

55/172

A PART OF A P. U. D. HARBOUR LAKES

A PLAT OF A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND ALSO BEING A REPLAT OF PARCEL T 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

DEDICATION

NOVEMBER 1984

SHEET 1 OF 2

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 HARBOUR LAKES, being more particularly described as Parcel "T" 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:

- Street:**
The street, shown hereon as Tract 41 is 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 HARBOUR LAKES which is associated with public streets.
 - 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 public streets.
 - 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.
 - Lift Station Easement** - The lift station easement as shown hereon is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for lift station and related purposes.

- Open Spaces:**
The areas shown hereon as Tracts 42 and 43 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 21st 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, SS 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 12-18-89
[Signature]
Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, SS WE, 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 12/8/86
[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 12/9/86
[Signature]
JOHN A. GRANT, JR.
Registered Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

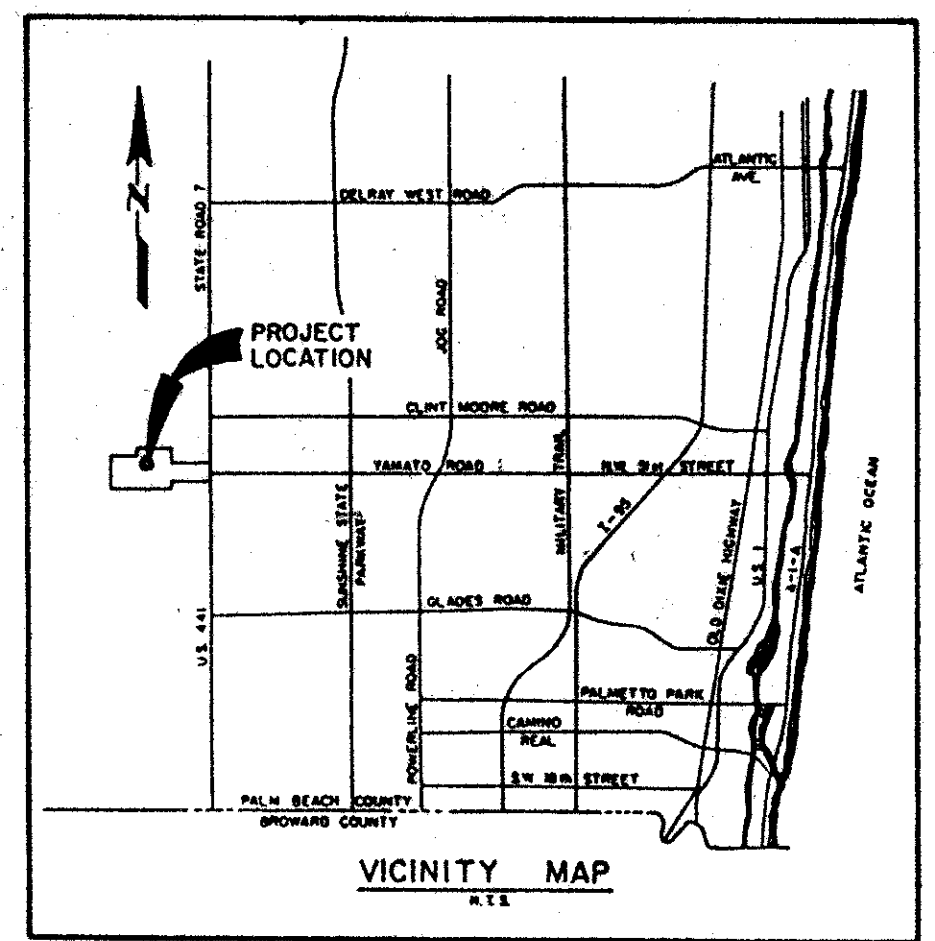
This plat is hereby approved for record this 27 day of JAN, A.D., 1987.

Attest: [Signature]
JOHN B. DUNKLE, Clerk
By: [Signature]
CAROL A. ROBERTS, Chairman

By: [Signature]
KATHRYN S. MILLER
DEPUTY CLERK

COUNTY ENGINEER
This plat is hereby approved for record this 27 day of JAN, A.D., 1987.

