

47/28

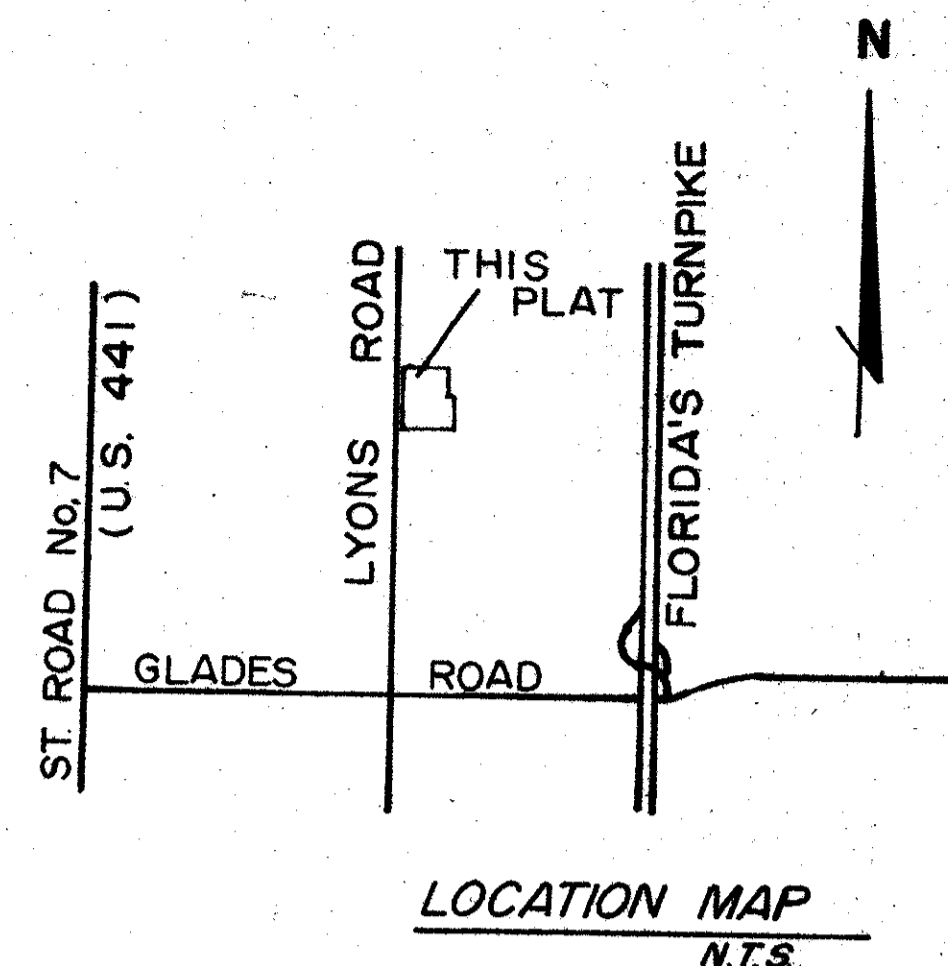
THIS INSTRUMENT WAS PREPARED BY  
D. M. AMBROSE ASSOCIATES, INC.  
CONSULTING ENGINEERS - LAND SURVEYORS  
6190 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA, 33431

# BRENTWOOD OF BOCA - PHASE 1

A PART OF "BRENTWOOD PLACE" P.U.D.

A REPLAT OF TRACT 102, AND A PORTION OF TRACTS 100, 101, & 103, ALL IN BLOCK 75, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, LYING IN SECTIONS 8 AND 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

TRACT	ACRES
A	3.902
B	0.349
C	2.005
D	0.353
E	0.058
F	0.030
G	0.067
H	0.578
I	0.851



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 10:06 at  
this 5 day of JANUARY  
1984, and duly recorded in Plat Book No.  
47 on page 28129  
JOHN B. DUNKLE, Clerk, Circuit Court  
by Barbara O. Blunt

28

## DESCRIPTION AND DEDICATION

Know All Men By These Presents that BRENTWOOD PLACE ASSOCIATES, a Florida General Partnership, owner of lands shown hereon, being a portion of Tracts 100, 101, 102, and 103, Block 75, The Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida. Said lands lying in Sections 8 and 17, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as BRENTWOOD OF BOCA - PHASE 1, being more particularly described as follows:

Beginning at a Point 433.00 feet South of and 29.00 feet East of the North-West Corner of said Tract 101, thence: East along a line parallel with and 433.00 feet South of as measured at right angles to the North line of said Block 75, a distance of 448.06 feet, thence: South along a line parallel with and 147.06 feet East of as measured at right angles to the West line of said Tract 100, a distance of 417.54 feet,

to a Point on the Arc of a circular curve to the left, whose Radius Point bears N. 09° 10' 31" E from the last described point, thence West along the Arc of said curve having a Radius of 820.00 feet and an Arc distance of 43.42 feet, thence: South along a line parallel with and 190.09 feet East of as measured at right angles to the West line of said Tract 103, a distance of 463.67 feet to the South line of said Block 75, thence: West along the South line of said Block 75, a distance of 491.09 feet to a Point 29.00 feet East of the South West Corner of said Block 75, thence: North along a line parallel with and 29.00 feet East of as measured at right angles to the West line of said Block 75, a distance of 881.00 feet to the Point of Beginning, Containing 9.586 Acres more or less.

