNTY OF PALM BEACH } Chauncey, a duly licensed attorney in the State of Florida, do hereby certify that I have exam-  
ined the title to the hereon described property; that I find the title to the property is vested in MARKBOROUGH PROPERTIES  
LIMITED; that the current taxes have been paid; that I find that the property is encumbered by the mortgage shown hereon; and that I  
find that all mortgages are shown and are true and correct, and there are no other encumbrances.

Date August 8th, 1983

Harrison K. Chauncey, Jr.  
HARRISON K. CHAUNCEY, JR.  
A Atty, Mease, Rogers, Lindsay and Chauncey  
Attorney-at-law licensed in Florida

### SURVEYOR'S CERTIFICATE

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 to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments  
have been placed as required by law; that (P.C.P.'s) Permanent Control Points will be set under the guarantee posted with Palm Beach  
County for the Required Improvements; and further that the survey data complies with all the requirements of Chapter 177, Florida  
Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date Aug 16, 1983

John A. Grant, Jr.  
JOHN A. GRANT, JR.  
Registered Surveyor No. 1141  
State of Florida

### BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 20 day of September, A.D., 1983.

Peggy B. Ewalt  
PEGGY B. EWALT, Chairman

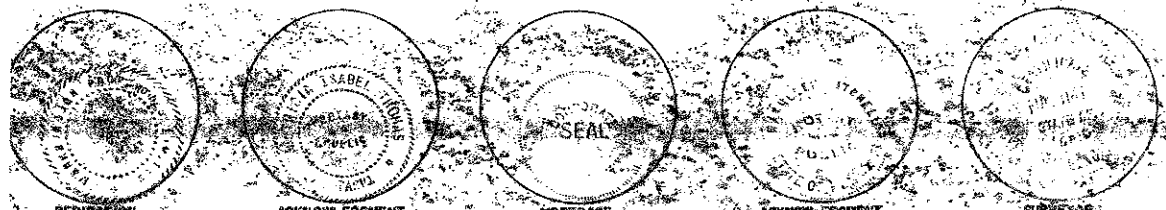
### COUNTY ENGINEER

This plat is hereby approved for record this 20 day of September, A.D., 1983.

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

By: H.F. Kahlert  
H. F. KAHLERT, County Engineer

By: Richard A. ...  
DEPUTY CLERK



ENCANTADA 46/104