

# BOCA PRESERVE

A PLAT OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF PORTIONS OF TRACTS 5 AND 6 OF MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, DADE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

SHEET 1 OF 3

APRIL 1995

INDEX OF SHEETS

SHEET NO. 1 & 2 TITLE SHEET AND CERTIFICATES  
SHEET NO. 3 DETAIL SHEET

THIS INSTRUMENT WAS PREPARED BY:  
JOHN A. GRANT, JR.  
JOHN A. GRANT, JR., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33431  
PHONE NUMBER: (407) 395-3333

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### STATISTICAL DATA

TOTAL AREA THIS PLAT	8.242 AC.
TOTAL AREA OF LOTS	5.377 AC.
AREA OF PRIVATE ROAD (TRACT A)	1.174 AC.
AREA OF RETENTION (TRACT B)	1.091 AC.
AREA OF PRESERVATION (TRACT C)	0.600 AC.
TOTAL NUMBER UNITS PROPOSED	41 UNITS
DENSITY PROPOSED	4.97 UNITS/AC.
LAND USE : ZERO LOT	

### DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING PORTIONS OF TRACTS 5 & 6 OF MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, DADE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32;
- THENCE WITH A BEARING OF N. 00° 44' 52" W., ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 32, A DISTANCE OF 665.13 FEET TO A POINT;
- THENCE WITH A BEARING OF N. 89° 44' 20" E., A DISTANCE OF 131.87 FEET TO THE POINT OF BEGINNING;
- THENCE WITH A BEARING OF N. 07° 59' 50" E., A DISTANCE OF 1104.20 FEET TO A POINT;
- THENCE WITH A BEARING OF S. 86° 11' 10" E., A DISTANCE OF 155.52 FEET TO A POINT;
- THENCE WITH A BEARING OF S. 82° 00' 10" E., A DISTANCE OF 158.90 FEET TO A POINT;
- THENCE WITH A BEARING OF S. 07° 59' 50" W., A DISTANCE OF 221.95 FEET TO A POINT;
- THENCE WITH A BEARING OF S. 04° 13' 43" W., A DISTANCE OF 376.50 FEET TO A POINT OF CURVATURE;
- THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 3° 46' 07", AN ARC LENGTH OF 38.15 FEET TO A POINT OF TANGENCY;
- THENCE WITH A BEARING OF S. 07° 59' 50" W., A DISTANCE OF 430.08 FEET TO A POINT;
- THENCE WITH A BEARING OF S. 89° 44' 20" W., A DISTANCE OF 258.79 FEET TO A POINT;
- THENCE WITH A BEARING OF S. 89° 30' 21" W., A DISTANCE OF 84.82 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HEAVENS U.S.A., INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND ALSO BEING A REPLAT OF PORTIONS OF TRACTS 5 AND 6 OF MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, DADE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA PRESERVE.

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

- STREET:**  
TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA PRESERVE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON. TRACT A IS DEDICATED TO THE PUBLIC FOR CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES. TRACT A IS FURTHER DEDICATED TO THE BOCA PRESERVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- RETENTION TRACTS:**  
TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA PRESERVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER RETENTION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- PRESERVATION TRACT:**  
TRACT C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR PRESERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF BOCA RATON.
- UTILITY EASEMENTS:**  
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CATV SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF OTHER UTILITIES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE PUBLIC SERVICE COMMISSION.
- DRAINAGE EASEMENTS:**  
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA PRESERVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, REBECCA L. RUSTINE AND ATTESTED BY ITS SECRETARY, DAVID A. RUSTINE, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF August, A.D., 1995

