

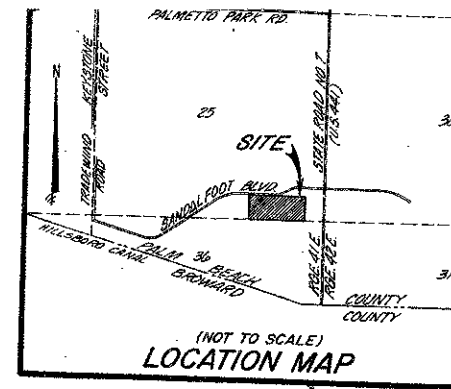
47/134

THIS INSTRUMENT PREPARED UNDER THE DIRECTION OF JOHN H. FITSCHEN CRAVEN THOMPSON & ASSOCIATES, INC. LAND SURVEYORS - CIVIL ENGINEERS 3974 OKEECHOBEE BOULEVARD WEST PALM BEACH, FLORIDA.

BUCA BEND - A P.R.D.

A REPLAT OF A PORTION OF TRACT 56 AND TRACT 57, FLORIDA FRUITLANDS CO. SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1 PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

P.R.D. STATISTICS ACREAGE: 7.67 ACRES UNITS: 58 DENSITY: 7.6 UNITS/AC.



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COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 1:30 PM on the 27th day of September, 1984, and duly recorded in Plat Book 19, Page 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ANJON DEVELOPMENT CORP., A FLORIDA CORPORATION, OWNER OF THE LAND HEREON, BEING IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BUCA BEND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 691.15 FEET OF TRACT 56, LESS THE DRAINAGE DITCH AND ROAD LOCATED ON THE NORTH 30 FEET, TOGETHER WITH THE EAST 380 FEET OF TRACT 57, LESS THE DRAINAGE DITCH AND ROAD LOCATED ON THE NORTH 30 FEET AND LESS THE DRAINAGE DITCH LOCATED ON THE WEST 40 FEET THEREOF, ALL LYING IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, FLORIDA FRUITLANDS CO. SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF "BUCA ENTRADA PLAT NO. 1" AS RECORDED IN PLAT BOOK 31, AT PAGES 95 AND 96 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°57'28" WEST, ALONG THE QUIN LINE OF SAID SECTION 25, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 88°57'28" WEST, ALONG THE QUIN LINE OF SECTION 25, A DISTANCE OF 1031.32 FEET; THENCE NORTH 02°11' EAST, A DISTANCE OF 323.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SANDAL FOOT BOULEVARD WEST; THENCE SOUTH 89°04'09" EAST, ALONG SAID CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE CONTINUE SOUTH 89°04'09" EAST, ALONG SAID DISTANCE OF 385.04 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 7.67 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) THE INGRESS & EGRESS EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE BUCA BEND HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2) THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
3) THE WATER MANAGEMENT TRACT SHOWN HEREON IS HEREBY DEDICATED TO THE BUCA BEND HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4) THERE WILL BE NO TREES, SHRUBS, CONSTRUCTION, ETC. PERMITTED WITHIN THE DESIGNATED UTILITY EASEMENTS.
5) THE OPEN AREAS AND RECREATION AREAS SHOWN HEREON ARE HEREBY DEDICATED TO THE BUCA BEND HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ATTESTED BY ITS Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF SEPTEMBER, 1984.

ATTEST: John Sneyd ANJON DEVELOPMENT CORP. FLORIDA CORPORATION

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED John Sneyd and Andrew DeBello, Jr. 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 ANJON DEVELOPMENT CORP., A CORPORATION, AND GENERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT THE SEAL 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 27th DAY OF SEPTEMBER, 1984. MY COMMISSION EXPIRES May 29, 1985.

ATTEST: Barbara M. Pule NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH I, James L. Corie, 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 ANJON DEVELOPMENT CORP., A FLORIDA CORPORATION; 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 THE MORTGAGES ARE STRONG AND ARE TRUE AND CORRECT.

SIGNED: James L. Corie DATED: February 27, 1984

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3326, PAGE 303 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SA VICE PRESIDENT AND ATTESTED BY ITS Assistant Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF SEPTEMBER, 1984.

BUCA RATON FEDERAL SAVINGS AND LOAN ASSOCIATION

ATTEST: Martha M. Costigliola BY: Arthur G. Martell

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED Arthur G. Martell and Martha M. Costigliola TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SA VICE PRESIDENT AND ASSISTANT SECRETARY OF THE BUCA RATON FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION, AND GENERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF SEPTEMBER, 1984. MY COMMISSION EXPIRES December 8th, 1984.

ATTEST: Freda D. Smalley NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3326, PAGE 303 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF SEPTEMBER, 1984.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF SEPTEMBER, 1984. MY COMMISSION EXPIRES February 2, 1985.

ATTEST: Robert E. Davis AND MARILYN K. DAVIS, HIS WIFE TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF SEPTEMBER, 1984. MY COMMISSION EXPIRES February 2, 1985.

ATTEST: David P. Dwyer NOTARY PUBLIC

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (PERMITS) PERMANENT REFERENCE MONUMENTS AND (R.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH, FLORIDA.

COUNTY APPROVAL

BOARD OF COUNTY COMMISSIONERS THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF SEPTEMBER, 1984.

ATTEST: Ken Bellas CHAIRMAN BY: Ken Bellas

John H. Fitcher REGISTERED LAND SURVEYOR NO. 3603, STATE OF FLORIDA

COUNTY ENGINEER THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF SEPTEMBER, 1984.

ATTEST: John B. Dunkle CLERK BOARD OF COUNTY COMMISSIONERS BY: John B. Dunkle

