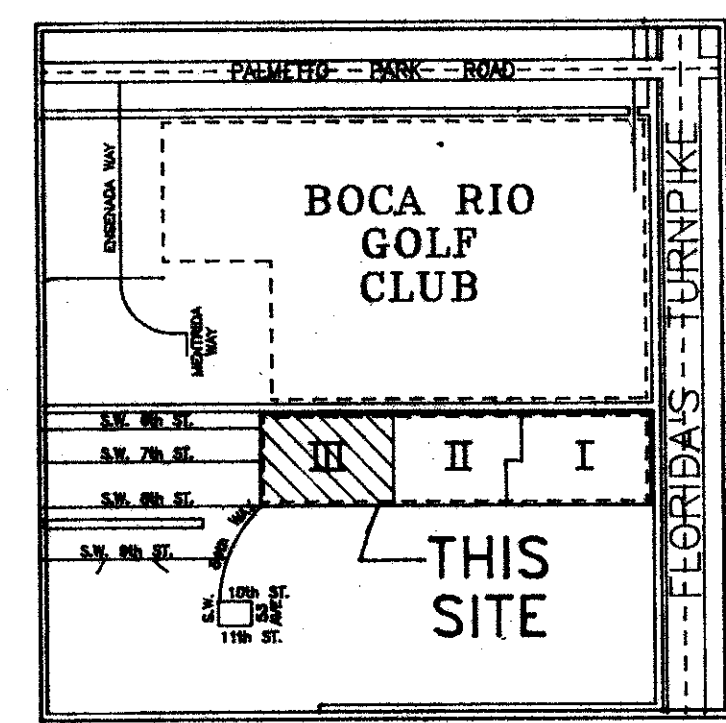


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50/193

193

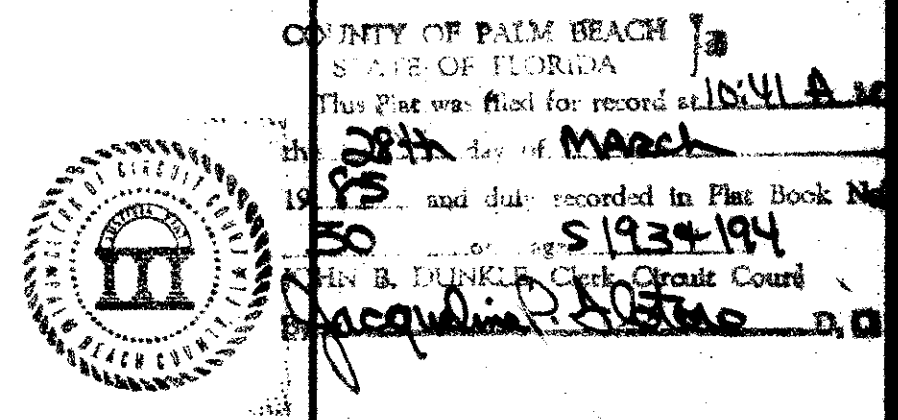


LOCATION MAP

THE VILLAGE AT BOCA RIO PHASE III

A PART OF THE VILLAGE AT BOCA RIO, A P.U.D.
BEING A REPLAT OF PORTIONS OF TRACTS 58 THROUGH 60, BLOCK 80 PALM BEACH FARMS COMPANY, PLAT NUMBER THREE, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, LYING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

ACRES: 14.8485 ±



APPROVAL-PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS:
This Plat is approved for record this 26 day of MARCH A.D. 1985
Attest: John B. Dunkle, Clerk
Board of County Commissioners
By: Kenneth H. Adams, Board Chairman
By: Ruth A. Compton, Deputy Clerk

COUNTY ENGINEER:
This Plat is hereby approved for record this 26 day of MARCH A.D. 1985
By: H.F. Kahlert
H.F. Kahlert, P.E.
County Engineer

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.
KNOW ALL MEN BY THESE PRESENTS that The Village at Lake Boca Rio Inc., a Florida Corporation, owners of the lands described hereon, have caused said lands to be surveyed, subdivided, and platted in the manner shown hereon. Said plat to be known as THE VILLAGE AT BOCA RIO PHASE III, being more particularly described as follows:
A portion of Tracts 58 through 60, Bloc 80, PALM BEACH FARMS PLAT NO. 3, a subdivision in Palm Beach County, Florida, according to the Plat thereof, as recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida in Plat Book 2, Pages 4 through 54; LESS AND EXCEPT therefrom the East 10.00 feet of said Tract 58. said lands situate, lying and being in Palm Beach County, Florida. Containing 14.8485 acres, more or less.
Subject to that certain 55.00 foot exclusive Drainage Easement to Lake Worth Drainage District, as recorded in O.R. Bok 4365, Pages 1242 and 1243, of the Public Records of Palm Beach County, Florida.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PINELLAS S.S.
The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrances 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, lien or other encumbrances are recorded in Official Record Book 4375 at page 11 of the public records of Palm Beach County, Florida, and shall be subordinated to the dedication shown hereon.
IN WITNESS WHEREOF, GOLDOME SAVINGS BANK, a corporation formed under the laws of the State of Florida, has caused these presents to be signed by its Vice President and attested by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 17th day of January A.D. 1985