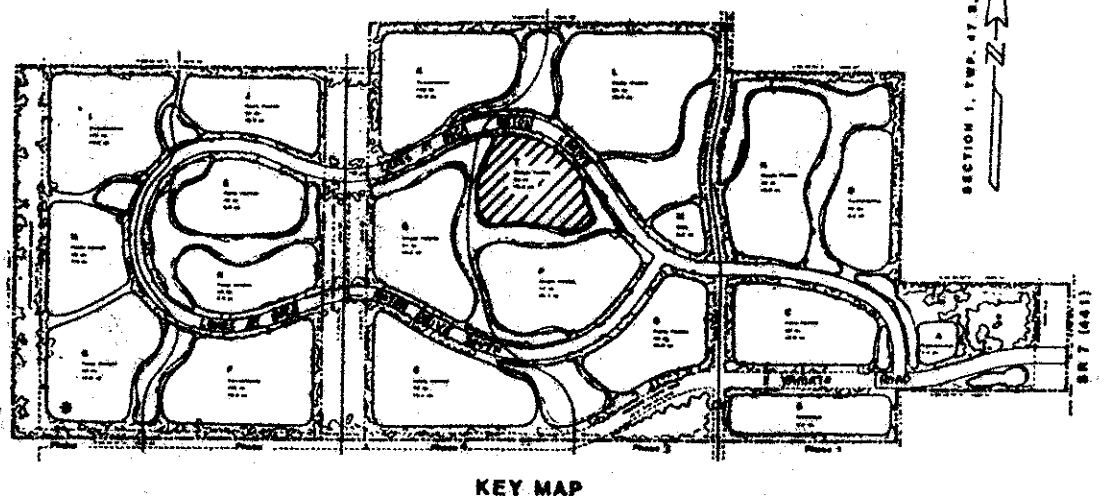
By: [Signature]
H. F. KAHLERT, P.E. County Engineer



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.



STATISTICAL DATA

TOTAL AREA THIS PLAT	10.555 AC.
AREA OF LOTS	7.531 AC.
AREA OF PUBLIC ROAD-R/W (TRACT 41)	2.287 AC.
AREA OF OPEN SPACES (TRACTS 42 & 43)	0.737 AC.
TOTAL NO. UNITS PROPOSED - THIS PLAT	29 UNITS
DENSITY PROPOSED - THIS PLAT	2.747 UNITS/AC.
LAND USE	SINGLE FAMILY

MORTGAGE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, SS The undersigned hereby certifies 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, SS BEFORE ME personally appeared ARTHUR G. MARTELL, to me well known and known to me to be 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.

