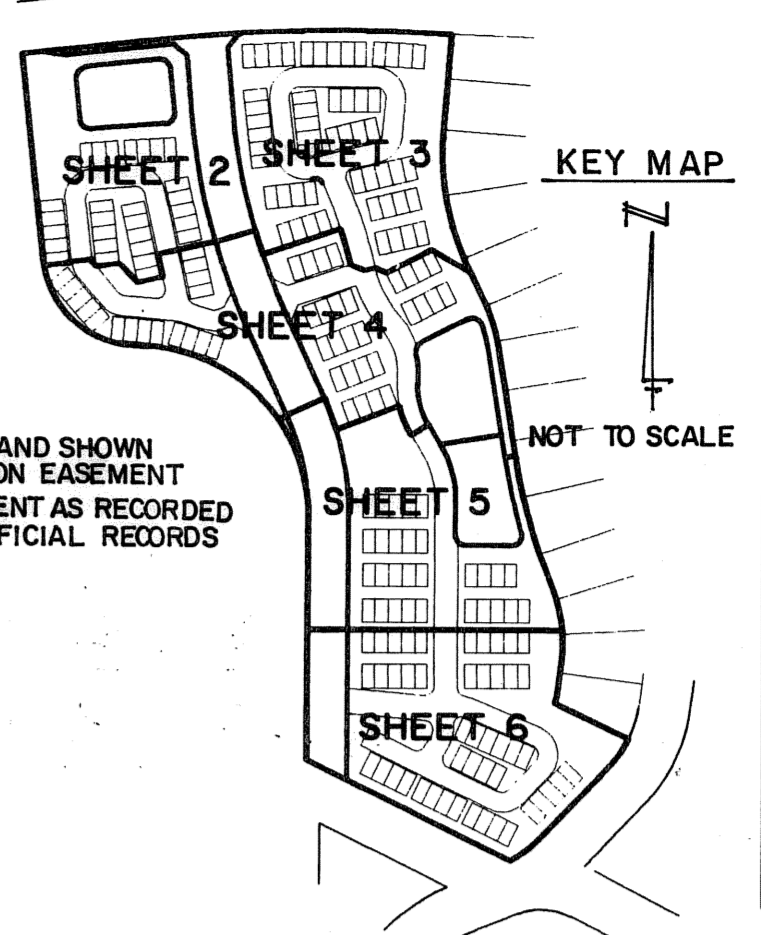


# VISTAZO AT BOCA RATON

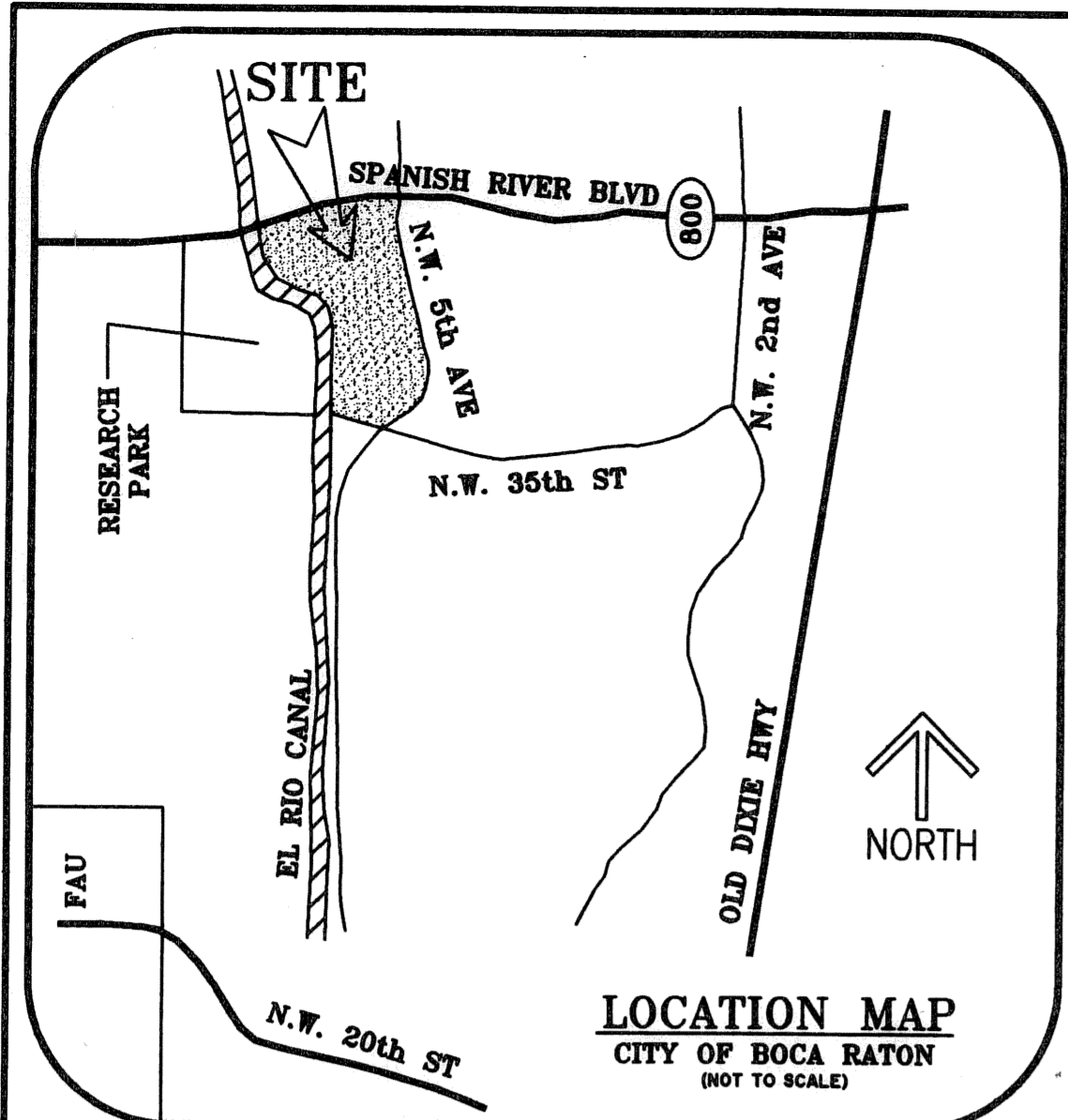
BEING A REPLAT OF ALL OF SPANISH RIVER WOODS, INCLUDING ALL DEDICATED STREETS, EASEMENTS AND TRACTS, AS RECORDED IN PLAT BOOK 45, PAGES 186 AND 187, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LOTS 1,2,4,5,6,7 AND A PORTION OF LOT 3, ALL IN BLOCK 27, BOCA RATON HILLS SECTION 3, AS RECORDED IN PLAT BOOK 23, PAGES 76 THROUGH 87, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 6



2005001473B  
BK 103  
Pg 151

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 11:00 P.M. THIS 12th DAY OF August 2004  
AND DULY RECORDED IN PLAT BOOK NO. 103 ON PAGE 151-154  
DONOR: H. WILKEN, Sharon R. Book  
CLEANER OF THE CIRCUIT COURT  
BY: [Signature]



LOCATION MAP  
CITY OF BOCA RATON  
(NOT TO SCALE)