DEDICATION CONTINUED

ACCESS, UTILITY & DRAINAGE EASEMENTS
The Access, Utility and Drainage Easements shown hereon as Boca Rio Drive are hereby dedicated to the Village at Boca Rio Homeowners Association, Inc., and its successors and assigns, licensees, grantees, and/or invites without recourse to Palm Beach County, and is the perpetual maintenance obligation of the Village of Boca Rio Homeowners Association, Inc..

DRAINAGE EASEMENTS
The Drainage Easements as shown hereon are hereby dedicated in perpetuity to the Village at Boca Rio Homeowners Association, Inc., its successors and assigns for the construction, operation, and maintenance of drainage facilities and is the perpetual maintenance obligation of the Village at Boca Rio Homeowners Association, Inc., without recourse to Palm Beach County.

UTILITY EASEMENTS
The Utility Easements shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

LIMITED ACCESS EASEMENT
The Limited Access Easement as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County for the control of jurisdiction over access rights.

COMMON AREA
All of the remaining area not contained in the lots shall be considered common area and is dedicated to the Village at Boca Rio Homeowners Association, Inc., its successors and assigns, and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.

WATER MANAGEMENT TRACT
The Water Management Tract shown hereon as Lake Tract L-3 is hereby dedicated in perpetuity to the Village at Boca Rio Homeowners Association, Inc., its successors and assigns for lake, water retention purposes, and drainage easement purposes and is the perpetual obligation of the Village at Boca Rio Homeowners Association, Inc., its successors and assigns without recourse to Palm Beach County.

20' LAKE MAINTENANCE EASEMENT
The 20' Lake Maintenance Easement as shown hereon is hereby dedicated to the Village at Boca Rio Homeowners Association, Inc., for the maintenance of Lake Tract L-3, and is the perpetual Maintenance obligation of the Village at Boca Rio Homeowners Association, Inc., its successors and assigns without recourse to Palm Beach County.

RIGHT-OF-WAY DEDICATION
The Additional R/W as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County Florida, for the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF The Village at Lake Boca Rio Inc., has caused these presents to be signed by its President and attested by its Secretary and its seal to be affixed hereon by its Secretary this 22 day of JANUARY A.D. 1985.
WITNESSES: Leon Leon
Thomas Jones
BY: Stephen Leon
Name: Stephen Leon Title: President
ATTEST: Michael Weitzman
Name: Michael Weitzman Title: Secretary

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.
BEFORE ME, personally appeared STEPHEN LEON and M. WEITZMAN 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 VILLAGE AT LAKE BOCA RIO Incorporated, a Florida Corporation, and everally acknowledged to and before me that they executed such 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 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 12 day of JANUARY A.D. 1985
My commission expires: _____
M. Daniel Berman
Notary Public at Large

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF BROWARD S.S.
I, Stanley C. Shilward a duly authorized 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 in The Village at Lake Boca Rio Inc.; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon, and that there are no other encumbrances of record.
Dated: Jan. 24, 1985
Stanley C. Shilward

WITNESSES: Edward Lodge
John Lodge
BY: Frank R. Dudson
Name: Frank R. Dudson Title: Vice-President
ATTEST: Gregory B. Darby
Name: Gregory B. Darby Title: Secretary

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PINELLAS S.S.
BEFORE ME, personally appeared Frank R. Dudson and Kathy W. Schermen 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 GOLDOME SAVINGS BANK, a corporation formed under the laws of the State of Florida, and severally acknowledged to and before me that they executed such 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 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 17th day of January A.D. 1985
My commission expires: _____
M. Daniel Berman
Notary Public at Large

0439-003
SURVEYOR'S 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 the P.R.M.'s (Permanent Reference Monuments) have been placed as required by law 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.
By: Gregory B. Darby
Gregory B. Darby No. 2990
State of Florida

Darby and Way, Inc.
PROFESSIONAL SURVEYORS AND ENGINEERS
6300 Northeast 1st. Avenue, Ft. Lauderdale, Florida 33334
(305) 771-0051

The Village at Boca Rio, Inc.

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