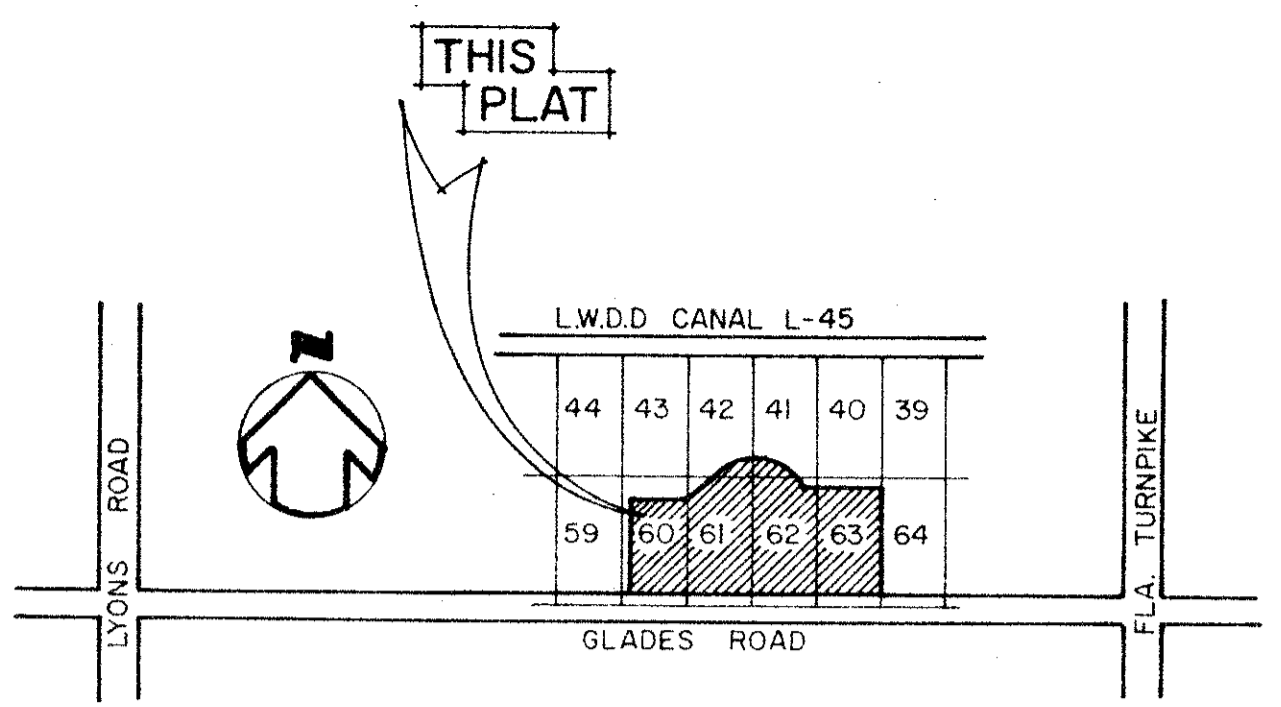


47/53

BOCA GLADES NO. 2, A P.U.D.

SITUATE IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST BEING A REPLAT OF A PORTION OF BLOCK 76 OF THE PALM BEACH FARMS COMPANY'S PLAT NO. 3 (P.B. 2, PGS. 45-54) PALM BEACH COUNTY, FLORIDA



LOCATION SKETCH (NT.S.)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO BUILDERS (FLORIDA), INC., OWNER OF THE LANDS SHOWN HEREON AS BOCA GLADES NO. 2, A P.U.D., SITUATE IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF BLOCK 76 OF THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 ON PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 41, 42, 60, 61, 62 AND 63, BLOCK 76, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 63 OF SAID BLOCK 76; THENCE NORTH 00° 00' 30" EAST, ALONG THE EAST BOUNDARY OF SAID TRACT 63, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE PARALLEL WITH AND 38.00 FEET NORTH OF THE SOUTH BOUNDARY OF SAID TRACTS 63, 62, 61 AND 60, NORTH 89° 59' 30" WEST, 1295.22 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GOLF COURSE ROAD (OR BOOK 3593, PAGE 197); THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00° 00' 30" EAST, 398.04 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF BOCA GLADES NO. 1, A P.U.D. (P.B. 46, P. 47, 48) THE FOLLOWING 10 COURSES: NORTH 40° 00' 30" EAST, 38.30 FEET; THENCE NORTH 80° 00' 30" EAST, 80.00 FEET; THENCE SOUTH 74° 47' 05" EAST, 110.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THROUGH SAID POINT BEARS NORTH 16° 09' 11" WEST); THENCE NORTHEASTERLY 130.00 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 372.56 FEET, AND A CENTRAL ANGLE OF 19° 59' 33"; THENCE NORTH 17° 39' 22" EAST, 90.00 FEET; THENCE NORTH 50° 00' 30" EAST, 171.50 FEET; THENCE EASTERLY 378.35 FEET ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 257.53 FEET, AND A CENTRAL ANGLE OF 84° 10' 29", TO A POINT OF COMPOUND CURVATURE; THENCE 64.67 FEET SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 91.61 FEET, AND A CENTRAL ANGLE OF 40° 26' 49"; THENCE NORTH 84° 37' 48" EAST, 50.00 FEET; THENCE SOUTH 89° 59' 30" EAST, 388.76 FEET TO A POINT ON THE EAST BOUNDARY OF TRACT 63; THENCE ALONG SAID EAST BOUNDARY, SOUTH 00° 00' 30" WEST, 600.44 FEET TO THE POINT OF BEGINNING; CONTAINING 17.4062 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL CONTAINS 17.4062 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION, OF THE BOCA GLADES MASTER ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "H" AS SHOWN HEREON IS HEREBY RESERVED BY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MINTO BUILDERS (FLORIDA), INC., ITS SUCCESSORS OR ASSIGNS, FOR RESIDENTIAL HOUSING PURPOSES, OPEN SPACE, AND OTHER PROPER PURPOSES, IN ACCORDANCE WITH THE P.U.D. SITE PLAN ON FILE WITH PALM BEACH COUNTY, FLORIDA.
- TRACTS "G" AND "F" AS SHOWN HEREON ARE HEREBY DEDICATED TO BOCA GLADES MASTER ASSOCIATION, INC. FOR INGRESS, EGRESS, PARKING, UTILITY, DRAINAGE AND OTHER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY EXCEPT TO THE EXTENT THAT SAID TRACTS OR A PORTION THEREOF ARE DECLARED TO BE OWNED IN THE CONDOMINIUM FORM OF OWNERSHIP AND MAINTAINED BY THE APPROPRIATE CONDOMINIUM ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- AN EASEMENT OVER THE WATER MANAGEMENT TRACT FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AS SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE BOCA GLADES MASTER ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE 25' P.U.D. BUFFER SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA GLADES MASTER ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR THE PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE RIGHT-OF-WAY SHOWN HEREON AS TRACT "I" IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, MINTO BUILDERS (FLORIDA), INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF JANUARY, 1984.

