

SABAL GARDENS AT BOCA TEECA

BEING A REPLAT OF A PORTION OF TRACT C OF BOCA TEECA SECTION 1 AS RECORDED IN PLAT BOOK 28 PAGE 167 PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 43 EAST

CITY OF BOCA RATON PALM BEACH COUNTY FLORIDA

WALTER A. CORNELL, INC. CONSULTING ENGINEERS & LAND SURVEYORS MARCH 1993

SHEET 1 OF 3

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 2:13 PM
this 31st day of January
1994, and duly recorded in Plat Book No.
72 on page 17-19
Clerk, Circuit Court
Leigh A. Stanley



DESCRIPTION:

A parcel of land, being a portion of Tract C of BOCA TEECA SECTION 1, according to the plat thereof as recorded in Plat Book 28, Page 167 of the public records of Palm Beach County, Florida lying in Section 5, Township 47 South, Range 43 East, and lying in the City of Boca Raton, Florida and being more particularly described as follows:

Begin at the Southeast corner of the aforesaid Tract C, said point being the intersection of the West right-of-way line of the Florida East Coast Railroad and the North right-of-way of Northwest 51st Street as shown on the aforesaid plat of BOCA TEECA SECTION 1; thence North 90°00'00" West, in accord with the bearings shown on the aforesaid plat of BOCA TEECA SECTION 1, along the aforesaid North right-of-way line of Northwest 51st Street, 324.27 feet to a point; thence North 00°00'00" East, 5.00 feet to a point; thence North 90°00'00" West, 200.00 feet to a point; thence North 00°00'00" East, 51.00 feet to a point; thence North 90°00'00" West, 15.00 feet to a point on a curve, said curve being concave to the Southwest and having a radius of 68.40 feet; thence from a tangent bearing of North 00°00'00" East, run Northwesterly along said curve, through a central angle of 90°00'00", an arc length of 107.44 feet to a point of tangency; thence North 90°00'00" West, 84.22 feet to a point of intersection with the East right-of-way line of Northwest 2nd Avenue, said point lying on a curve concave to the West and having a radius of 1612.40 feet; thence from a tangent bearing of North 04°25'30" West, run Northerly along said East right-of-way, being also the West line of aforesaid Tract C, through a central angle of 11°35'49", an arc length of 326.36 feet to a point of reverse curve, said curve being concave to the East and having a radius of 1252.40 feet; thence run Northerly along said curve, through a central angle of 03°13'59", an arc length of 70.67 feet to a point; thence North 75°00'00" East, 68.71 feet to a point; thence South 15°00'00" East, 38.65 feet to a point; thence North 90°00'00" East, 45.98 feet to a point; thence North 00°00'00" East 18.09 feet to a point; thence South 90°00'00" East, 125.01 feet to a point; thence South 00°00'00" West, 337.01 feet to a point; thence South 90°00'00" East 400.00 feet to a point; thence North 00°00'00" East, 297.00 feet to a point; thence North 90°00'00" East, 23.76 feet to a point; thence North 00°00'00" East, 31.00 feet to a point; thence North 90°00'00" East, 78.67 feet to a point; thence South 00°00'00" East, 163.00 feet to a point; thence North 90°00'00" East, 68.06 feet to a point of intersection with the East line of aforesaid Tract C, being also the aforesaid West right-of-way of the Florida East Coast Railroad; thence South 08°27'29" West, along said East line and West right-of-way, 343.74 feet to the Point of Beginning of the herein described parcel, containing 4.944 Acres, more or less.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Know all men by these presents that Sabal Gardens Development Corporation, a Florida Corporation, owner of the land shown hereon as SABAL GARDENS AT BOCA TEECA and described hereon under Description, being in Section 5, Township 47 South, Range 43 East, City of Boca Raton, Palm Beach County, Florida has caused the land to be surveyed and platted as shown hereon, and do hereby dedicate as follows:

The utility easements as shown hereon are dedicated in perpetuity to the City of Boca Raton, for the construction and maintenance of utilities, including cable television.

