

A PART OF BRENTWOOD, PLANNED UNIT DEVELOPMENT

# BOCA FONTANA - TRACT E

LYING IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST

August 1985

Sheet 1 of 2

BEING A REPLAT OF PORTIONS OF TRACTS 105, 106, 119, 120 & 121, BLOCK 74, PALM BEACH FARMS COMPANYS' PLAT N<sup>o</sup> 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, STATE OF FLORIDA.

### Dedication:

State of Florida )  
County of Palm Beach )

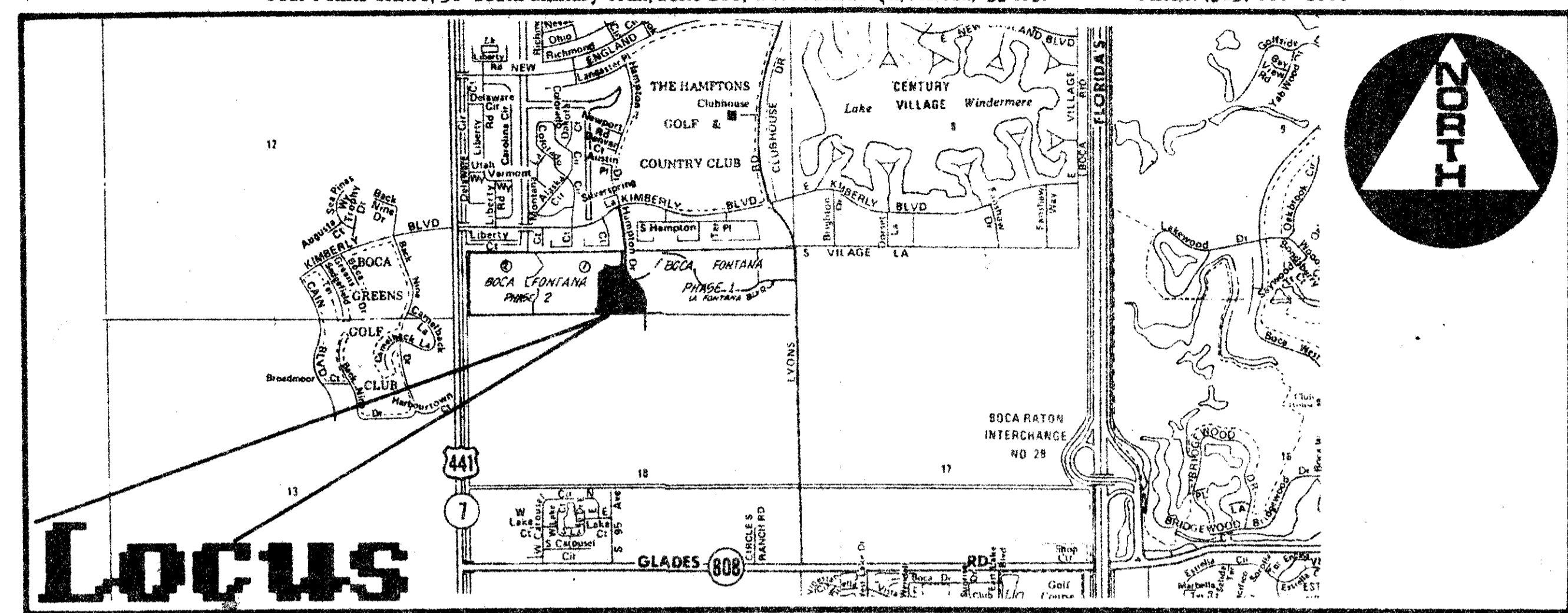
Know All Men By These Presents, that, The Engle Group, Inc., A Florida Corporation, owner of the land shown hereon as Boca Fontana - Tract "E", lying in Section 7, Township 47 South, Range 42 East, said lands being a replat of a portion of Tracts 105, 106, 119, 120 & 121, Block 74, Palm Beach Farms Companys' Plat N<sup>o</sup> 3, according to the Plat thereof, as recorded in Plat Book 2, pages 45 through 54, inclusive, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

