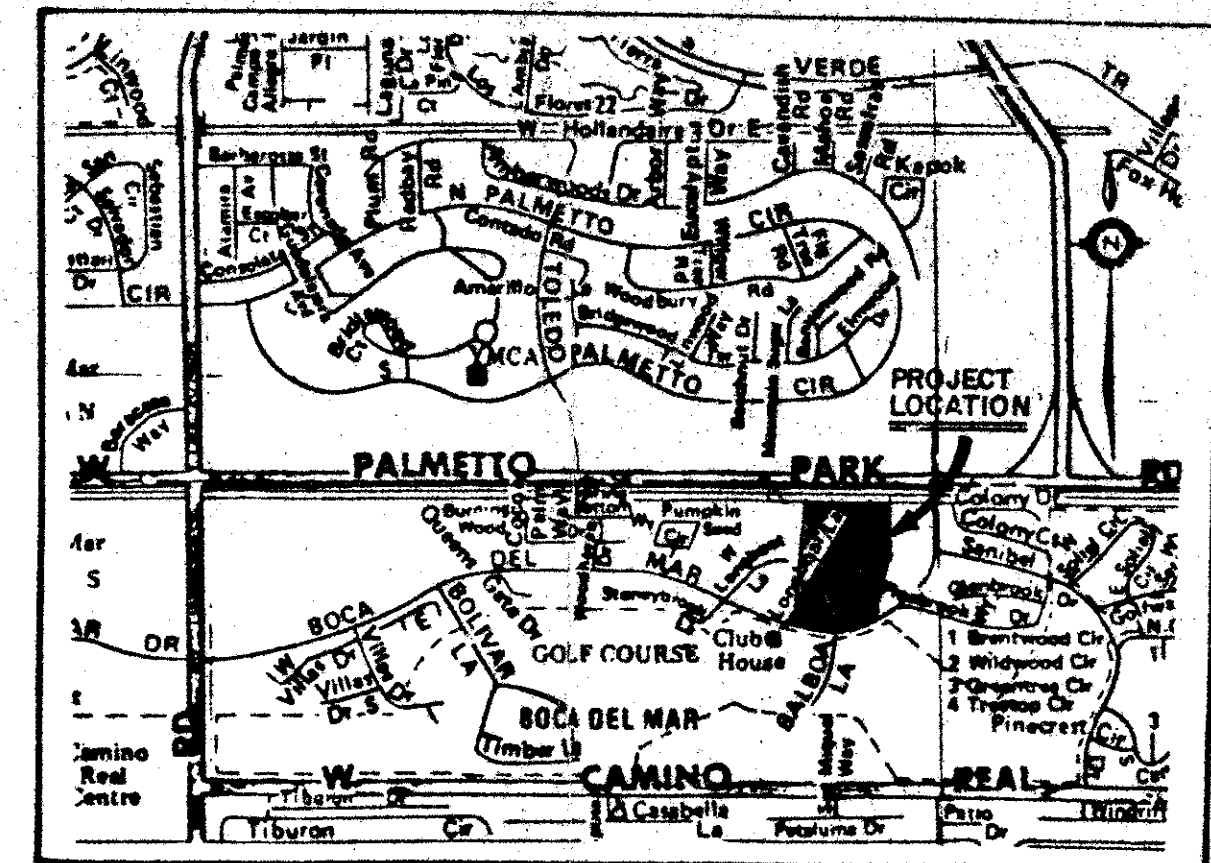


47/81

# BOCA PALMS

## A PART OF BOCA DEL MAR, A P.U.D.

SITUATE IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT 44 OF BOCA DEL MAR NO. 3 AND A PORTION OF THE SONGS SECTION 1 (PB 30, P 82-84 AND PB 44, P 41-42, RESPECTIVELY).  
JANUARY, 1984



LOCATION MAP  
N.T.S.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 1:08 PM THIS 2ND DAY OF FEBRUARY AD, 1984 AND DULY RECORDED IN PLAT BOOK 47 ON PAGES 71 AND 72

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *Dandy* D.C.