Have caused the same to be surveyed and platted as shown and do hereby dedicate as follows:

- 1) Tracts A and H as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the Public for proper purposes.
- 2) The private road shown as TRACT B and the 25' Buffer Easements, as shown are hereby dedicated to BRENTWOOD COMMUNITY, Inc., its successors and assigns, and is the perpetual maintenance obligation of said association, without recourse to Palm Beach County.
- 3) The access road as shown as TRACT D is hereby dedicated to BRENTWOOD COMMUNITY, Inc., its successors and assigns, and is the perpetual maintenance obligation of said association.
- 4) The Limited Access Easements shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- 5) The Utility and Drainage Easements shown are hereby dedicated in perpetuity for the construction and maintenance of Utilities and Drainage.
- 6) The Water Management Tracts shown as TRACTS E, F, I and G are hereby dedicated to BRENTWOOD COMMUNITY, Inc., for proper purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- 7) TRACT C is hereby dedicated to BRENTWOOD COMMUNITY, Inc., its successors and assigns, for use as a common area, and is the perpetual maintenance obligation of said association, without recourse to Palm Beach County.

In Witness whereof, I, William H. MacArthur, President of Transar-Boca, Inc., a Florida corporation, which is the corporate general partner of BRENTWOOD PLACE ASSOCIATES, a Florida general partnership, do hereunto set my hand and seal this 5th day of December, A.D. 1983.

Witness  
William H. MacArthur  
Witness  
William H. MacArthur  
BRENTWOOD PLACE ASSOCIATES  
A Florida General Partnership  
TRANSAR-BOCA, INC.  
Managing General Partner  
By: William H. MacArthur  
President

## ACKNOWLEDGEMENT

State of Florida } s.s. Before me, personally appeared  
County of Palm Beach } William H. MacArthur, to me well known and  
known to me to be the individual described  
in, and who executed the foregoing instrument as President of  
TRANSAR-BOCA, INC., a Florida Corporation,  
and acknowledge to and before me, that he executed said instrument on  
behalf of and with the approval and direction of the Corporation.  
Witness my hand and official seal this 5th day of December, A.D. 1983.

Neil J. Ambrose  
Notary Public  
My Commission expires

## MORTGAGEES CONSENT

State of Florida } ss. The Undersigned hereby certifies that it  
County of Palm Beach } 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 Book 400a, of Page 1433 of the Public Records of Palm  
Beach County, Florida, shall be subordinated to the dedication  
shown hereon.

In Witness whereof, Coral Gables Federal Savings and Loan Association, a Federal  
association, has caused these Presents to be signed by its  
Vice President, and do hereunto set their hand and seal this  
5th day of December, A.D. 1983.

By: William F. Painter  
William F. Painter,  
Vice President  
Attest: Ruth W. Broderick  
Ruth W. Broderick,  
Assistant Secretary

## ACKNOWLEDGEMENT

State of Florida } s.s. Before me, personally appeared  
County of Palm Beach } William F. Painter, to me  
well known, and known to me to be the individual described in and  
who executed the foregoing instrument as Vice President, of  
CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION, a Federal association, and  
acknowledged to and before me that he executed such an  
instrument as Vice President of said Federal Association, on behalf of and  
with the approval and direction of said Association, and that said  
instrument is the free act and deed of said Federal Association.  
Witness my hand and official seal this 5th day of December, A.D. 1983.

William F. Painter  
Notary Public  
My Commission expires

## CERTIFICATE OF APPROVAL - PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

This Plat is hereby approved for Record this 3 day of  
January, A.D. 1984  
By: Peggy B. Evatt  
Peggy B. Evatt,  
Chairman  
Attest: John B. Dunkle, Clerk  
Board of County Commissioners  
By: Elizabeth Gilman  
Elizabeth Gilman,  
Deputy Clerk

## CERTIFICATE OF APPROVAL - COUNTY ENGINEER

This Plat is hereby approved for Record this 3 day of January,  
A.D. 1984  
By: Herbert F. Kahler  
Herbert F. Kahler,  
County Engineer

## TITLE CERTIFICATION

State of Florida } s.s. I, J. Herman Dance, President of Gold  
County of Palm Beach } Coast Title Company, a company, duly licensed  
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 to BRENTWOOD PLACE ASSOCIATES  
that the current taxes have been paid, and that I find that the property  
is encumbered by the mortgages shown hereon, and that I find that  
all mortgages are shown and are true and correct, and that there are no  
other encumbrances of record.  
Date: 12/5/83

By: J. Herman Dance  
J. Herman Dance,  
President of Gold Coast  
Title Company

## SURVEYORS 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 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 and that the survey  
data complies with all the requirements of Chapter 177, Florida  
Statutes as amended and ordinances of Palm Beach County, Florida.  
(P.C.P.'s) Permanent Control Points shall be set under the guarantee posted for the recorded improvements.  
Date: 12/5/83

By: Ronald G. Cahill Sr.  
Ronald G. Cahill Sr.,  
Registered Land Surveyor No. 3526  
State of Florida

0218-001

47/28