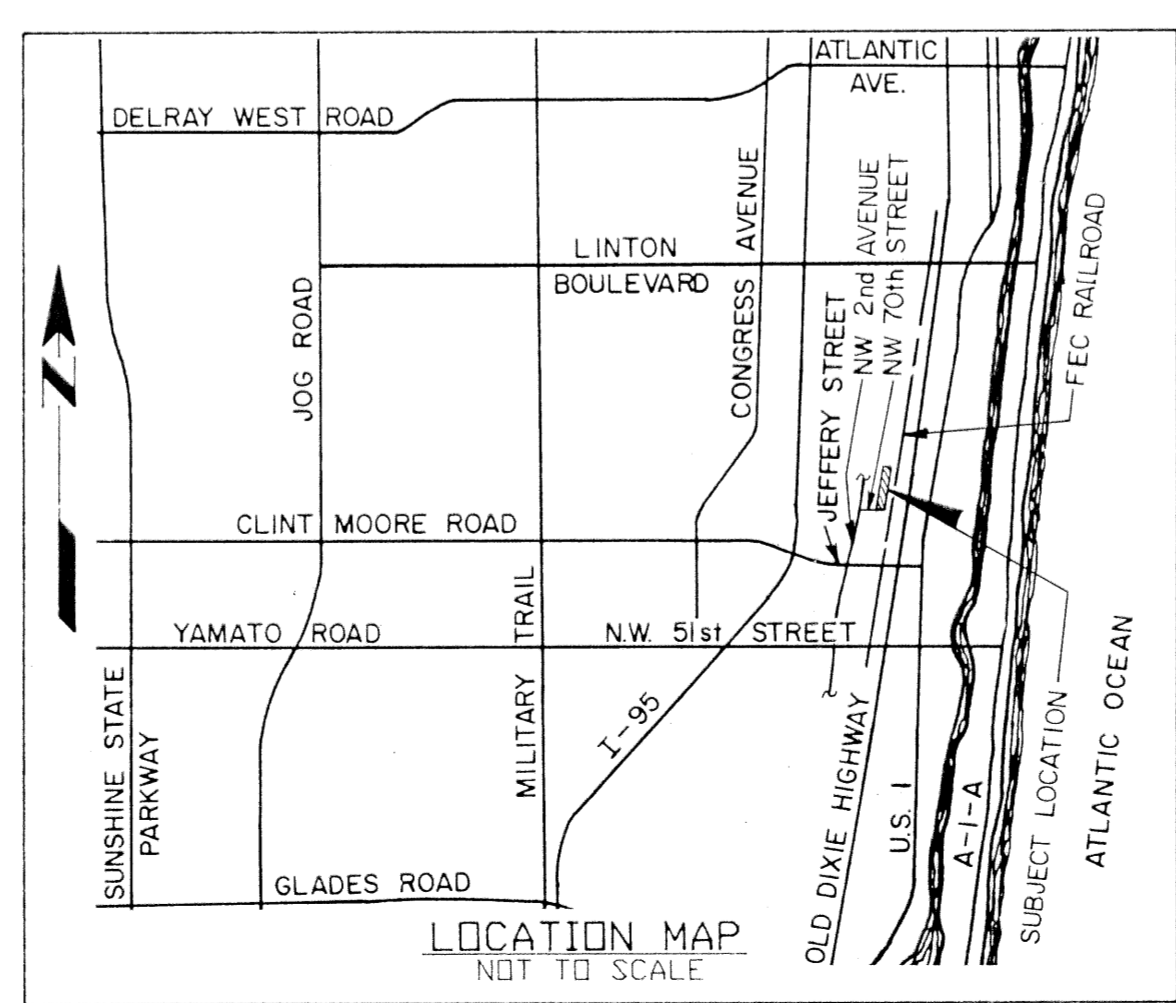
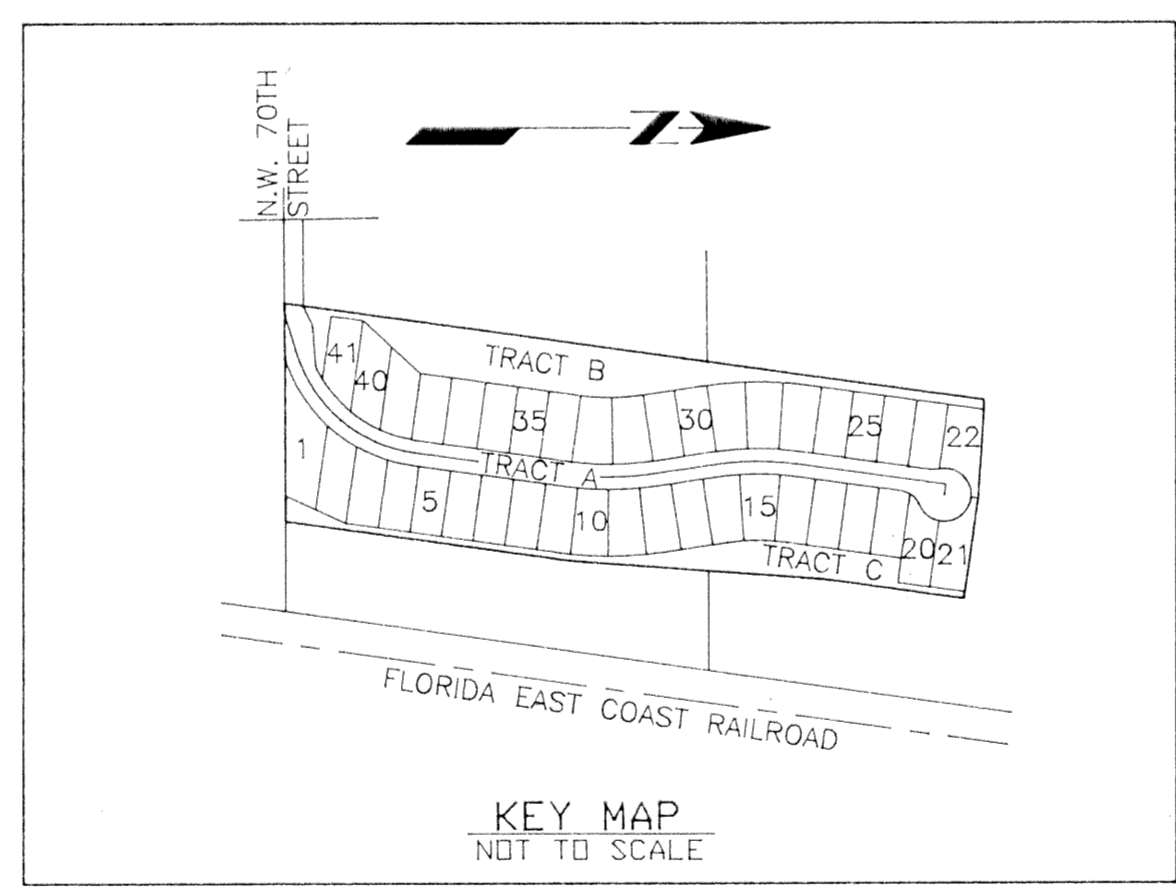
WITNESS: Frank LaFontant SIGN  
FRANK LA FONTANT PRINT

