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BOCA POINTE NO. 3

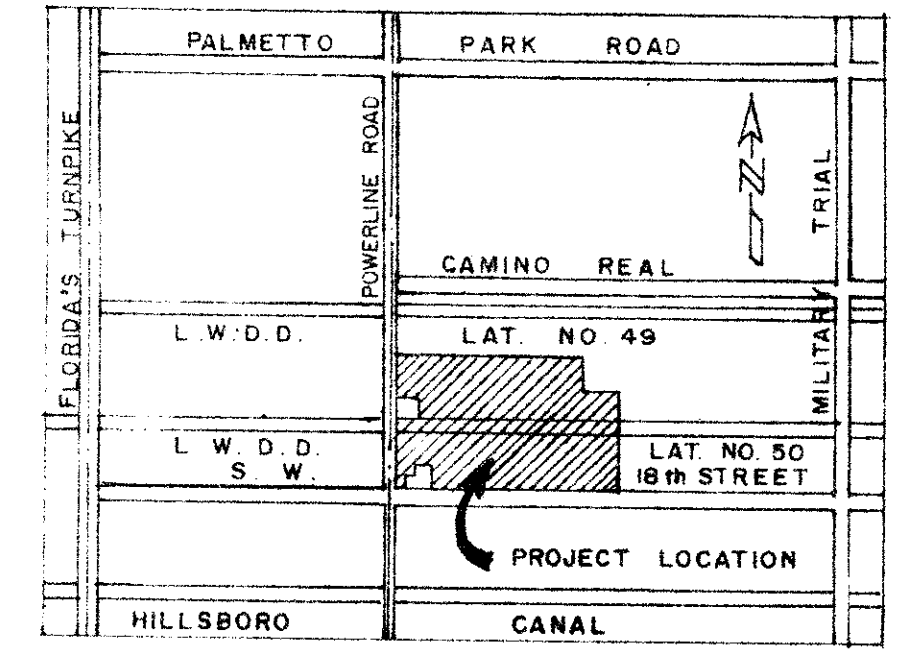
A PLAT OF A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 6 AS RECORDED IN PLAT BOOK 5, PAGE 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. DEDICATION CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

JULY 1983
SHEET 1 OF 3

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 (except Tract S-2) being in Sections 27 and 34, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as BOCA POINTE NO. 3 being more particularly described as follows:

Beginning at the Southwest corner of the plat of BOCA LANE as recorded in Plat Book 33, Pages 64 - 66 of the Public Records of Palm Beach County; thence with a bearing of N. 89° 20' 55" E., along the South line of said plat of BOCA LANE and extension thereof, a distance of 2623.78 feet to a point; thence with a bearing of N. 89° 32' 11" E., along the South line of the plat of BOCA DEL MAR NO. 7 as recorded in Plat Book 30, Pages 210-217 of the Public Records of Palm Beach County, a distance of 688.94 feet to a point; thence with a bearing of S. 01° 13' 12" E., a distance of 660.00 feet to a point; thence with a bearing of N. 89° 32' 11" E., a distance of 660.00 feet to a point lying on the West line of the aforementioned plat of BOCA DEL MAR NO. 7, also being the East line of the South half of Tract 6 of PALM BEACH FARMS COMPANY PLAT NO. 6, located in the South half of the South half of Section 27, Township 47 South, Range 42 East as recorded in Plat Book 5, Page 75 of the Public Records of Palm Beach County; thence with a bearing of S. 01° 13' 12" E., along the line just described, a distance of 307.65 feet to a point on the South line of the aforesaid Section 27; thence with a bearing of S. 01° 55' 34" E., along the West line of the aforesaid BOCA DEL MAR NO. 7, also being the East line of Tract 6 of the aforesaid PALM BEACH FARMS COMPANY PLAT NO. 6 located in the North half of Section 34, Township 47 South, Range 42 East, a distance of 1269.29 feet to the Northeast corner of the plat of BOCA POINTE NO. 4 as recorded in Plat Book 43, Pages 194-196, of the Public Records of Palm Beach County; thence with a bearing of S. 89° 36' 55" W., along the North line of said BOCA POINTE NO. 4, a distance of 3038.89 feet to the Southeast corner of Tract T-2 of said BOCA POINTE NO. 4; thence with a bearing of N. 00° 28' 05" W., a distance of 602.96 feet to a point; thence with a bearing of S. 89° 36' 55" W., a distance of 649.89 feet to a point; thence with a bearing of S. 00° 27' 48" E., a distance of 305.23 feet to a point; thence with a bearing of S. 89° 32' 12" W., a distance of 166.73 to a point; thence with a bearing of S. 00° 27' 48" E., a distance of 260.00 feet to a point; thence with a bearing of N. 83° 15' 39" W., a distance of 100.79 feet to a point; thence with a bearing of S. 89° 36' 55" W., a distance of 20.00 feet to a point lying on the existing East right-of-way line of Powerline Road, the last eight courses following the Northernly boundary of the aforesaid BOCA POINTE NO. 4; thence with a bearing of N. 00° 27' 48" W., along the existing East right-of-way line of Powerline Road (lying 83.00 feet East of and parallel to the West line of the North half of the aforesaid Section 34, a distance of 1016.80 feet to a point; thence with a bearing of N. 5° 14' 49" E., a distance of 201.00 feet to a point lying on the South line of BOCA DEL MAR NO. 14 as recorded in Plat Book 37, Page 152 of the Public Records of Palm Beach County; thence with a bearing of N. 89° 36' 55" E., along said South Line, a distance of 310.00 feet to the Southeast corner of said BOCA DEL MAR NO. 14; thence with a bearing of N. 01° 03' 02" W., along the East line of said plat, a distance of 315.00 feet to the Northeast corner of said plat; thence with a bearing of S. 89° 36' 55" W., along the North line of said plat, a distance of 310.00 feet to a point lying on the East right-of-way line of Powerline Road; thence with a bearing of N. 01° 03' 02" W., along said East right-of-way line (lying 53.00 feet East of and parallel to the West line of the aforesaid Section 27), a distance of 1014.94 feet, more or less, to the Point of Beginning, LESS AND EXCEPT Tract S-2 as shown hereon.