The limited access easements as shown are dedicated to the City of Boca Raton for the purpose of control and jurisdiction over access rights. Tract A as shown hereon is hereby dedicated to the Sabal Gardens at Boca Teeca Homeowner's Association, Inc., a Florida corporation not for profit, for private ingress and egress, utilities, drainage and other proper purposes and shall be the perpetual maintenance obligation of said Association, its successors and/or assigns without recourse to the City of Boca Raton, Florida.

Tract B as shown hereon is hereby dedicated to the Sabal Gardens at Boca Teeca Homeowner's Association, Inc., a Florida corporation not for profit, for landscape and open space purposes and shall be the perpetual maintenance obligation of said Association, its successors and/or assigns without recourse to the City of Boca Raton, Florida.

IN WITNESS WHEREOF, Sabal Gardens Development Corporation, a Florida Corporation has caused these presents to be signed by Pat G. Crudele, President this 19th day of January, 1994.

By: Pat G. Crudele
Pat G. Crudele President

Witness: Robert A. Eisen Signature
Robert A. Eisen Print Name
RITA NARON Signature
RITA NARON Print Name

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared Pat G. Crudele, to me well known and known to me to be the individual described in and who executed the foregoing instrument as President of Sabal Gardens Development Corporation, a Florida Corporation, and acknowledged before me that he executed said instrument for the purposes expressed herein.

Witness my hand and official seal this 19th day of JANUARY 1994.

By: Tonyia B. Kaczmarek My Commission Expires: 4-24-96
Notary Public
TONYIA B. KACZMAREK
Print Name

TITLE CERTIFICATE

State of Florida
County of Palm Beach

I, Robert A. Eisen, 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 that the title to the property is vested to Sabal Gardens Development Corporation and that I find that the current taxes have been paid; and that I find that the property is free and clear of any encumbrance this 19th day of January, 1994.

By: Robert A. Eisen Date: 1-19-94
Robert A. Eisen, Attorney at Law, Licensed in Florida.

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, that the survey is accurate to the best of my knowledge and belief, that Permanent Reference Monuments (P.R.M.s) 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 the City of Boca Raton, Palm Beach County, Florida.

By: Walter A. Cornell Date: 1-7-94
Walter A. Cornell, PLS. 1757

NOTICE:

There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

This instrument was prepared by Kevin Cornell at the offices of Walter A. Cornell, Inc., at 22 Southeast 4th Street, Boca Raton, Florida, 33432.

MORTGAGEES CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon portions of the hereon described property and does hereby join in and consent to the grant and conveyance (Dedication) of lands described in the dedication hereto by the owner thereof and agrees that its mortgage, lien, or other encumbrance, which is recorded in Official Record Book 8040, at Page 1702, and following, of the official records of Palm Beach County, Florida, shall, upon due recordation hereof, be subordinated to the grant and conveyance (Dedication) shown hereon.

IN WITNESS WHEREOF, United National Bank, a National Banking Association, has caused these presents to be executed on its behalf by its Vice President and Senior Vice-President, duly authorized, and has caused its seal to be affixed hereon by and with the authority of its Board of Directors this 19th day of January, 1994.

By: Linda Napolitano
Title: Vice President
By: Anna J. ...
Title: Senior Vice President