BY: MICHAEL GREENBERG, PRESIDENT
 ATTEST: Phillippe Joannisse, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED PHILLIPE JOANNISSE AND MICHAEL GREENBERG, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND PRESIDENT OF MINTO BUILDERS (FLORIDA), INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT THIS INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF JANUARY, 1984.
 MY COMMISSION EXPIRES: 12-31-84
 NOTARY PUBLIC

TITLE CERTIFICATION

WE, GOLD COAST TITLE COMPANY, 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 WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MINTO BUILDERS (FLORIDA), INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: 1-6-84
 GOLD COAST TITLE COMPANY
 BY: J. Herman Dance, PRESIDENT

SURVEYORS CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 17th DAY OF JANUARY, 1984
 WILLIAM V. KEITH
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 1856

SURVEY NOTES:

- ⊙ INDICATES PERMANENT REFERENCE MONUMENT AND IS A 6" DIA. X 24 CONCRETE MONUMENT WITH A BRASS DISC STAMPED KEITH AND SCHNARS #1856.
- INDICATES PERMANENT REFERENCE MONUMENT (PRM) AND IS A CONCRETE MONUMENT WITH BRASS DISC STAMPED #3708 (FOUND).
- SURVEY DAA IN FIELD BOOK: D126
- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 89° 59' 30" WEST ALONG THE NORTH LINES OF TRACTS 37 THROUGH 51 OF BLOCK 76, PALM BEACH FARMS COMPANY'S PLAT NO. 3.
- U.E. DENOTES UTILITY EASEMENT.
- D.E. DENOTES DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OF ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE 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.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL EASEMENTS ARE 12 FEET WIDE UNLESS NOTED OTHERWISE.

PREPARED BY
 GEEKE LOSSING
 IN THE OFFICES OF
 KEITH AND SCHNARS, P.A.
 ENGINEERS - PLANNERS - SURVEYORS
 1115 NORTHEAST 4TH AVENUE
 FORT LAUDERDALE FLORIDA
 (305) 763-3843

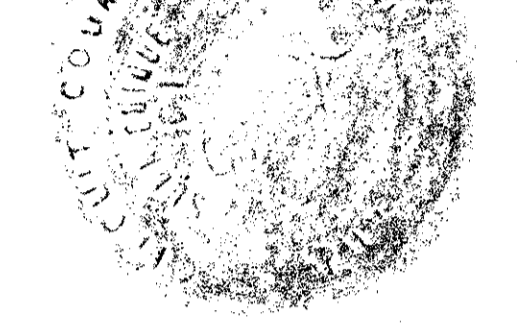
53

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:44 AM THE 17th DAY OF JANUARY 1984, AND DULY RECORDED IN PLAT BOOK 47 ON PAGES 53 AND 54.

JOHN B. DUNKLE
 CLERK OF CIRCUIT COURT
 By: Margaret A. Newland, P.C.

SHEET 1 OF 2



P.U.D. TABULAR DATA

GROSS AREA OF PROJECT	17.4 ± ACRES
TOTAL NUMBER OF DWELLING UNITS	92
GROSS DENSITY	5.29 D.U./ACRE
BUILDING COVERAGE	2.32 ± ACRES - 13.3 %
DRIVES AND PARKING	1.96 ± ACRES - 11.3 %
OPEN SPACE	13.12 ± ACRES - 75.4 %

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF JANUARY 1984.
 BY: Ken Spillias, CHAIRMAN
 Ken Spillias

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF JANUARY 1984.
 BY: H.F. Kahlert, COUNTY ENGINEER
 H. F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST:
 JOHN B. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS
 BY: Elizabeth Richardson, DEPUTY CLERK

0279-300

47/53

SEALS:

MINTO BUILDERS (FLORIDA), INC.	NOTARY	SURVEYOR	COUNTY ENGINEER
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