

"VIGLIAROLO PROPERTY"

A REPLAT OF A PORTION OF LOT 218, "BOCA GROVE PLANTATION," A P.U.D., AS RECORDED IN PLAT BOOK 43, PAGES 179 THROUGH 183, AND LOT 219A, "WYMAN PROPERTY," A REPLAT OF LOTS 219 AND 220, "BOCA GROVE PLANTATION," A P.U.D., AS RECORDED IN PLAT BOOK 75, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LANDS LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

0209-009

137

GLADES ROAD
BOCA GROVE BOULEVARD
SITE
MANDARIN DRIVE
AFTON VILLA COURT
FLORIDA TURNPIKE
POWERLINE ROAD
PALMETTO PARK ROAD

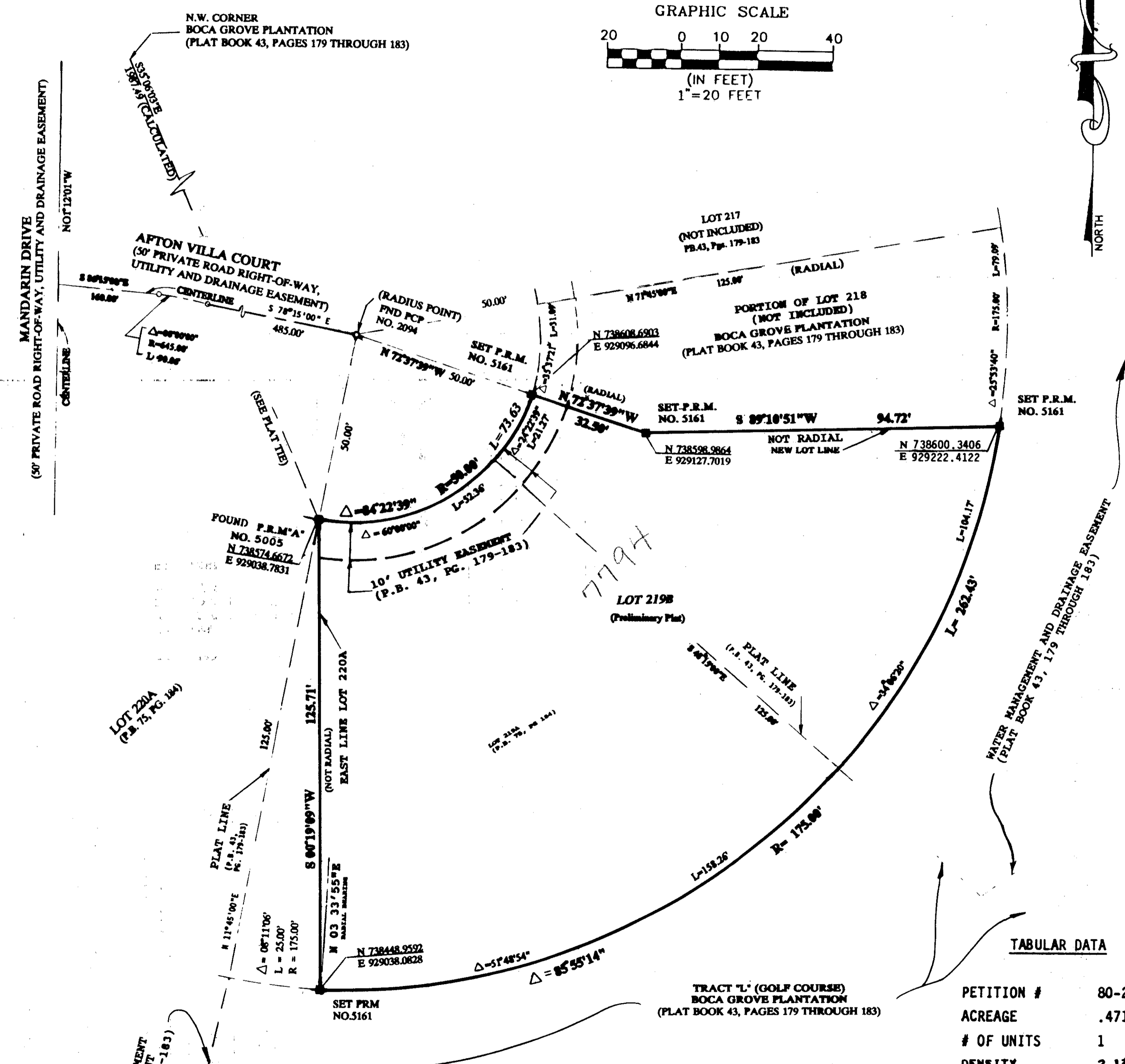
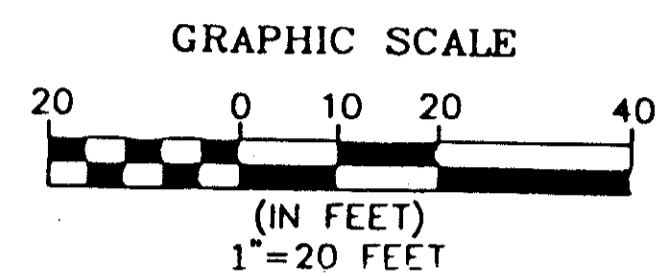
COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 2:40 P.M.
this 15 day of MAY 1997
and duly recorded in Plat Book No. 79
on page 137
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]*