**Beginning** at the Southwest corner of Hampton Drive, as shown on the Plat of Boca Fontana - Phase 1, according to the Plat thereof, as recorded in Plat Book 48, Pages 37 through 39, inclusive, Public Records, Palm Beach County, Florida; Thence, North 00°00'00" East, along the Westerly right of way line of said Hampton Drive, a distance of 75.41 feet to the point of curvature of a curve to the left, having a radius of 371.72 feet; Thence, Northerly, along said curve, continuing along the Westerly right of way line of said Hampton Drive, through a central angle of 30°00'00", a distance of 194.63 feet to the point of tangency; Thence, North 30°00'00" West, continuing along the Westerly right of way line of said Hampton Drive, a distance of 81.00 feet to the point of curvature of a curve to the right, having a radius of 535.17 feet; Thence, Northerly, along said curve, continuing along the Westerly right of way line of said Hampton Drive, through a central angle of 26°12'46", a distance of 244.84 feet to the intersection thereof with the South right of way line of La Fontana Boulevard, as shown on the Plat of Boca Fontana - Phase 2A, according to the Plat thereof, as recorded in Plat Book 50, Pages 184 & 185 of said Public Records; Thence, North 46°53'37" West, along the Southerly right of way line of said La Fontana Boulevard, a distance of 34.17 feet; Thence, South 90°00'00" West, continuing along the Southerly right of way line of said La Fontana Boulevard, a distance of 26.22 feet to the point of curvature of a curve to the right, having a radius of 340.00 feet; Thence, Westerly, along said curve, continuing along the Southerly right of way line of said La Fontana Boulevard, through a central angle of 21°09'31", a distance of 125.56 feet to the point of compound curvature of a curve, concave Northeasterly, having a radius of 460.00 feet, and whose radius point bears North 21°09'31" East; Thence, Northwesterly, along said curve, continuing along the Southerly right of way line of said La Fontana Boulevard, through a central angle of 20°19'25", a distance of 163.17 feet to the end of said curve and the intersection thereof with the East line of Lot 11 of said Boca Fontana - Phase 2A; Thence, South 06°00'00" West, along the East line of said Lot 11 and along the East line of said Boca Fontana - Phase 2A, a distance of 91.61 feet to the point of curvature of a curve to the right, having a radius of 180.00 feet; Thence, Southerly, along said curve, continuing along the East line of said Boca Fontana - Phase 2A, through a central angle of 36°24'00", a distance of 114.35 feet to the point of tangency; Thence, South 42°24'00" West, continuing along the East line of said Boca Fontana - Phase 2A, a distance of 60.83 feet; Thence, South 00°00'00" West, continuing along the East line of said Boca Fontana - Phase 2A, a distance of 410.51 feet; Thence, South 45°00'00" West, continuing along the East line of said Boca Fontana - Phase 2A, a distance of 35.64 feet; Thence, South 00°00'00" West, continuing along the East line of said Boca Fontana - Phase 2A, a distance of 20.00 feet to the intersection thereof with the South line of said Tract 119, and the North right of way line of Lake Worth Drainage District L-44 Canal; Thence, North 90°00'00" East, along the South line of said Tracts 119, 120 & 121, and along the North right of way line of said Lake Worth Drainage District L-44 Canal a distance of 393.27 feet to the point of beginning.

Containing 6.77 Acres, more or less.

Has caused the same to be surveyed and platted, and does hereby make the following dedications and reservations.

1. Tract "A", as shown hereon, are hereby dedicated to the Casa Sul Lago Maintenance Association, Inc., a Florida not for profit corporation, for ingress, egress, utility and drainage and other lawful purposes, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
2. Tract "B", as shown hereon, is hereby dedicated to the Casa Sul Lago Maintenance Association, Inc., a Florida not for profit corporation, for landscaping and other lawful purposes, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
3. Tracts "L1" & "L2", as shown hereon, are hereby dedicated to the Boca Fontana Homeowners' Association, Inc., a Florida not for profit corporation, as a Water Management Tract and Drainage Easement, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
4. The 20 foot drainage maintenance easement, as shown hereon, is hereby dedicated to the Boca Fontana Homeowners' Association, Inc., a Florida not for profit corporation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.



5. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities.
6. The 5 foot limited access easements, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County for the purpose of control and jurisdiction over access rights.
7. The drainage easements, as shown hereon, are hereby dedicated to the Boca Fontana Homeowners' Association, Inc., a Florida not for profit corporation, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County; Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain County maintained roads.

In Witness Whereof, The Engle Group, Inc., A Florida Corporation, has caused these presents to be signed by Alec Engelstein, its President, and attested by Patricia Jones, its Secretary, and its Corporate Seal to be affixed hereto, by and with the authority of its Board of Directors, this 24<sup>th</sup> day of March, A.D. 1986

The Engle Group, Inc.  
a Florida Corporation

Attest: Patricia Jones, Secretary  
By: Alec Engelstein, President

### Acknowledgement

State of Florida )  
County of Palm Beach )

Before Me, personally appeared Alec Engelstein and Patricia Jones, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary, respectively, of The Engle Group Inc., a Florida Corporation, and severally acknowledged to and before me that they executed said instrument as such officers of The Engle Group Inc., and that the seal affixed to the foregoing instrument is the Corporate Seal of The Engle Group Inc., 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 The Engle Group Inc.

