

135

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:25 AM
THIS 27th DAY OF JUNE
AD, 1984 AND DULY RECORDED
IN PLAT BOOK 48 ON PAGES
135 AND 136.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *Carol J. Jandy*, D.C.

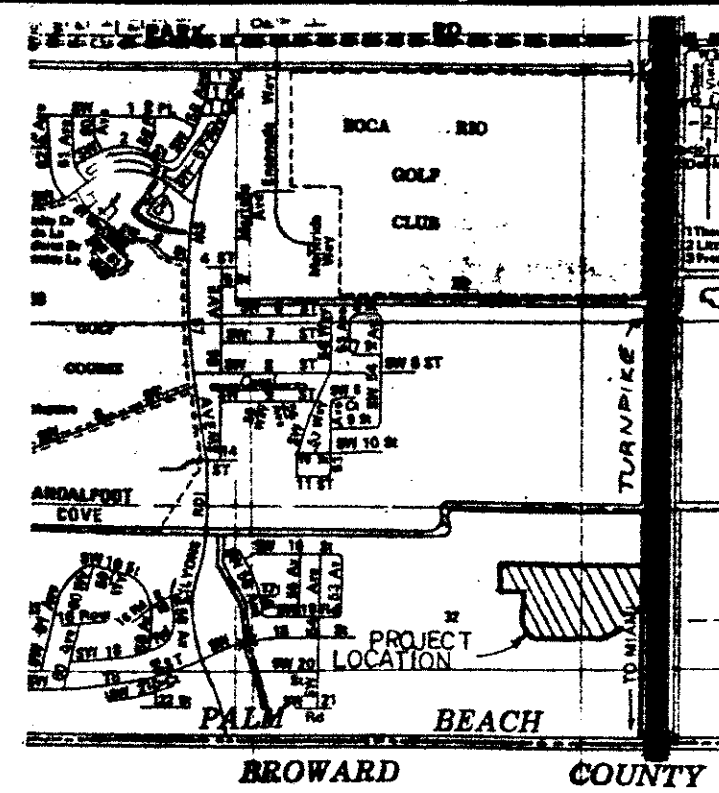


COUNTRYPARK AT BOCA RATON, III

PART OF BOCA RIO, A P.U.D.

SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



LOCATION MAP (N.T.S.)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LEVITT HOMES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS COUNTRYPARK AT BOCA RATON, III, SITUATE IN NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF COUNTRYPARK AT BOCA RATON, II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47 ON PAGES 125 THROUGH 127 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE PERIMETER OF SAID PLAT, N45°52'15"W A DISTANCE OF 35.40 FEET; THENCE N00°56'41"W A DISTANCE OF 284.00 FEET; THENCE N44°12'11"E A DISTANCE OF 35.36 FEET; THENCE N00°47'49"W A DISTANCE OF 42.00 FEET; THENCE S89°12'11"W A DISTANCE OF 130.0 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 724.30 FEET, FROM WHICH A RADIAL LINE BEARS S80°47'49"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 117°45', A DISTANCE OF 145.12 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 734.82 FEET, FROM WHICH A RADIAL LINE BEARS N12°16'34"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 119°19'53", A DISTANCE OF 145.33 FEET TO THE END OF SAID CURVE; THENCE N00°56'41"W AND RADIAL TO THE LAST AFORESAID CURVE, A DISTANCE OF 217.00 FEET; THENCE DEPARTING FROM THE AFORESAID PLAT PERIMETER, N89°03'19"E A DISTANCE OF 1331.17 FEET TO BE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF BOCA RIO ROAD AS SHOWN ON THE PLAT OF COUNTRYPARK I BOCA RATON, I, AND RECORDED IN PLAT BOOK 46 ON PAGES 99 THROUGH 101 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG SAID RIGHT-OF-WAY LINE, S01°04'19"E A DISTANCE OF 256.24 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 319.58 FEET, FROM WHICH A RADIAL LINE BEARS S80°55'41"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 63°04'15", A DISTANCE OF 10351.79 FEET; THENCE S83°23'58"W A DISTANCE OF 156.24 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S89°12'11"W A DISTANCE OF 594.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 13.536 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE COUNTRYPARK AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, AND DRAINAGE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACCESS TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE COUNTRYPARK AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, AND DRAINAGE PURPOSES, 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 COUNTRYPARK AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS A THROUGH F, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRYPARK AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS COMMON AREA, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACT IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA RIO MASTER HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT 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.
- THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, LEVITT HOMES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF May, 1984.