LOCATION MAP n.t.s.

SHEET 1 OF 1

THIS INSTRUMENT PREPARED BY
ROBERT G. BATTAGLIA
PROFESSIONAL LAND SURVEYOR
5901 Camino Del Sol #106 Boca Raton Florida 33433
(561) 347-9696
OCTOBER 1996

Pet. 80-214
5/3/3/M



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS that Joseph Vigliarolo and Rosalie Vigliarolo, owners of the land shown hereon, being in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, shown as "VIGLIAROLO PROPERTY," a Replat of a portion of Lot 218, "BOCA GROVE PLANTATION," a P.U.D., as recorded in Plat Book 43, Pages 179 through 183; together with Lot 219A, "WYMAN PROPERTY," a Replat of Lots 219 and 220, "BOCA GROVE PLANTATION," as recorded in Plat Book 75, Page 184 of the Public Records of Palm Beach County, Florida, all lands lying in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

A portion of said Lot 218, described as follows:

Begin at the South West corner of Lot 218; thence, run along radial line S 48°15'00" E, a distance of 125.00' to a point on a circular curve concave to the Northwest; thence, run Northeastly along the arc of said curve containing a central angle of 34°06'20", a radius of 175.00' and an arc length of 104.17' to an intersection with a non-radial line; thence, run S 89°10'51" W, a distance of 94.72' to an intersection with a radial line; thence, run N 72°37'39" W along said radial line a distance of 32.50' to an intersection with the arc of a circular curve concave to the Northwest; thence, run Southeastly along the arc of said curve to the POINT OF BEGINNING, said curve having a radius of 50.00', a central angle of 24°22'39" and an arc length of 21.27'.

Together with:

All of Lot 219A, "WYMAN PROPERTY," as recorded in Plat Book 75, Page 184 of the public records of Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida.

Subject to easements, restrictions, reservations, covenants and rights-of-way of record.

Total area of this description is 20,524.5 square feet/.4712 acres, more or less.

We, JOSEPH VIGLIAROLO and ROSALIE VIGLIAROLO, have caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF, we JOSEPH VIGLIAROLO and ROSALIE VIGLIAROLO, do hereunto set our hands this 15 day of April, 1997.