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT D.C.A. AT BOCA DEL MAR #4, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BOCA PALMS, SITUATE IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT 44 OF BOCA DEL MAR NO. 3 AND A PORTION OF THE SONGS SEC. 1, ACCORDING TO THE PLATS THEREOF AS RECORDED IN PLAT BOOK 30 ON PAGES 82 THROUGH 84 AND PLAT BOOK 44 ON PAGES 41 AND 42, RESPECTIVELY, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT OF THE SONGS, THENCE N89°05'18"E, ALONG THE NORTH LINE OF SAID TRACT 44, A DISTANCE OF 560.07 FEET; THENCE S63°45'00"W A DISTANCE OF 509.53 FEET; THENCE S14°00'00"W A DISTANCE OF 404.94 FEET TO THE SOUTHERLY LINE OF SAID TRACT 44; THENCE ALONG SAID SOUTHERLY LINE, N61°20'41"W A DISTANCE OF 142.53 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 2444.02 FEET, FROM WHICH A RADIAL LINE BEARS 92°29'19"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 02°28'25", A DISTANCE OF 105.52 FEET TO THE SOUTHEASTERLY CORNER OF SAID PLAT OF THE SONGS; THENCE ALONG THE PERIPHERY OF SAID PLAT OF THE SONGS AND ALONG THE ARC OF THE LAST MENTIONED CURVE, SUBTENDING A CENTRAL ANGLE OF 13°21'28", A DISTANCE OF 576.90 FEET; THENCE N89°30'00"E A DISTANCE OF 115.00 FEET; THENCE S80°30'00"E A DISTANCE OF 35.00 FEET; THENCE N89°20'00"E A DISTANCE OF 65.00 FEET; THENCE N80°30'00"W A DISTANCE OF 143.75 FEET; THENCE N06°00'00"E A DISTANCE OF 154.83 FEET; THENCE N89°05'19"E A DISTANCE OF 170.00 FEET; THENCE S00°51'41"E A DISTANCE OF 10.00 FEET; THENCE N89°05'19"E A DISTANCE OF 50.00 FEET; THENCE N00°54'41"W A DISTANCE OF 198.67 FEET TO THE NORTHERLY LINE OF SAID PLAT OF THE SONGS; THENCE N89°05'18"E, ALONG SAID NORTHERLY LINE A DISTANCE OF 183.07 FEET TO THE POINT OF BEGINNING, CONTAINING 13.79 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DO HEREBY DEDICATE AS FOLLOWS:

- THE PRIVATE ROADWAY (LONGBOAT LANE) IS HEREBY RESERVED AS PRIVATE ROADWAYS FOR ACCESS TO THE PROPERTY AND IS HEREBY DEDICATED IN PERPETUITY TO THE BOCA PALMS HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS, ASSIGNS, TENANTS, GUESTS, EMPLOYEES, AND INVITEES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER AND HIS DESIGNATED GRANTEE AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE FEE SIMPLE OWNER AND HIS DESIGNATED GRANTEE AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS A THROUGH D ARE HEREBY RESERVED FOR RESIDENTIAL HOUSING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER AND HIS DESIGNATED GRANTEE AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACT IS HEREBY RESERVED FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER AND HIS GRANTEE AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE RECREATION AREA IS HEREBY RESERVED FOR RECREATION PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER AND HIS GRANTEE AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE AND MAINTENANCE ACCESS EASEMENT ARE HEREBY RESERVED FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT TRACTS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER AND HIS GRANTEE AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACCESS TRACT IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE BOCA PALMS HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, D.C.A. AT BOCA DEL MAR #4, INC., A FLORIDA CORPORATION 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 9th DAY OF January, 1984.

ATTEST: *Luis A. Clark* BY: *Carl Palmisciano*  
LUIS A. CLARK, SECRETARY CARL PALMISCIANO, PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED CARL PALMISCIANO AND LUIS A. CLARK, 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 D.C.A. AT BOCA DEL MAR #4, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 9th DAY OF January, 1984.

MY COMMISSION EXPIRES: *12/31/85* BY: *Diane M. Griffin*  
DIANE M. GRIFFIN, NOTARY PUBLIC

**MORTGAGEE'S CONSENT**

STATE OF NEW YORK )  
COUNTY OF WESTCHESTER )

BOCA DEL MAR ASSOCIATES, A FLORIDA PARTNERSHIP, HEREBY CERTIFIES THAT IT IS A HOLDER OF TWO MORTGAGES UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGES WHICH ARE DESCRIBED IN OFFICIAL RECORD BOOK 3120 AT PAGE 0944 AND OFFICIAL RECORD BOOK 3443 AT PAGE 1344 (BY ASSIGNMENT) ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, TEXACO BOCA DEL MAR, A GENERAL PARTNER OF BOCA DEL MAR ASSOCIATES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE 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 6th DAY OF January, 1984.