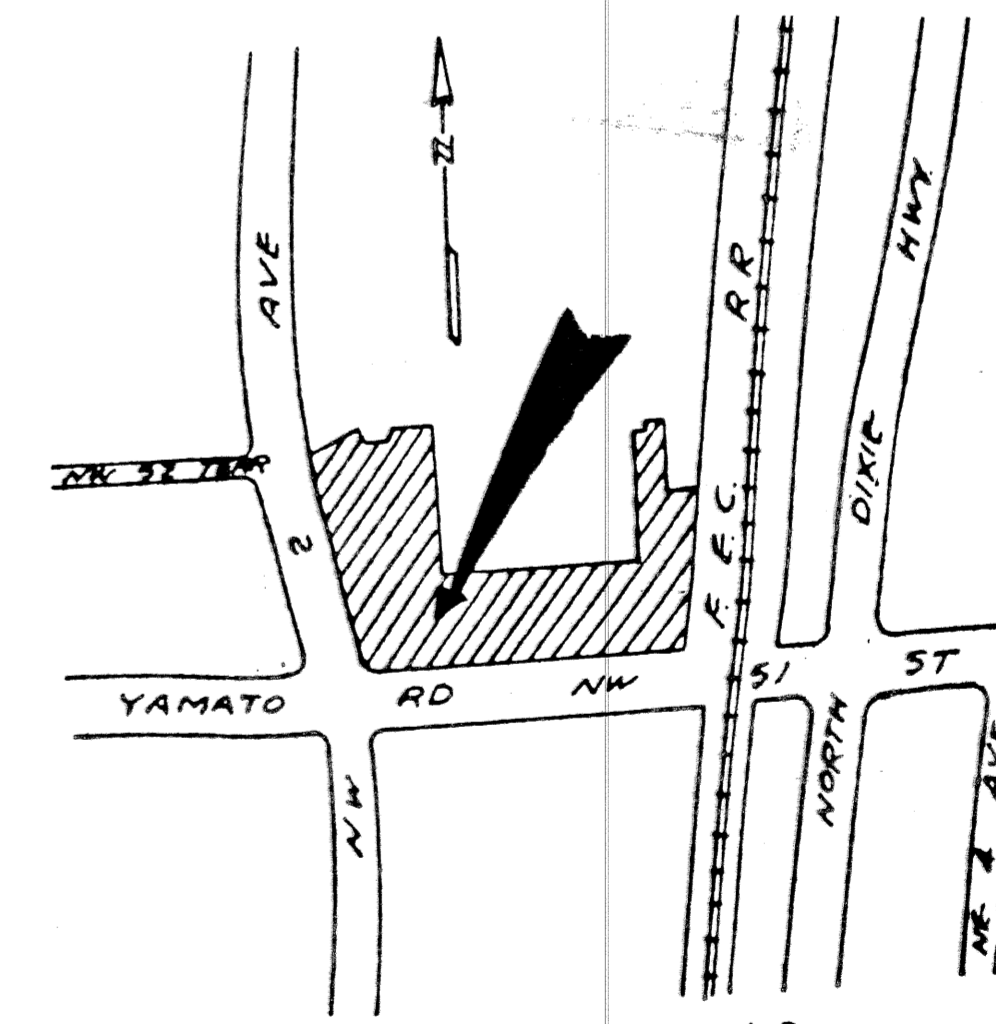
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared LINDA NAPOLITANO and MARIO TRUEBA to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice-President and Senior Vice President of United National Bank, a National Banking Association 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 19th day of JANUARY 1994.

By: Tonyia B. Kaczmarek My Commission Expires: 4-24-96
Notary Public
TONYIA B. KACZMAREK
Print Name