ATTEST: *Harry T. Slek* HARRY T. SLEEK, VICE-PRESIDENT
BY: *Elliott M. Wiener* ELLIOTT M. WIENER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ELLIOTT M. WIENER AND HARRY T. SLEEK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF LEVITT HOMES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 24th DAY OF May, 1984.

MY COMMISSION EXPIRES: July 23, 1986
BY: *Donna A. Martin* DONNA A. MARTIN, NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE SOUTHWICK GROUP, A FLORIDA GENERAL 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 3965 AT PAGE 1417 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, BLAZE INTERNATIONAL, INC., A GENERAL PARTNER OF THE SOUTHWICK GROUP, 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 24 DAY OF May, 1984.

ATTEST: *Harvey Geller* HARVEY GELLER, SECRETARY
BY: *Harvey Geller* HARVEY GELLER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HARVEY GELLER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BLAZE INTERNATIONAL, INC., A GENERAL PARTNER OF THE SOUTHWICK GROUP, A FLORIDA GENERAL PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 24 DAY OF May, 1984.

MY COMMISSION EXPIRES: August 9, 1986
BY: *Steve Poth* STEVE POTH, NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

FRANCIS REALTY CORPORATION, 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 4019 AT PAGE 0580 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, FRANCIS REALTY CORPORATION, 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 27 DAY OF May, 1984.

ATTEST: *Gerard T. Lucerna* GERARD T. LUCERNA, SECRETARY
BY: *Vincent J. Sheehy* VINCENT J. SHEEHY, VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED VINCENT J. SHEEHY AND GERARD T. LUCERNA, 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 FRANCIS REALTY CORPORATION, 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 27 DAY OF May, 1984.

MY COMMISSION EXPIRES: October 30, 1987
BY: *Joey Sheehy* JOEY SHEEHY, NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, RICHARD B. MAC FARLAND, 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 LEVITT HOMES, 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: 5/24/84
BY: *Richard B. MacFarland* RICHARD B. MAC FARLAND, 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 224-46 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 24th DAY OF May, 1984.

BY: *Wesley B. Adams* WESLEY B. ADAMS, PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATE NO. 3706

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO THE BEARING DATUM OF COUNTRYPARK AT BOCA RATON, I. 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 THIS: P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THIS: P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND AND THEY ARE SHOWN THIS:
- 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.

THERE SHALL BE NO STRUCTURES, TREES OR SHRUBS PLACED WITHIN 21.00 FEET OF THE CENTERLINE OF ANY STREET, EXCEPT AS MAY BE ALLOWED BY WRITTEN CONSENT OF THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS OR THEIR AUTHORIZED REPRESENTATIVE.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF June, 1984.

BY: *John B. Dunkle* JOHN B. DUNKLE, CLERK
DANNY WILKES, VICE

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF June, 1984.

BY: *Herbert F. Hawlert* HERBERT F. HAWLERT, P.E., COUNTY ENGINEER

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

BY: *Joey Sheehy* JOEY SHEEHY, DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

48/135

Meridian Surveying and Mapping, Inc. WEST PALM BEACH, FLORIDA

DRAWN	M.E.H.	DATE	MARCH, 1984
CHECKED		SCALE	
DRAWING NO.			

COUNTRYPARK AT BOCA RATON, III
PART OF BOCA RIO, A P.U.D.

DRAWING NUMBER 48/135

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