ATTEST: *Carl B. Davidson* BY: *R.H. Hart*  
CARL B. DAVIDSON, SECRETARY R.H. HART, VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF NEW YORK )  
COUNTY OF WESTCHESTER )

BEFORE ME PERSONALLY APPEARED R.H. HART AND CARL B. DAVIDSON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF TEXACO BOCA DEL MAR, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 6th DAY OF January, 1984.  
MY COMMISSION EXPIRES: *02/20/85* BY: *Ellen P. Wheat*  
ELLEN P. WHEAT, NOTARY PUBLIC #460-4506488

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BRISTOL PLACE ASSOCIATES, LTD., A FLORIDA PARTNERSHIP, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3443 AT PAGE 1344 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, KIRKON MANAGEMENT, INC., A GENERAL PARTNER OF BRISTOL ASSOCIATES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS CONTROLLER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF January, 1984.

ATTEST: *Bruce Rowens* BY: *Michael Klein*  
BRUCE ROWENS, PRESIDENT MICHAEL KLEIN, CONTROLLER

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED BRUCE ROWENS AND MICHAEL KLEIN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND CONTROLLER OF KIRKON MANAGEMENT, INC., A GENERAL PARTNER OF BRISTOL ASSOCIATES, LTD., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 9th DAY OF January, 1984.  
MY COMMISSION EXPIRES: *12/31/85* BY: *Patricia Maluise*  
PATRICIA MALUISE, NOTARY PUBLIC

**MORTGAGEE'S CONSENT**

STATE OF OHIO )  
COUNTY OF CUYAHOGA )

U.S. REALTY INVESTMENT LIQUIDATING TRUST, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4009 AT PAGE 0122 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, U.S. REALTY INVESTMENTS LIQUIDATING TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEE THIS 6TH DAY OF JANUARY, 1984.

BY: *Carl B. Schuler*  
CARL B. SCHULER, TRUSTEE

**ACKNOWLEDGEMENT**

STATE OF OHIO )  
COUNTY OF CUYAHOGA )

BEFORE ME PERSONALLY APPEARED *David B. Schuler* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Trustee* OF U.S. REALTY INVESTMENTS LIQUIDATING TRUST, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF January, 1984.  
*James J. Hannon*  
JAMES J. HANNON, NOTARY PUBLIC

**TITLE CERTIFICATION**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, MICHAEL J. HERRON 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 TO D.C.A. AT BOCA DEL MAR #4, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: *1/5/84* BY: *Michael J. Herron*  
MICHAEL J. HERRON, ATTORNEY

**SURVEYOR'S 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; THAT SAID SURVEY COMPLIES WITH CHAPTER 218-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 9th DAY OF January, 1984.  
*Bruce Rowens*  
BRUCE ROWENS, SURVEYOR  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3700

**APPROVALS**

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF January, 1984.

BY: *Kenneth Spillias*  
KENNETH SPILLIAS, CHAIRMAN

**COUNTY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF January, 1984.



BY: *Herman F. Wallert*  
HERMAN F. WALLERT, P.E., COUNTY ENGINEER

**ATTEST:**

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

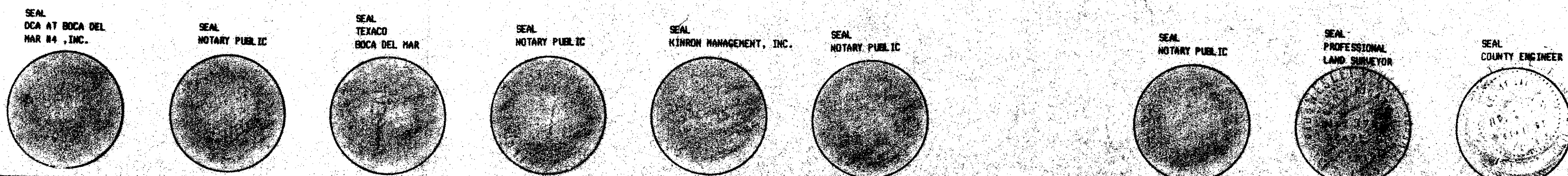
BY: *Elizabeth Richards*  
ELIZABETH RICHARDS, DEPUTY CLERK

**SURVEYOR'S NOTES:**

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE BEARING DATUM OF BOCA DEL MAR NO. 3 AND THE SONGS SEC. 1 (PB 30, P 82-84; PB 44, P 41-42)  
U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS:   
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: 
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.  
  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.  
  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

0205-303

47/81



**Meridian** WEST PALM BEACH, FLORIDA  
Surveying and mapping inc.

DRAWN	MWN	DATE	10-05-83
CHECKED		SCALE	
DRAWING NO.	83-3-046	BOCA PALMS	
		SEC 27, TWP 47 S, RGE 42 E.	
		SHEET 1 of 2	