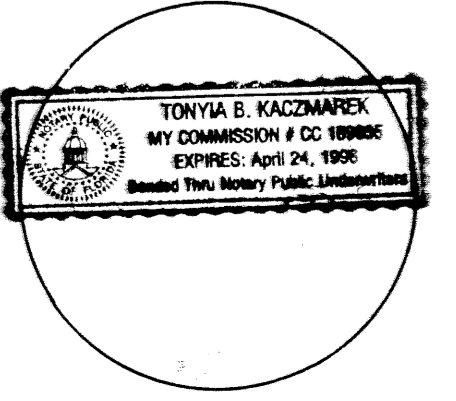
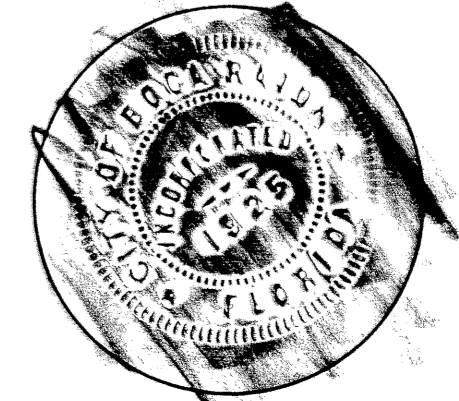
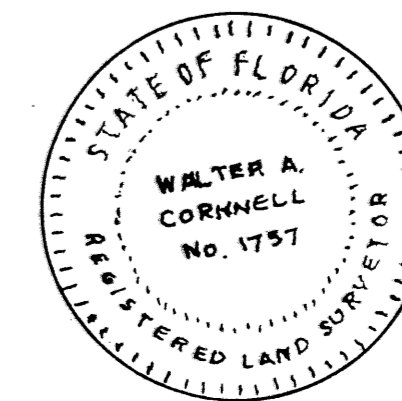
LOCATION MAP
N.T.S.

OWNER/DEVELOPER:
SABAL GARDENS DEVELOPMENT CORPORATION
5220 NORTHWEST 2nd AVENUE
BOCA RATON, FL 33487
(407)995-9129

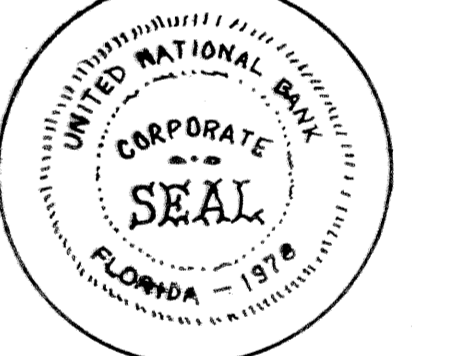
SURVEYOR'S SEAL

CITY OF BOCA RATON

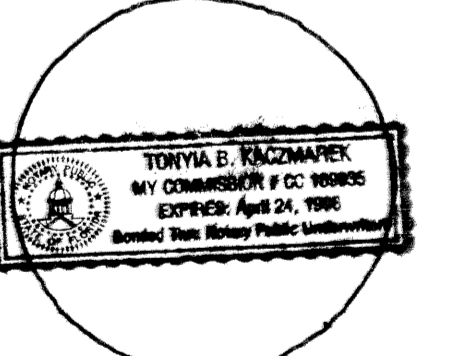
OWNER'S NOTARY



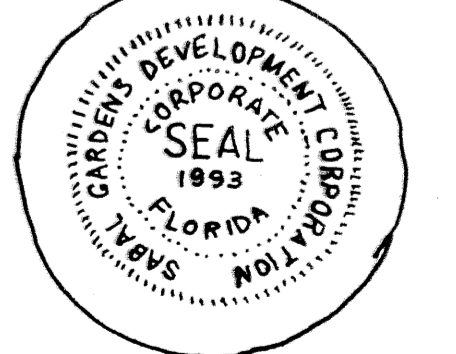
MORTGAGEE



MORTGAGEE'S NOTARY



OWNER



REVISION # SABAL GARDENS
PAGE 17
FLOOD ZONE -
ZONING -
SE -
ZIP CODE -
PUD NAME -
CIBABA

CITY APPROVAL

This is to certify that this plat has been approved and accepted by the City Council of Boca Raton, Florida, but infers no obligation on the part of the Municipality to improve such Streets other than provided under existing charter, nor to install water mains, sanitary sewers or storm drainage.

Accepted and Approved this 15th day of January 1994.

By: Bill T. Smith Jr.
Bill T. Smith Jr., Mayor
By: Jesse W. Moore
Jesse W. Moore, Director of Community Development
By: Robert J. DiChristopher, P.E.
Robert J. DiChristopher, P.E., City Civil Engineer
By: Candace Bridgewater
Candace Bridgewater, City Clerk