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS VISTAZO AT BOCA RATON, BEING A REPLAT OF ALL OF SPANISH RIVER WOODS, INCLUDING ALL DEDICATED STREETS, EASEMENTS AND TRACTS, AS RECORDED IN PLAT BOOK 45, PAGES 186 AND 187, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LOTS 1,2,4,5,6,7 AND A PORTION OF LOT 3, ALL IN BLOCK 27, BOCA RATON HILLS SECTION 3 AS RECORDED IN PLAT BOOK 23, PAGES 76 THROUGH 87, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PLAT OF SPANISH RIVER WOODS, SAID POINT BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPANISH RIVER BOULEVARD; THENCE NORTH 83°47'30" EAST, A DISTANCE OF 309.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2814.93 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°34'30", A DISTANCE OF 421.29 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°38'00" EAST, A DISTANCE OF 106.26 FEET (THE PRECEDING THREE (3) COURSES BEING COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF SPANISH RIVER BOULEVARD, ALSO THE NORTH LINE OF SAID PLAT OF SPANISH RIVER WOODS) TO A POINT ON THE CENTRAL ANGLE OF SAID PLAT OF SPANISH RIVER WOODS; THENCE SOUTH 04°29'30" WEST, A DISTANCE OF 54.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 534.16 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°02'00", A DISTANCE OF 289.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°32'30" EAST, A DISTANCE OF 54.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 322.41 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°05'30", A DISTANCE OF 96.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09°27'00" EAST, A DISTANCE OF 218.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1163.02 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°58'50", A DISTANCE OF 243.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 21°25'50" EAST, A DISTANCE OF 175.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 51.58 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°06'40", A DISTANCE OF 147.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07°40'50" WEST, A DISTANCE OF 65.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 51.58 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°49'13", A DISTANCE OF 67.84 FEET (THE PRECEDING THREE (3) COURSES BEING COINCIDENT WITH SAID EAST LINE OF SPANISH RIVER WOODS) TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE SOUTHERLY LINE OF LOT 8, BLOCK 27, OF SAID PLAT OF BOCA RATON HILLS SECTION 3; THENCE SOUTH 64°18'50" EAST ALONG SAID SOUTH LINE OF LOT 8, A DISTANCE OF 160.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 211.58 FEET (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 61°15'00" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 175°51'00", A DISTANCE OF 65.46 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°41'00" WEST, A DISTANCE OF 197.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 206.53 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°49'13", A DISTANCE OF 67.84 FEET (THE PRECEDING THREE (3) COURSES BEING COINCIDENT WITH THE NORTHWESTERLY LINE OF NORTHWEST 5TH AVENUE, SAID LINE BEING THE SOUTHEASTERLY LINE OF SAID BLOCK 27) TO A POINT ON THE NORTHEASTERLY LINE OF NORTHWEST 35TH STREET, SAID LINE BEING THE SOUTHWESTERLY LINE OF SAID BLOCK 27; THENCE NORTH 35°54'10" WEST ALONG SAID SOUTHWESTERLY LINE OF BLOCK 27 AND SAID NORTHEASTERLY LINE OF NORTHWEST 35TH STREET, A DISTANCE OF 442.06 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, BLOCK 27; THENCE NORTH 00°00'00" EAST ALONG SAID WEST LINE OF LOT 1 AND THE WEST LINE OF SAID PLAT OF SPANISH RIVER WOODS, A DISTANCE OF 478.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 329.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID PLAT OF SPANISH RIVER WOODS, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 516.79 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 190.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID PLAT OF SPANISH RIVER WOODS, THROUGH A CENTRAL ANGLE OF 83°47'10", A DISTANCE OF 278.06 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°12'50" WEST ALONG SAID WEST LINE OF SPANISH RIVER WOODS, A DISTANCE OF 400.55 FEET (THE PRECEDING FOUR (4) COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF EL RIO CANAL) TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 21.585 ACRES, MORE OR LESS.  
HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

### I. TRACTS

TRACTS "O-1" THROUGH "O-8", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, BUFFER, DRAINAGE AND LANDSCAPE PURPOSES TO VISTAZO AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

TRACTS "R-1" AND "R-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VISTAZO AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

TRACT "S-1" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR PUBLIC STREET PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAME.

TRACTS "S-2" AND "S-3", AS SHOWN HEREON, ARE HEREBY DEDICATED TO VISTAZO AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA. SAID TRACTS MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING WATER, SEWER, IRRIGATION AND DRAINAGE LINES AND STRUCTURES.