Witness My Hand and official seal, this 24<sup>th</sup> day of March, A.D. 1986

By: Chas. A. Oswald  
Notary Public

My Commission Expires: June 2, 1987

### Mortgagees' Consent:

State of New York )  
County of New York )

The Undersigned, Chase Manhattan Bank, N.A., hereby certifies that it is the holder of three mortgages 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 mortgages which are recorded in Official Record Book 4348 at page 790, OFFICIAL RECORDS BOOK 4014, PAGE 203, AND Official Record Book 4348 at page 813, of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness Whereof, the said association has caused these presents to be signed by its Vice President and attested to by its Vice President and its seal to be affixed hereto by and with the authority of its Board of Directors this 24<sup>th</sup> day of March, A.D. 1986

Chase Manhattan Bank, N.A.

Attest: Richard F. May, Vice President  
By: William F. Carmody, Vice President

### Acknowledgement:

State of New York )  
County of New York )

Before Me personally appeared William F. Carmody and Richard F. May, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President respectively, of Chase Manhattan Bank, N.A., and severally acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed to the foregoing instrument is the seal of said Association, and that it was affixed by due and regular authority, and that said instrument is the free act and deed of said Association.

Witness My Hand and official seal this 24<sup>th</sup> day of March, A.D. 1986

By: Margaret Bues  
Notary Public

My commission expires: 3-30-87

### Title Certification:

State of Florida )  
County of Palm Beach )

"Seal"  
John B. Dunkle  
Clerk of the Circuit Court

I, Joel P. Koeppe, Esquire, 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 is vested to The Engle Group, Inc., a Florida Corporation; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon and that there are no other encumbrances.

Date: this 14<sup>th</sup> day of March, A.D. 1986

By: Joel P. Koeppe, Esquire

### Surveyor's Certification:

State of Florida )  
County of Palm Beach )

I Hereby 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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements; 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.

Date: this 11<sup>th</sup> day of MARCH, A.D. 1986

By: Wm. R. Van Campen  
Wm. R. Van Campen, R.L.S.  
Florida Registration No. 2424

### County Approvals:

State of Florida )  
County of Palm Beach )

Board of County Commissioners

This Plat is hereby approved for record this 27<sup>th</sup> day of May, A.D. 1986.

By: Karen T. Marcus, Chair

Attest: John B. Dunkle, clerk

By: Kathryn S. Miller, Deputy Clerk

County Engineer:

This Plat is hereby approved for record this 27<sup>th</sup> day of May, A.D. 1986.

By: Herbert F. Kahler, P.E.

### Tabular Data:

Tract "A"	=	0.69 Acres
Tract "B"	=	1.90 Acres
Tract "L1"	=	1.02 Acres
Tract "L2"	=	0.88 Acres
Lots (42)	=	2.29 Acres
Total	=	6.77 Acres
Density	=	6.2 Units/Acre

**BENCH MARK**  
land surveying and mapping, inc.  
WEST PALM BEACH, FLORIDA

Record Plat  
**Boca Fontana - Tract E**

DWN PB CRD WVC DATE WIC NO. P-1800  
SCALE SHOWN SIZE 11" X 17" FB P SHEET 1 OF 2

# 124

State of Florida )  
County of Palm Beach )

This plat was filed for record on May 27th day of May, A.D. 1986 and duly recorded in Plat Book 53 on pages 124 and 125

John B. Dunkle,  
Clerk of the Circuit Court  
By: Jacqueline P. Hester, D. for

"Seal"  
The Engle Group, Inc.

"Seal"  
The Engle Group, Inc.  
Notary

"Seal"  
Chase Manhattan Bank, N.A.

"Seal"  
Chase Manhattan Bank, N.A.  
Notary

"Seal"  
Board of County Commissioners  
Palm Beach County  
Florida

"Seal"  
Herbert F. Kahler, P.E.  
County Engineer  
Palm Beach County  
Florida

"Seal"  
Wm. R. Van Campen, R.L.S.  
2424

0218-007 124

DRAWING NUMBER  
53/124

DRAWING NUMBER  
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA  
REORDER BY NUMBER 0724

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