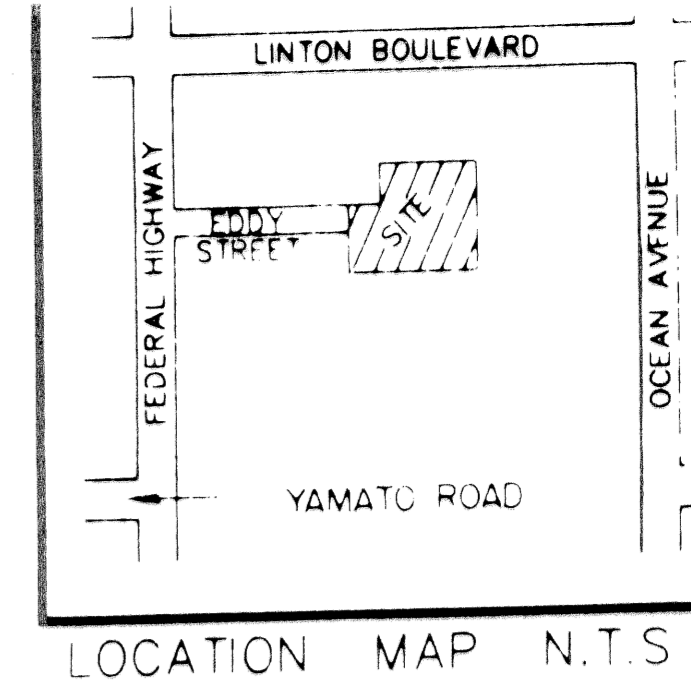


THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
 BOCA RATON, FLORIDA 33433 - (407)392-1991  
 JANUARY - 1993

# BOCA OAKS

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 46 SOUTH,  
 RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY,



157

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT 12:44 P.M.  
 THIS 15th DAY OF SEPTEMBER  
 A.D. 1994 AND DULY RECORDED  
 IN PLAT BOOK 73 ON  
 PAGES 157 AND 158

DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT

By David P. Lindley  
 DEPUTY CLERK

SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Edward A. Zuraw, Elizabeth Zuraw, Jeanette Asrauckas, Mary Zuraw and Roseann M. Zuraw, Owners of the land shown hereon, being in Sections 32 and 33, Township 46 South, Range 43 East, City of Boca Raton, Palm Beach County, Florida, shown hereon as "BOCA OAKS", being more particularly described as follows:

COMMENCING at the Northeast corner of Lot 9, "MORNINGSIDE", according to the plat thereof, as recorded in Plat Book 44, Page 170 of the Public Records of Palm Beach County, Florida; thence N 00° 05' 27" W along the West line of Lot 10 of said "MORNINGSIDE" and the West line of Lots 1 and 2, "CERCLE DE ROYAL", according to the plat thereof, as recorded in Plat Book 64, Page 148 of the Public Records of Palm Beach County, Florida, a distance of 301.00 feet to a point of intersection with a line 100.00 feet South of and parallel with the South line of "OKEY ESTATES", according to the plat thereof, as recorded in Plat Book 24, Page 97 of the Public Records of Palm Beach County, Florida; thence S 89° 37' 28" W along said parallel line, a distance of 536.09 feet; thence S 00° 13' 56" E, a distance of 123.66 feet to a point of intersection with the North right-of-way line of "EDDY STREET"; thence N 89° 46' 04" E along said North right-of-way line, a distance of 115.00 feet; thence S 00° 13' 56" E, a distance of 50.00 feet to a point of intersection with the South right-of-way line of said "EDDY STREET"; thence S 89° 46' 04" W along said South right-of-way line, a distance of 205.00 feet; thence S 00° 13' 56" E, a distance of 124.69 feet to a point of intersection with the North line of said "MORNINGSIDE"; thence N 89° 53' 18" E along the North line of Lots 5, 6, 7, 8 and 9 of said "MORNINGSIDE", a distance of 625.35 feet to the POINT OF BEGINNING.

Said lands situate in the City of Boca Raton, Palm Beach County, Florida.

Have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

1. Residential Access Street:  
 Eddy Street, as shown hereon, is hereby dedicated to the City of Boca Raton for public right-of-way and utility purposes.
2. Utility Easements:  
 The utility easements shown hereon are hereby dedicated to the public in perpetuity for the maintenance of utilities.

IN WITNESS WHEREOF, I Edward A. Zuraw, do hereunto set my hand this 15th day of SEPTEMBER, 1994.