WITNESS: *[Signature]* BY: *[Signature]*
JOSEPH VIGLIAROLO

WITNESS: *[Signature]* BY: *[Signature]*
ROSALIE VIGLIAROLO

SURVEY NOTES:

- Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
- No building or any kind of construction or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
- Bearings shown hereon are relative to "BOCA GROVE PLANTATION," as recorded in Plat Book 43, Pages 179 through 183 of the Public Records of Palm Beach County, Florida, based on the West line of Lot 220 bearing N 11 45'00" E.
- P.R.M. - indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5161.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
- All lines intersecting a curve are radial unless otherwise noted.

TITLE CERTIFICATION:

STATE OF FLORIDA SS:
COUNTY OF Palm Beach
I, Michael J. Salomone, 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 vested to Joseph Vigliarolo and Rosalie Vigliarolo; that the current taxes have been paid; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of subdivision depicted by this plat.

Dated: April 15, 1997 *[Signature]*

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 said 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 the ordinances of Palm Beach County, Florida.

[Signature]
ROBERT G. BATTAGLIA, P.L.S.
Reg. Land Surveyor #5161
State of Florida

ACKNOWLEDGEMENT:

STATE OF Florida SS:
COUNTY OF Palm Beach

BEFORE ME, the undersigned authority, personally appeared JOSEPH VIGLIAROLO and ROSALIE VIGLIAROLO, who are personally known to me, or having produced N/A and N/A 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 15 day of April, 1997.

My Commission Expires: _____
NOTARY PUBLIC
[Signature]

COUNTY ENGINEER:

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 14 day of May, 1997.

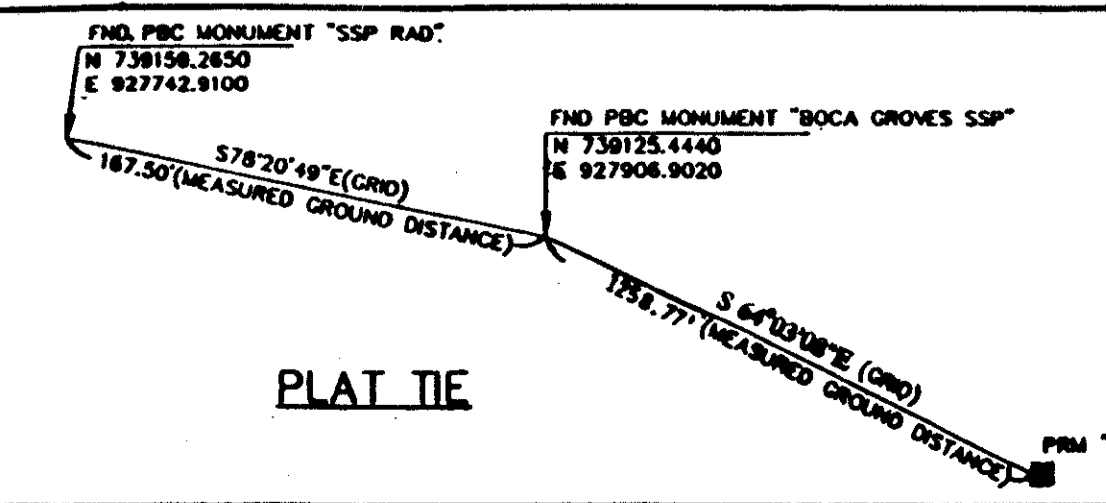
BY: *[Signature]*
GEORGE T. WEBB, P.E.
County Engineer

TABULAR DATA

| | |
|------------|-----------------|
| PETITION # | 80-214 |
| ACREAGE | .4712 ac. |
| # OF UNITS | 1 |
| DENSITY | 2.13 UNITS/ACRE |

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1980 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000285
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



SUBDIVISION # VIGLIAROLO PROPERTY
BOOK 79 PAGE 137 030B
BLOCK 54 ZONING R3
CD 50-24
TRAC 0005 33433
TRAC NAME Boca Grove Plantation

[Handwritten note]

0209-009