THE WATER MANAGEMENT TRACTS "W-1" AND "W-2", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO VISTAZO AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

### 2. EASEMENTS

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER AND SEWER, TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY THE CITY OF BOCA RATON, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH INSTALLATION, MAINTENANCE AND REPAIR SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO VISTAZO AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

THE CITY OF BOCA RATON, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PREPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

LAKE MAINTENANCE EASEMENTS - THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LAKE MAINTENANCE AND DRAINAGE PURPOSES TO VISTAZO AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

THE CITY OF BOCA RATON, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAKE REPAIRS TO THAT PORTION OF THE DRAINAGE SYSTEM THAT SUPPORTS N.W. 5TH AVENUE AND N.W. 6TH WAY. THE CITY WILL ASSESS THE HOMEOWNER'S ASSOCIATION FOR COST.

LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

LANDSCAPE BUFFER EASEMENTS - THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO VISTAZO AT BOCA RATON HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

THE PUBLIC SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF VISTAZO AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

THE LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR VISTAZO AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO FORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, DAVID BASELICE, THIS 12th DAY OF August, 2004.

WITNESS: Jeff Clemens, LENNAR HOMES, INC., A FLORIDA CORPORATION.  
PRINTED NAME: Jeff Clemens  
WITNESS: Sharon Caputo, DAVID BASELICE, VICE PRESIDENT  
PRINTED NAME: Sharon Caputo

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DAVID BASELICE WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LENNAR HOMES, INC., A FLORIDA 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 12th DAY OF August, 2004.  
MY COMMISSION EXPIRES: 12/17/04  
COMMISSION NO.: CC988517  
NOTARY PUBLIC  
Rebecca Greene  
PRINTED NAME

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
VISTAZO AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23rd DAY OF August, 2004.

VISTAZO AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT  
WITNESS: Judy Guadagnolo, MARLENE SCHRAGER, PRESIDENT  
PRINTED NAME: Judy Guadagnolo  
WITNESS: Jeff Clemens  
PRINTED NAME: Jeff Clemens

### ACKNOWLEDGMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED MARLENE SCHRAGER, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VISTAZO AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 THIS 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 30th DAY OF August, 2004.  
MY COMMISSION EXPIRES: August 1, 2008  
COMMISSION NO.: DD320342  
NOTARY PUBLIC  
TANIA C. CAMPBELL  
PRINTED NAME

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, NORTHERN TITLE COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, INC. A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: August 23, 2004  
AMBARINA PEREZ, VICE PRESIDENT

### APPROVALS - CITY OF BOCA RATON

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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 DAY OF August, 2004.

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1) F.L.A.C.S. AND IS HEREBY APPROVED.  
BY: Steven L. Abrams, Mayor  
BY: JORGE A. JAMEJO, A.I.C.P. DEVELOPMENT SERVICES DIRECTOR  
BY: SHARMA CARANNANTE, CITY CLERK  
BY: MAURICE C. MOREL, CITY CIVIL ENGINEER

### AREA TABULATION DATA

TOTAL AREA	21.585 ACRES
LOTS 1 - 202	5.301 ACRES
TRACT "O-1"	0.813 ACRES
TRACT "O-2"	0.530 ACRES
TRACT "O-3"	0.282 ACRES
TRACT "O-4"	4.195 ACRES
TRACT "O-5"	0.172 ACRES
TRACT "O-6"	0.476 ACRES
TRACT "O-7"	0.745 ACRES
TRACT "O-8"	0.116 ACRES
TRACT "R-1"	0.413 ACRES
TRACT "R-2"	0.428 ACRES
TRACT "S-1"	2.793 ACRES
TRACT "S-2"	0.832 ACRES
TRACT "S-3"	2.730 ACRES
TRACT "W-1"	0.513 ACRES
TRACT "W-2"	1.246 ACRES

AVIGATION EASEMENT:  
ALL OF THE PROPERTY DESCRIBED AND SHOWN HEREON IS SUBJECT TO AN AVIGATION EASEMENT AND AVIGATION EASEMENT AGREEMENT AS RECORDED IN O.R.B. 17958, PG. 1406 IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY.

### SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF BOCA RATON.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- 

- P.O.B. = POINT OF BEGINNING
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- C.M. = CONCRETE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.G. = PAGE
- P.B. = PLAT BOOK
- R/W = RIGHT OF WAY
- C. = CENTERLINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R. = RADIUS
- L. = ARC LENGTH
- = CURVE CENTRAL ANGLE
- = SET P.R.M. LB 4396
- o = P.R.M. FOUND (AS NOTED)
- C.B. = CHORD BEARING
- C.L. = CHORD LENGTH
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- RL. = RADIAL LINE
- L.A.E. = LIMITED ACCESS EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- B.S.E. = BELL SOUTH EASEMENT
- P.S.E. = PUBLIC SIDEWALK EASEMENT

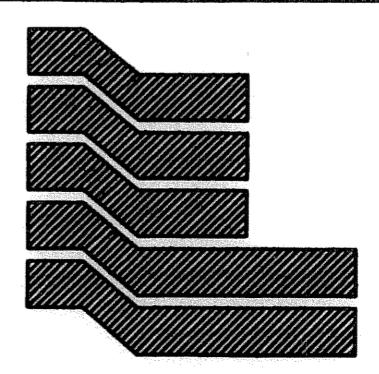
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SPANISH RIVER WOODS AS RECORDED IN PLAT BOOK 45, PAGES 186 AND 187, PUBLIC RECORDS OF PALM BEACH COUNTY, HAVING A FIXED BEARING OF NORTH 83°47'30" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

### SURVEYOR'S CERTIFICATION

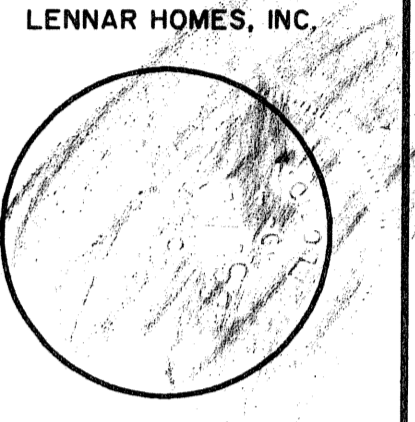
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOCA RATON, FLORIDA 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 THE CITY OF BOCA RATON, FLORIDA.  
CRAIG S. PUSEY, PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA CERTIFICATE NO. 5019  
LANDMARK SURVEYING AND MAPPING, INC.  
1850 FOREST HILL BLVD, SUITE 100  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. # 4396  
DATE: SEPT. 8, 2004

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

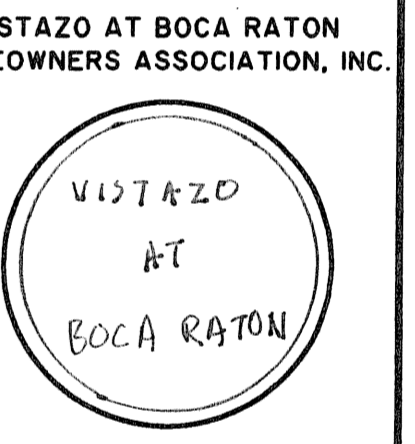
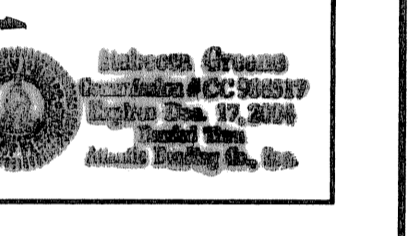
THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.



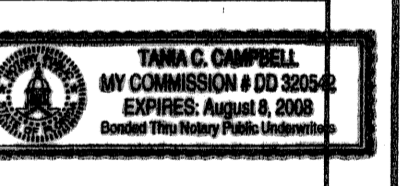
Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
LB # 4396  
VISTAZO AT BOCA RATON



LENNAR HOMES, INC.  
NOTARY



VISTAZO AT BOCA RATON HOMEOWNERS ASSOCIATION, INC.  
NOTARY



CITY OF BOCA RATON