LOCATION MAP
N T S

Subject to easements and rights-of-way of record.
* on a curve concave to the East; thence along said curve having an initial tangent bearing of S.03°37'39.5"W, a radius of 767.99 feet, an arc length of 129.95 feet to a point; thence with a bearing of S.01°13'12"E., a distance of 242.04 feet to a point lying

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

- Streets:
 - Parcels 1, 2, and 3 as shown hereon are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes, as right-of-way for Powerline Road (Parcel 1) and Canary Palm Drive (Parcels 2 and 3).
 - The tract for private road purposes, shown hereon as Parcel 4, is hereby dedicated to Boca Pointe Community Association, Inc., as a Restricted Common Property, appurtenant to the property shown as Tracts A, B-1, B-2, and C on this plat, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- Easements:
 - 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. Parcel 4 as shown is hereby declared to be a utility and drainage easement.
 - Lift Station Easements - The lift station easements as shown hereon are dedicated in perpetuity to Palm Beach County, its successors and assigns, for lift station and related purposes.
 - 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.
 - Landscape Easements - The landscape easements as shown are hereby dedicated to the Boca Pointe Community Association, Inc. for landscaping purposes, and are the perpetual maintenance obligation of said association, its successor and assigns, without recourse to Palm Beach County.
- Canals:

Lateral Canal No. 50 as shown is dedicated to the Lake Worth Drainage District in fee simple for the perpetual use of the public for drainage purposes.
- Recreation Area:

The recreation area, shown hereon as Tract Y-1, is hereby dedicated to the Boca Pointe Community Association, Inc., as Restricted Common Property appurtenant to the property shown as Tract B-1 on this plat and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- Water Management Tracts:

The lake areas, shown hereon as Tracts W-4 and W-5 are hereby dedicated to the Boca Pointe Community Association, Inc., as Common Property, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. The lake area shown hereon as Tract W-6 is hereby dedicated to the Boca Pointe Community Association, Inc. as Restricted Common Property appurtenant to the property shown as Tracts A, B-1, B-2, C, R, S-1 and S-2 on this plat and is the perpetual maintenance obligation of said association, its successor and assigns, without recourse to Palm Beach County.
- Tract Y-2 as shown hereon is NOT dedicated by this plat, but is reserved exclusively for parks and recreation use pursuant to the approved P.U.D. Master Plan.

INDEX OF SHEETS

SHEET NO. 1	TITLE SHEET AND CERTIFICATES
SHEET NO. 2	ADDITIONAL DEDICATION
SHEET NO. 3	DETAIL SHEET

P.U.D. STATISTICAL DATA

TRACT	AREA	NO. UNITS	USE
* A	32.000 AC.		
B-1	43.356 AC.		
B-2	20.112 AC.		
C	28.600 AC.		
R	8.095 AC.		SCHOOL
S-1, S-2	13.020 AC.		CIVIC
Y-1, *Y-2	16.584 AC.		
WATER MANAGEMENT TRACTS (W-4, W-5, W-6)			
CANAL R/W - L.W.D. L-50*	8.070 AC.		CANAL
PUBLIC ROAD R/W (PARCELS 1, 2 & 3)	1.995 AC.		PUBLIC R/W
PRIVATE ROAD R/W	5.991 AC.		PRIVATE R/W
TOTAL PLAT NO. 3	216.190 AC.		
GROSS DENSITY PROPOSED, PLAT NO. 3		5.90 UNITS/AC.	
TOTAL UNITS PLATS NO. 1, 4, 2-A & 3		4914 UNITS	
TOTAL AREA PLATS NO. 1, 4, 2-A & 3		920.363 AC.	
DENSITY PLATS NO. 1, 4, 2-A & 3		5.34 UNITS/AC.	

NOTE: * AREA COMPUTED TO PROPOSED R/W LINES OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 50.

IN WITNESS WHEREOF, the said Corporation, 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 corporate seal to be affixed hereto by and with the authority of its Board of Directors this 4th day of August, 1983.

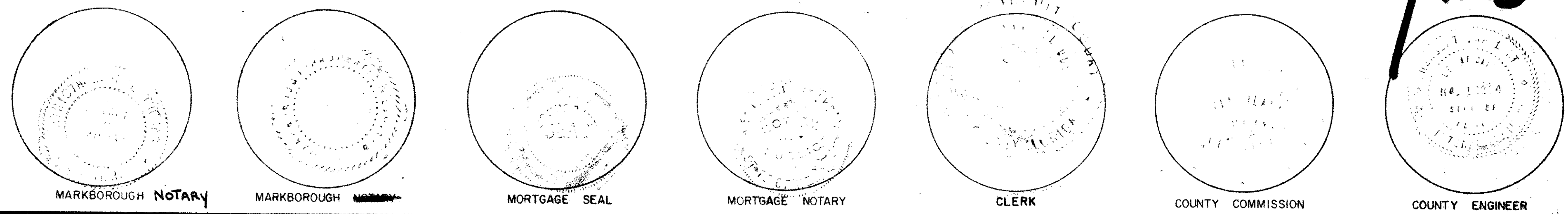
MARKBOROUGH PROPERTIES LIMITED
Attest: JAMES C. SHAPLAND, Secretary
By: PETER A. ANKER, President

ACKNOWLEDGMENT

PROVINCE OF ONTARIO Before me personally appeared PETER A. ANKER and JAMES C. SHAPLAND, to me well known, COUNTY OF YORK ss 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 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.

WITNESS My hand and official seal, this 7th day of August, 1983.

[Signature]
Notary Public, Province of Ontario
My Commission is Unlimited as to Time



MORTGAGE CERTIFICATE

STATE OF NEW YORK The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described COUNTY OF NEW YORK ss 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 its mortgage, which is recorded in Official Record Book 3151, Page 1841 of the 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 of its Board of Directors, this 8th day of August, 1983.

BANK OF MONTREAL, NEW YORK BRANCH

By: [Signature]
PETER Z. WU, MANAGER

ACKNOWLEDGMENT

STATE OF NEW YORK Before me personally appeared PETER Z. WU to me well known and known COUNTY OF NEW YORK ss to me to be the individual described in and who executed the foregoing instrument as MANAGER 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.

[Signature]
Notary Public, State of New York
My Commission Expires

TITLE CERTIFICATE

STATE OF FLORIDA I, HARRISON K. CHAUNCEY, JR., of the firm of Alley, Maass, Rogers, Lindsay and COUNTY OF PALM BEACH ss Chauncey, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that the title to the property is vested in MARKBOROUGH PROPERTIES LIMITED and THE BOARD OF AMERICAN MISSIONS OF THE LUTHERAN CHURCH IN AMERICA; 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 there are no other encumbrances of record.

Date: OCTOBER 3rd, 1983
HARRISON K. CHAUNCEY, JR.,
Alley, Maass, Rogers, Lindsay and Chauncey
Attorney-at-law licensed in Florida

SURVEYORS 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; that said survey is accurate to the best of my knowledge and belief; 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 guarantees 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: 8/16/83
[Signature]
JOHN A. GRANT, JR.
Registered Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 4th day of October, 1983. By: [Signature]
PEGGY B. EVATT, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 4th day of October, 1983. By: [Signature]
H.F. KAHLERT, P.E., County Engineer

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

By: [Signature]
DEPUTY CLERK

0211-304
BOCA POINTE #3 46/123