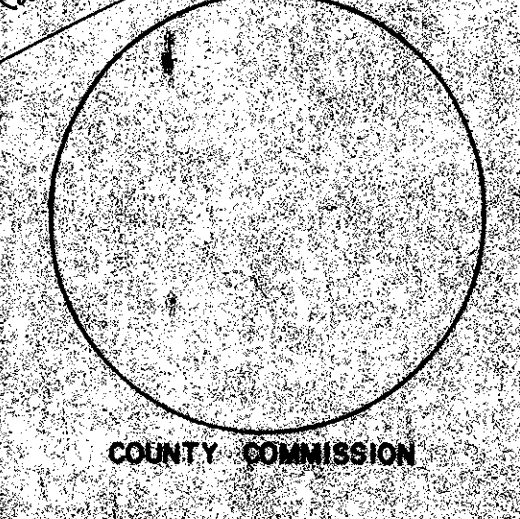
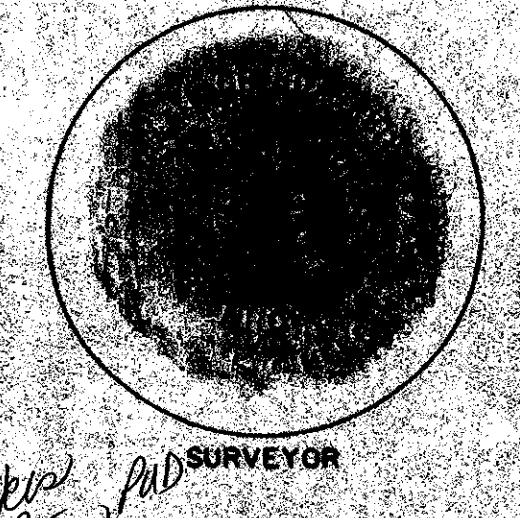
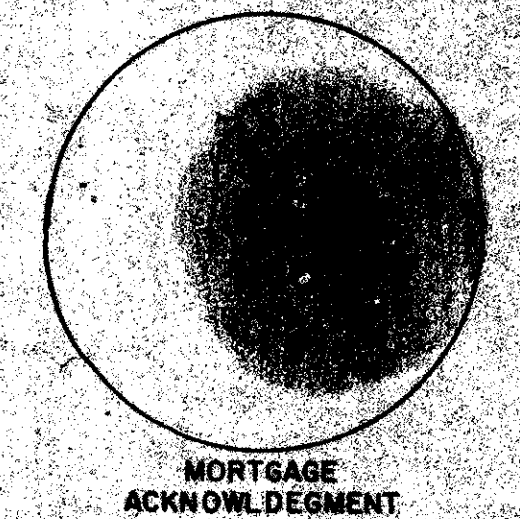
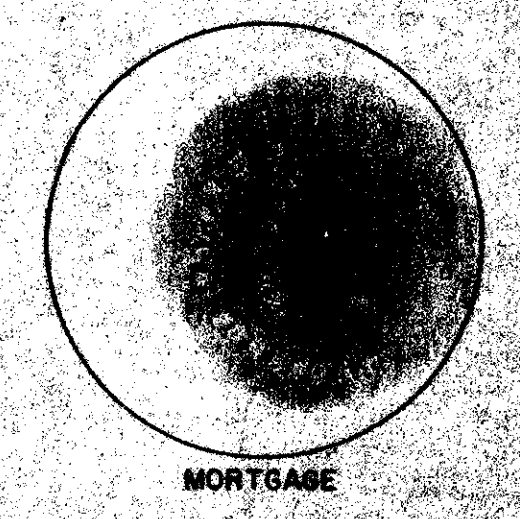
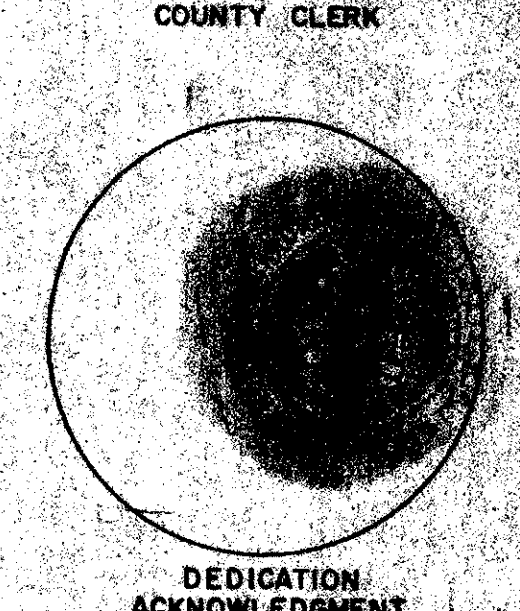
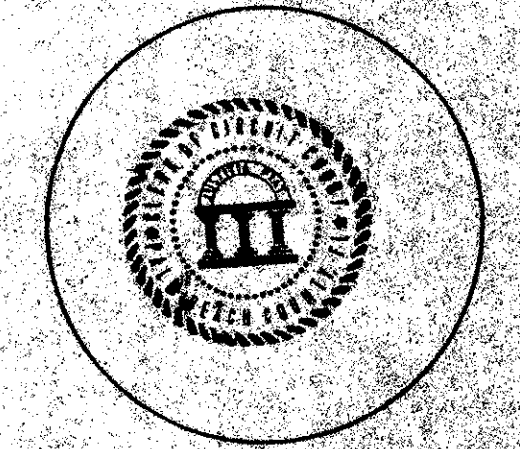
WITNESS my hand and official seal this 21st day of October, 1986.
My commission expires: 2/9/89
[Signature]
Notary Public, State of Florida

1/47/41

SUBDIVISION	Harbour Lakes
BOOK	SS PAGE 172
FLOOD ZONE	B FLOOD MAP # 100B
QUAD	68 ZONING
CE	ZIP CODE 33434
PUD NAME	

172

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 12-25-86
this 27 day of January
19 87 and duly recorded in Plat Book
No. 55 on page 172
JOHN B. DUNKLE, Clerk Circuit Court
[Signature]



0388-004

TURNOUT REQUIRED

HARBOUR LAKES 55/172

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER