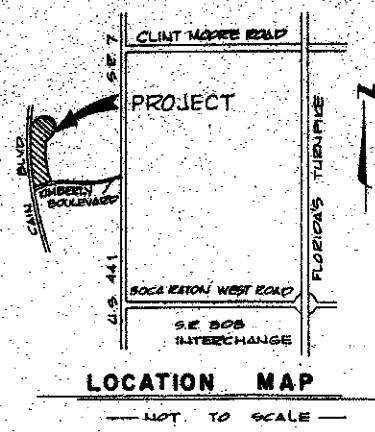


45/191



A PLANNED UNIT DEVELOPMENT
BOCA GREENS PLAT NO. 6
 BEING A SUBDIVISION OF LAND IN SECTION 12,
 TOWNSHIP 47 SOUTH, RANGE 41 EAST
 PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 2
 AUGUST, 1982

191

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 10:20
 on the 9 day of June
 1982 and duly recorded in Plat Book
 45 on page 191 & 192
 JOHN B. DUNKLE, Clerk Circuit Court
 J. B. Dunkle

DESCRIPTION

A parcel of land lying in Section 12, Township 47 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of Boca Greens Plat No. 2, as same is recorded in Plat Book 39, Pages 161, 162, and 163, Public Records of Palm Beach County Florida; thence (bearings cited herein are in the meridian of said Boca Greens Plat No. 2) by the following numbered courses:

- 1) North 60°18'08" East along the northerly right-of-way line of Kimberly Boulevard, as shown on the aforementioned Plat No. 2 Boca Greens 81.09 feet; thence...
 - 2) South 66°05'54" East along the same 35.94 feet; thence...
 - 3) North 67°56'55" East along the same 124.33 feet; thence...
 - 4) Easterly along the arc of a 1800.00 foot radius curve, concave southerly, whose chord bears North 70°21'27" East, an arc distance of 150.07 feet; thence...
 - 5) Northerly along the arc of a 2100.00 foot radius curve, concave easterly, whose chord bears North 05°43'20" West, an arc distance of 1101.60 feet; thence...
 - 6) Northerly and westerly along the arc of a 170.00 foot radius curve [having a central angle of 166°55' 05", and a chord bearing of North 45°00' 27" West and whose local tangent bears North 38° 27' 06" East] an arc distance of 495.26 feet; thence...
 - 7) North 40° 09' 06" West 30.46 feet; thence...
 - 8) North 10°00' 50" East 140.75 feet; thence...
 - 9) North 79°59' 10" West 80.00 feet; thence...
 - 10) South 10°00' 50" West 327.95 feet; thence...
 - 11) Southerly along the arc of a 2480.00 foot radius curve, concave easterly, whose chord bears South 05°13'16" East, an arc length of 1318.87 feet to the POINT OF BEGINNING.
- CONTAINING 12.697 acres

DEDICATION & RESERVATION

KNOW ALL MEN BY THESE PRESENTS that BOCA GREENS, INC., a Florida Corporation, owner of the lands shown hereon, being in Section 12, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as BOCA GREENS PLAT NO. 6 and as described hereon, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and/or reserve as follows:

1. STREETS
The streets, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the Public for proper purposes.
2. EASEMENTS
 - a) The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.
 - b) The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.
 - c) Limited Access Easements—The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF the above named BOCA GREENS, INC. has caused these presents to be signed by its President and attested to by its Secretary and its Corporate Seal to be affixed hereto, by and with the authority of its Board of Directors this 28 day of April, A.D. 1982.

Attest: [Signature] BOCA GREENS, INC.
 Luis A. Clark, Secretary
 By: [Signature]
 Carl Palmisciano, President

ACKNOWLEDGMENT

BEFORE ME personally appeared CARL PALMISCIANO and LUIS A. CLARK, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of BOCA GREENS, INC., a Florida Corporation, and they severally acknowledged to and before me that they executed such instrument as such officers 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 28th day of April, A.D. 1982.

By: [Signature]
 Notary Public

My Commission Expires:
 Notary Public, State of Florida At Large
 My Commission Expires Jan. 28, 1985
 JOHN B. DUNKLE, Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF BROWARD

I, Joel Koppelman, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; and that I find the title to the property is vested in BOCA GREENS, INC.; that the current taxes have been paid; and that I find all mortgages are shown and are true and correct; and that I find all easements lying over and/or encumbering the hereon described property are shown.

Date: MAY 20, 1982
[Signature]
 JOEL D. KOPELMAN, Attorney

SURVEYOR'S CERTIFICATION

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, and 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, 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 Palm Beach County, Florida.

Date: FEBRUARY 24th, 1983 BY: [Signature]
 Peter T. Krick

FLORIDA REGISTRATION NO. 3748

COUNTY APPROVALS

This plat is hereby approved for record this 7 day of June, A.D. 1982.

By: [Signature]
 Herbert P. Kahler, Engineer
 Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 7 day of June, A.D. 1982.

By: [Signature]
 Robert E. Owen, Chairman
 Board of County Commissioners

Attest: John P. Dunkle, Clerk
 By: [Signature]
 Deputy Clerk

NOTES:

1. Permanent Reference Monuments (P.R.M.'s) are designated thus—O
2. Permanent Control Points (P.C.P.'s) are designated thus—O
3. Bearings cited herein are in the meridian of Boca Greens Plat No. 2, Plat Book 39, Pages 161, 162 and 163.
4. D.E. denotes drainage easement.
 U.E. denotes utility easement.
 L.A.E. denotes limited access easement.
5. Building setbacks shall be as required by Palm Beach County Zoning Regulations.
6. No buildings or any kind of construction shall be placed on utility or drainage easements.
7. No structures, trees or shrubs shall be placed on drainage easements.
8. Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

P.U.D. DATA

Total Area	-	26.97 Acres
Single Family Lots	-	35 D.U.
Overall Density	-	1.298 D.U./Acre

0208-300
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This instrument was prepared by [Signature]
 Peter T. Krick
 Robert E. Owen & Associates, Inc., Engineers, Planners, Surveyors,
 2300 Fla-Mand Road, West Palm Beach, Florida.

Corporate Seal	Notary Seal	Notary Seal	Notary Seal	Field Book No. 0-102 Pg. 73 Design	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS · PLANNERS · SURVEYORS WEST PALM BEACH FLORIDA	JOB No. 81-080 Scale MAY, 1981 SHEET 1 2 BF-2328
				Drawn R. BUSUTIL Checked P.T. KRICK		

BOCA GREENS PLAT NO. 6
PALM BEACH COUNTY, FLORIDA