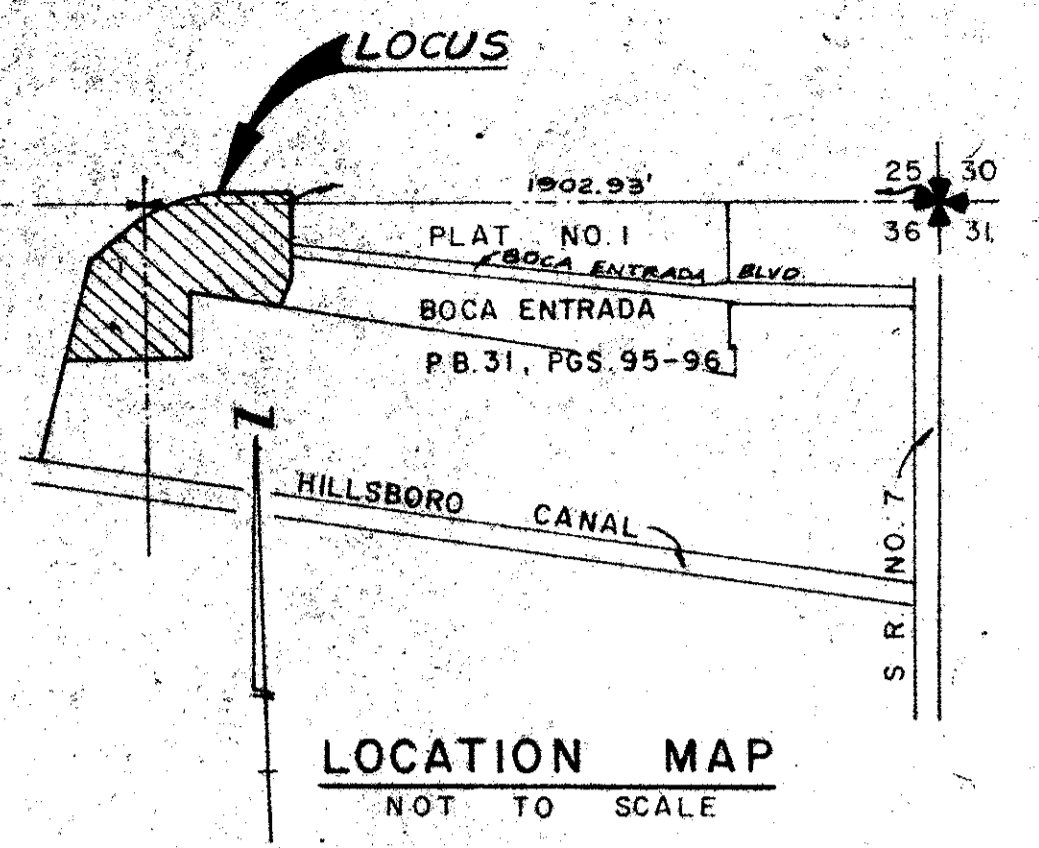


54/73

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



BOCA ENTRADA PLAT No. 2

IN SECTION 25 & 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA.

APRIL, 1986
SHEET 1 OF 2

73

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 11:32 A.M.
this 27 day of August
19 86 and duly recorded in Plat Book No.
54 on page 73-74
JOHN B. DUNKLE, Clerk, Circuit Court
By *Maguire* D.C.



COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF August A.D. 1986.
Karen Marcus
KAREN MARCUS, CHAIR
BOARD OF COUNTY COMMISSIONERS

ATTEST: JOHN B. DUNKLE, CLERK, CIRCUIT COURT
By: *Kathryn S. Miller*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF August A.D., 1986.
Herbert F. Kahlert
HERBERT F. KAHLERT, ENGINEER
PALM BEACH COUNTY, FLORIDA

NOTES:

- PERMANENT REFERENCE MONUMENTS (P.R.M.'s) ARE DESIGNATED THUS:
- PERMANENT CONTROL POINTS (P.C.P.'s) ARE DESIGNATED THUS:
- BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF BOCA ENTRADA PLAT NO. 1, PLAT BOOK 31, PAGES 95 & 96.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER & SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

DESCRIPTION

A CERTAIN PARCEL OF LAND LYING IN SECTIONS 25 AND 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BOCA ENTRADA, PLAT NO. 1, AS SAME IS RECORDED IN PLAT BOOK 31, PAGES 95 AND 96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (THE NORTH LINE OF THE PREVIOUSLY DESCRIBED BOCA ENTRADA PLAT NO. 1 IS ASSUMED TO BE NORTH 88°54'16" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO); THENCE ALONG THE FOLLOWING NUMBERED COURSES:

1. SOUTH 00°25'44" WEST ALONG THE WESTERLY LINE OF SAID BOCA ENTRADA PLAT NO. 1, 422.49 FEET; THENCE....
2. SOUTH 13°19'43" WEST ALONG THE SAME 171.06 FEET; THENCE....
3. NORTH 76°40'17" WEST ALONG THE NORTHERLY LINE OF HILLSBORO COUNTRY CLUB GOLF COURSE 456.21 FEET; THENCE....
4. SOUTH 00°04'30" WEST ALONG THE SAME 328.67 FEET; THENCE....
5. NORTH 89°55'30" WEST ALONG THE SAME 756.63 FEET; THENCE....
6. NORTH 19°22'37" EAST ALONG THE LINE OF THE WATERGATE MOBILE HOME PARK, 528.93 FEET; THENCE....
7. NORTH 50°05'44" EAST ALONG THE SAME 259.12 FEET TO A POINT OF CURVATURE; THENCE....
8. EASTERLY ALONG THE SAME ON THE ARC OF A 725.00 FOOT RADIUS CURVE; CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 41°00'00" AND AN ARC LENGTH OF 518.80 FEET; THENCE....
9. SOUTH 88°54'16" EAST ALONG THE SAME 350.54 FEET; THENCE....
10. SOUTH 00°25'44" WEST ALONG THE SAME 15.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO DRAINAGE EASEMENTS AND OTHER EASEMENTS AND RIGHTS OF RECORD.
CONTAINING 16.58 ACRES.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP BY ZAREMBA BOCA CO. AS GENERAL PARTNER, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON AND SHOWN HEREON AS BOCA ENTRADA PLAT NO. 2, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

STREETS
THE TRACTS FOR PRIVATE ROAD PURPOSES SHOWN HEREON AS PARCEL S-2, IS HEREBY DEDICATED TO BOCA ENTRADA HOMEOWNERS ASSOCIATION INC FOR INGRESS & EGRESS, AND DRAINAGE & UTILITY EASEMENTS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

EASEMENTS
THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE LIFT STATION AND RELATED PURPOSES.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO BOCA ENTRADA HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION. FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE EASEMENT WHICH DRAINS A PUBLIC RIGHT-OF-WAY.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.

WATER MANAGEMENT TRACTS

THE WATER MANAGEMENT TRACTS SHOWN HEREON AS PARCELS S-3, S-4, & S-5 ARE HEREBY DEDICATED TO THE BOCA ENTRADA HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

RECREATION TRACT

THE RECREATION TRACT SHOWN HEREON AS TRACT B, IS HEREBY DEDICATED TO THE BOCA ENTRADA HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

RESIDENTIAL TRACT

THE RESIDENTIAL TRACT SHOWN AS TRACT A, IS HEREBY RESERVED UNTO THE DEVELOPERS, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED TO BY ITS VICE PRESIDENT, THIS 27th DAY OF May, A.D. 1986.

BOCA ASSOCIATES, LTD.
BY: *Frank C. Weed*
FRANK C. WEED, PRESIDENT

ATTEST: *Dennis Booth*
DENNIS BOOTH, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRANK C. WEED AND DENNIS BOOTH, 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 BOCA ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 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 29th DAY OF May, A.D., 1986.

BY: *Jo Ellen Schaefer*
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 8, 1986

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF Broward

THE UNDERSIGNED HEREBY CERTIFIES THAT IT 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 4735 AT PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR CORPORATE TRUST OFFICER AND ATTESTED TO BY ITS SENIOR CORPORATE TRUST OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF June, 1986.

ATTEST: BARNETT BANKS TRUST CO., N.A.
A FLORIDA CORPORATION
By: *Buford McDonald* By: *Andrew W. Ferraro*
BUFORD McDONALD ANDREW W. FERRARO
SENIOR CORPORATE TRUST OFFICER SENIOR CORPORATE TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED ANDREW W. FERRARRO AND BUFORD McDONALD, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR CORPORATE TRUST OFFICER AND SENIOR CORPORATE TRUST OFFICER, OF BARNETT BANKS TRUST CO., N.A. A CORPORATION, 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 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 4th DAY OF June, A.D., 1986.

BY: *Janet Kaptaine*
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 12, 1990

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOCA ASSOCIATES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND ALL THE MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORDS.

DATE: 14 July 86 BY: *Tha Fh*

Barnett Bank	Limited Partnership	Notary Seal	Notary Seal	County Seal	Surveyors Seal
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Field Book No. B-224 Pg. 16	Design	Drawn L.C. BISPOTT	Checked
ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS · PLANNERS · SURVEYORS WEST PALM BEACH FLORIDA			

Job No. 83-196	
Scale 1" = 50'	
Date	APRIL 1986
Sheet	1
of	2
File No.	BF-2214-B

0207-301

This instrument was prepared by Peter T. Krick

54/73

BOCA ENTRADA
PLAT No. 2

IN SECTION 25 & 36, TWP. 47
SOUTH, RANGE 41 EAST,
PALM BEACH CTY., FLA.