

# A PART OF LAKES AT BOCA RATON P.U.D. SANDCASTLE COVE

## A PLAT OF A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND ALSO BEING A REPLAT OF PARCEL D OF LAKES AT BOCA RATON - PHASE III AS RECORDED IN PLAT BOOK 55, PAGES 1, 2 & 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

OCTOBER 1984

SHEET 1 OF 2

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that HOUSTON ENTERPRISES, a Florida General Partnership, owner, with GEORGE E. BARBAR as Managing General Partner, of land shown hereon being in Section 1, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as SANDCASTLE COVE, being more particularly described as Parcel "D" of LAKES AT BOCA RATON - PHASE III, as recorded in Plat Book 55, Pages 1, 2 & 3 of the Public Records of Palm Beach County, Florida, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- Streets:**  
The streets, shown hereon as Tract 30, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for perpetual use of the public for proper purposes.
- Easements:**
  - Utility and Drainage Easements** - The utility easements and drainage easements as shown are dedicated in perpetuity for the construction and maintenance of utilities and drainage. The drainage easements, as shown, are dedicated in perpetuity to Lakes at Boca Raton Homeowners' Association, Inc., a Florida corporation not-for-profit, its successors and assigns, and are the perpetual maintenance obligation of said Lakes at Boca Raton Homeowners' Association, Inc., without recourse to Palm Beach County. Palm Beach County shall have the right, but not the obligation, to maintain that portion of the drainage system within SANDCASTLE COVE which is associated with the county roads as shown on the plat.
  - Lake Maintenance Easements** - The lake maintenance easements as shown hereon are hereby dedicated to the Lakes at Boca Raton Homeowners' Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County. Palm Beach County shall have the right, but not the obligation, to enter and use said easements to maintain the Water Management Tracts which drain the County roads as shown on the plat.
  - Limited Access Easements** - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
- Open Space**  
The areas shown hereon as Tracts 32, 33, 34, 35, 36 and 37 are hereby dedicated for open space purposes to the Lakes at Boca Raton Homeowners' Association, Inc. and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named partnership has caused these presents to be signed by its Managing General Partner and its seal to be affixed hereto by and with the authority of its Board of Directors, this 10th day of October, 1986.

HOUSTON ENTERPRISES  
a Florida General Partnership

Witness: [Signature] By: [Signature]  
GEORGE E. BARBAR  
Managing General Partner

### ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
I, Arthur G. Martell, Notary Public, do hereby certify that before me personally appeared George E. Barbar, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Managing General Partner of Houston Enterprises, a Florida General Partnership, and acknowledged to and before me that he executed such instrument as such Managing General Partner of said Partnership, and that the seal affixed to the foregoing instrument is the seal of said Partnership and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Partnership.

WITNESS my hand and official seal this 21st day of October, 1986.  
My Commission expires 12-18-87  
[Signature]  
Notary Public, State of Florida

### TITLE CERTIFICATE

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
I, W. Rodgers Moore, Vice President of OCEAN TITLE, INC., a title insurance company duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that the title to the property is vested in HOUSTON ENTERPRISES, a Florida General Partnership; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon; and that all mortgages are shown and are true and correct, and there are no other encumbrances of record.

Date 10/16/86  
[Signature]  
W. RODGERS MOORE, Vice President  
OCEAN TITLE, INC.

### 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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; 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, and complies with the Minimum Technical Standards of Chapter 21-HH-6, Rules of the Department of Professional Regulation, Board of Land Surveyors.

Date 11/4/86  
[Signature]  
JOHN A. GRANT, JR.  
Registered Surveyor No. 1141  
State of Florida

### BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 13 day of January, A.D., 1987.

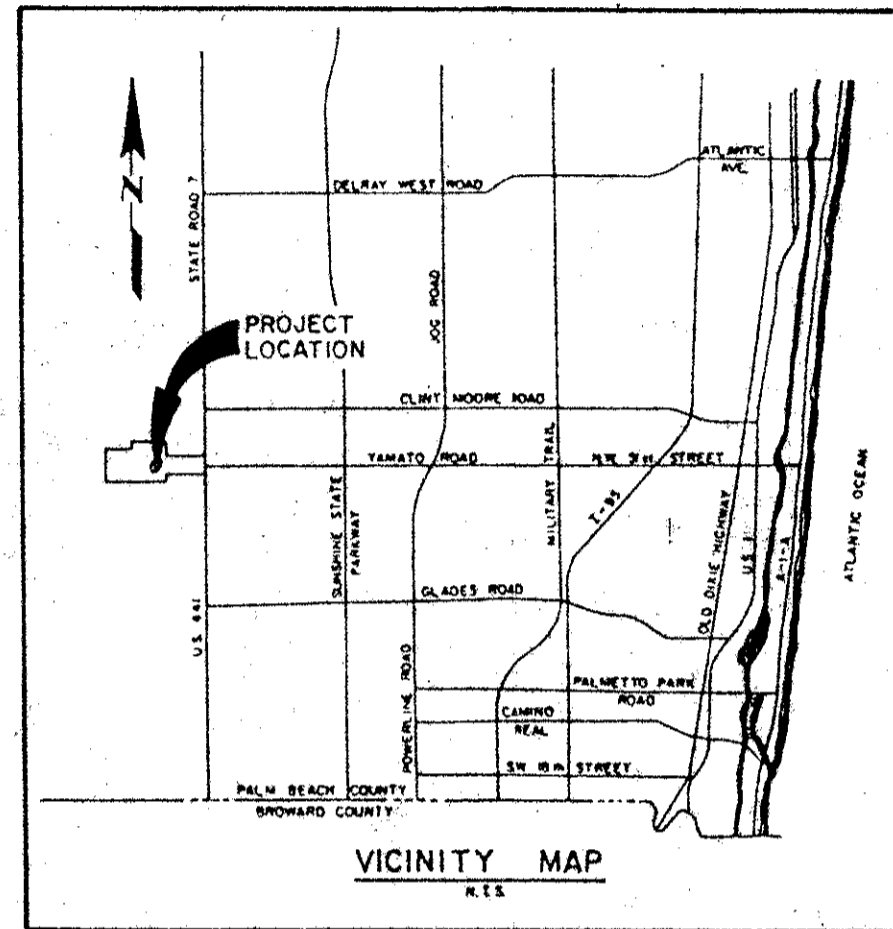
ATTEST: JOHN B. DUNKLE, CLERK  
By: [Signature]  
Chair

By: [Signature]  
DEPUTY CLERK

### COUNTY ENGINEER

This plat is hereby approved for record this 13 day of January, A.D., 1987.

By: [Signature]  
H. F. KAHLERT, P.E. County Engineer



### INDEX OF SHEETS

- SHEET No. 1 — TITLE SHEET AND CERTIFICATES
- SHEET No. 2 — DETAIL SHEET

This instrument was prepared by:  
John A. Grant, Jr., John A. Grant, Jr., Inc.  
3333 North Federal Highway, Boca Raton, Florida 33431.

### MORTGAGE CERTIFICATE

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
I, Arthur G. Martell, Notary Public, do hereby certify that it is the holder of a mortgage upon the property described hereon and does hereby certify that it is the holder of a mortgage upon the land described in said dedication by the owner thereof, and agrees that its mortgage, which is recorded in Official Record Book 4236, at Page 474 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, ARTHUR G. MARTELL, and its seal to be affixed hereon by and with the authority of its Board of Directors this 21st day of October, 1986.

CARTERET SAVINGS & LOAN ASSOCIATION FA

Witness: [Signature] By: [Signature]  
ARTHUR G. MARTELL, Vice President

### ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
I, Arthur G. Martell, Notary Public, do hereby certify that before me personally appeared ARTHUR G. MARTELL, to me well known and known to me to be the individual described in and who executed the foregoing instrument as Vice President of CARTERET SAVINGS & LOAN ASSOCIATION FA, and acknowledged to and before me that he executed such instrument as such officer of said Association, that the seal affixed to the foregoing instrument is the seal of said Association, that it was affixed to said instrument 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 21st day of October, 1986.  
My commission expires: 2/9/87  
[Signature]  
Notary Public, State of Florida

# 151

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:08 AM  
on the 16 day of January  
1987  
in Plat Book 55  
Page 151-152  
JOHN B. DUNKLE, Clerk Circuit Court  
[Signature]



1/47/41  
DIVISION \* Sandcastle Cove  
BOOK 55 PAGE 151  
FLOOD ZONE B FLOOD MAP # 100B  
QUAD # 68 ZONING  
SE ZIP CODE 33434  
PUD NAME

Insp 10  
1/47/41  
RFS/PUD B  
Flood B  
Pet. 83-121 -  
305 Site Plan - see  
LAKES AT BOCA RATON  
TRACT D

0388-303

# SANDCASTLE COVE 55/151

### STATISTICAL DATA

TOTAL AREA THIS PLAT	12.476 AC.
AREA OF LOTS	8.113 AC.
AREA OF PUBLIC ROAD R/W (TRACT 30)	2.903 AC.
AREA OF OPEN SPACES (TRACTS 32, 33, 34, 35, 36 & 37)	1.460 AC.
TOTAL NO. UNITS PROPOSED - THIS PLAT	52 UNITS
DENSITY PROPOSED - THIS PLAT	4.168 UNITS / AC.
LAND USE	PATIO HOMES

55/151

DRAWING NUMBER

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