WITNESS: Joanne L. Cervasio BY: Edward A. Zuraw  
JOANNE L. CERVASIO Edward A. Zuraw  
 WITNESS: Baron Caronite BY: Elizabeth Zuraw by  
JOANNE L. CERVASIO Edward A. Zuraw as her  
 WITNESS: Baron Caronite Attorney in Fact  
 WITNESS: Joanne L. Cervasio BY: Attorney in Fact  
JOANNE L. CERVASIO Jeanette Asrauckas by  
 WITNESS: Baron Caronite Edward A. Zuraw as her  
 Attorney in Fact  
 WITNESS: Joanne L. Cervasio BY: Attorney in Fact  
JOANNE L. CERVASIO Mary Zuraw by  
 WITNESS: Baron Caronite Edward A. Zuraw as her  
 Attorney in Fact  
 WITNESS: Joanne L. Cervasio BY: Attorney in Fact  
JOANNE L. CERVASIO Roseann M. Zuraw by  
 WITNESS: Baron Caronite Edward A. Zuraw as her  
 Attorney in Fact

ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
 COUNTY OF PALM BEACH)

BEFORE ME personally appeared Edward A. Zuraw, who is personally known to me as the Attorney in Fact for all names excepted and did not take an oath, and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 15th day of SEPTEMBER, 1994.

My commission expires: SEPTEMBER 3, 1995  
 Notary Public Boca Raton  
 CC146783

MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH)

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 Records Book 7968, at Page 1171 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 VICE PRESIDENT and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 15th day of SEPTEMBER, 1994.

WITNESS: William B. Staton BY: William B. Staton  
WILLIAM B. STATON SENIOR VICE PRESIDENT  
 WITNESS: James C. Medaglia

STATE OF FLORIDA  
 COUNTY OF PALM BEACH)

BEFORE ME personally appeared WILLIAM B. STATON, who is personally known to me or has produced identification and did/did not take an oath, and who executed the foregoing instrument as SENIOR VICE PRESIDENT of Barnett Bank, a Florida Banking Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 SEPTEMBER, 1994.

My commission expires: SEPTEMBER 3, 1995  
 Notary Public  
Dulce Muckerman

SURVEY NOTES:

1. In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities being determined by use rights granted.
2. Building setback lines shall be as required by current City of Boca Raton Regulations.
3. No buildings 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 City of Boca Raton approvals or permits as required for such encroachments.
4. Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
5. Bearings shown hereon are relative to the North line of the plat "MORNINGSIDE", as recorded in Plat Book 44, Page 170 of the Public Records of Palm Beach County, Florida bearing N 89° 53' 18" E.
6. P.R.M. - indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005.
7. U.E. - indicates utility easement.
8. D.E. - indicates drainage easement.
9. P.C.P. - indicates Permanent Control Point (nail in brass survey cap).
10. P.C.P.'s which fall in sanitary sewer manholes will be placed straddling the manhole.
11. Lines intersecting curves are non-radial unless shown otherwise.
12. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.

APPROVALS:

This is to certify that this plat has been accepted and approved for record by the CITY COUNCIL of the CITY OF BOCA RATON, FLORIDA, in and by resolution duly adopted by said CITY COUNCIL, on this 11 day of October, 1994.  
 By: Bill T. Smith, Jr.  
 Bill T. Smith, Jr., Mayor  
 By: Sandra M. McGinn  
 Sandra M. McGinn  
 Acting Director of Community Development  
 By: Robert I. MacLaren, II  
 Robert I. MacLaren, II  
 Attorney at Law  
 Licensed in Florida  
 By: Ronald M. Ash, P.E.  
 Ronald M. Ash, P.E., City Civil Engineer

TITLE CERTIFICATION:

STATE OF FLORIDA)  
 COUNTY OF PALM BEACH)

I, Robert I. MacLaren, II, 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 Edward A. Zuraw, Elizabeth Zuraw, Jeanette Asrauckas, Mary Zuraw, and Roseann M. Zuraw; that the current taxes have been paid; and that all mortgages not satisfied or released of record not otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATED: 15 SEPTEMBER 1994  
Robert I. MacLaren, II  
 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 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 that Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with the City of Boca Raton, Florida. Commissioners for the Required Improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of City of Boca Raton, Florida.

9/15/94  
David P. Lindley  
 David P. Lindley, P.L.S.  
 Reg. Land Surveyor #5005  
 State of Florida

SUBDIVISION # BOCA OAKS  
 BOOK 73 PAGE 157  
 FLOOD ZONE - FLOOD MAP #  
 QUID #  
 ZONING  
 ZIP CODE  
 33433/46/43 BOCA