WITNESS: Andrew D. Schneider SIGN  
ANDREW D SCHNEIDER PRINT

BY: Rebecca L. Rustine SIGN  
REBECCA L. RUSTINE PRESIDENT

ATTEST: David A. Rustine SIGN  
DAVID A. RUSTINE, SECRETARY

HEAVENS U.S.A., INC., A FLORIDA CORPORATION



### ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED REBECCA L. RUSTINE AND DAVID A. RUSTINE, COUNTY OF PALM BEACH } WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF HEAVENS U.S.A., INC., A FLORIDA 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 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 15th DAY OF August, A.D., 1995.

MY COMMISSION EXPIRES: FEBRUARY 12, 1999  
MY COMMISSION NUMBER: CC 434899

W. Keith Grant  
NOTARY PUBLIC, STATE OF FLORIDA  
W. Keith Grant

### MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE COUNTY OF PALM BEACH } 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 8186 AT PAGE 1881 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE DONALD R. EISENBERG AND STUART MILLSTEIN, DO HERETO SET OUR HANDS AND SEALS THIS 27th DAY OF July, A.D., 1995

WITNESS: Kimberly A. Resso SIGN  
Kimberly Resso PRINT

WITNESS: Carol Wheeler SIGN  
Carol Wheeler PRINT

BY: Donald R. Eisenberg SIGN  
DONALD R. EISENBERG

BY: Stuart Millstein SIGN  
STUART MILLSTEIN

### ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED DONALD R. EISENBERG AND STUART MILLSTEIN, COUNTY OF PALM BEACH } WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, 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 July, A.D., 1995.

MY COMMISSION EXPIRES: April 4 1999  
MY COMMISSION NUMBER: CC 450809

W. Keith Grant  
NOTARY PUBLIC, STATE OF FLORIDA

### MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE COUNTY OF PALM BEACH } 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 8532 AT PAGE 1798 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE JAMES P. CAMENE AND ULLA M. CAMENE, DO HERETO SET OUR HANDS AND SEALS THIS 3rd DAY OF August, A.D., 1995

WITNESS: James P. Camene SIGN  
James P. Camene PRINT

WITNESS: Ulla M. Camene SIGN  
ULLA M. CAMENE PRINT

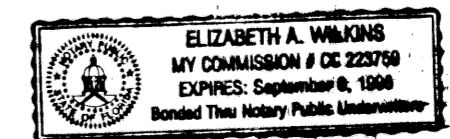
### ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED JAMES P. CAMENE AND ULLA M. CAMENE, COUNTY OF PALM BEACH } WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, 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 3rd DAY OF August, A.D., 1995.

MY COMMISSION EXPIRES: 9-6-96  
MY COMMISSION NUMBER: CC 223759

Elizabeth A. Winkus  
NOTARY PUBLIC, STATE OF FLORIDA



SUBDIVISION Boca Preserve  
BOOK 75 PAGE 179  
FLOOD MAP \*  
FLOOD ZONE \*  
QUAD \*  
SE \*  
ZIP CODE \*  
PUD NAME C/Boca Raton 32/46/43