

WATERBERRY SECTION THREE

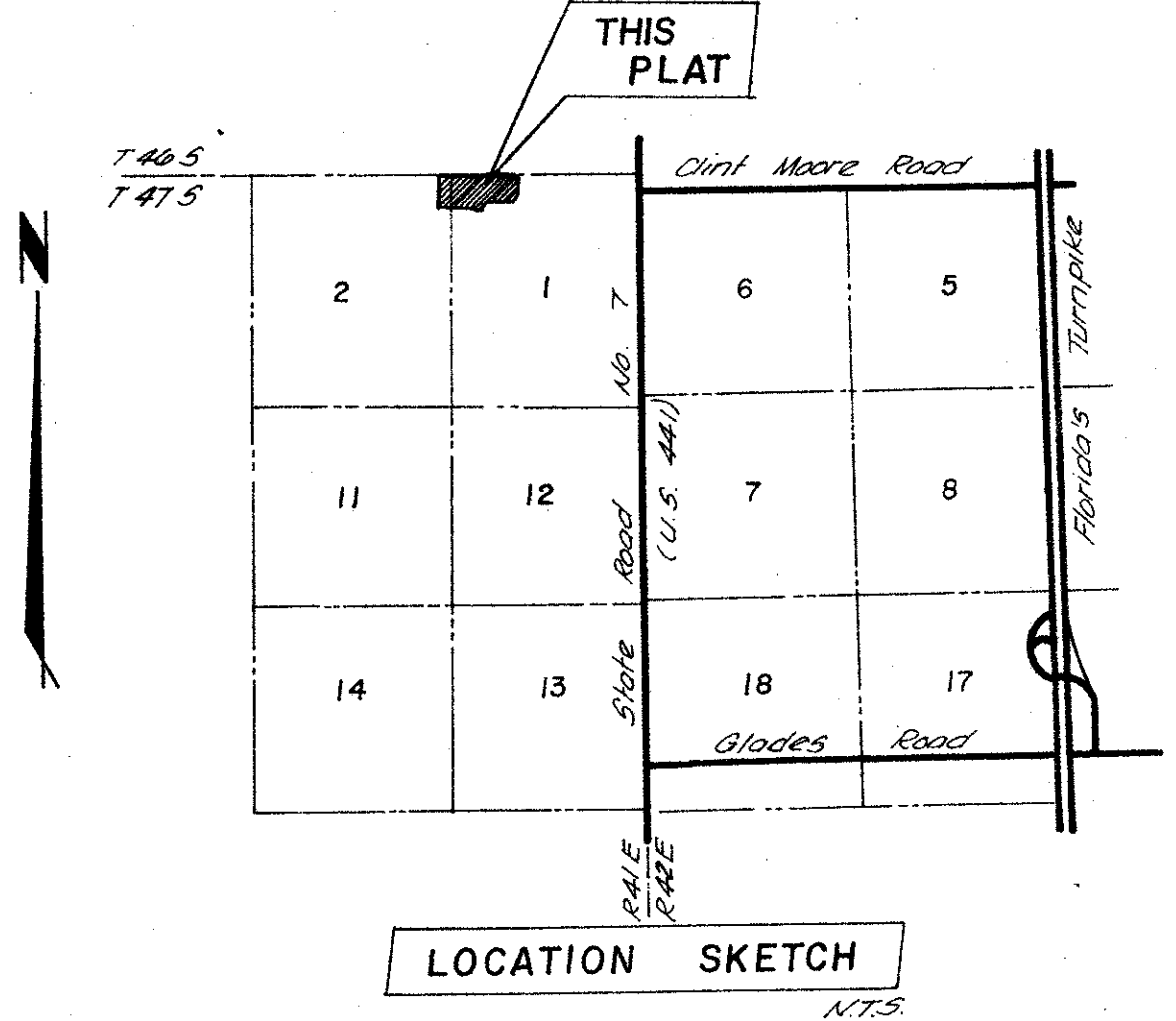
(A PORTION OF RIVIERA P.U.D.)
 A REPLAT OF A PORTION OF TRACTS 31 and 32
 FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2 OF
 SECTION 1, TOWNSHIP 47 S., RANGE 41 E. (1-102 P.B.C.R.)
 AND A PORTION OF THE N.E. 1/4 OF SECTION 2, TOWNSHIP 47 S., RANGE 41 E
 PALM BEACH COUNTY, FLORIDA

PREPARED BY:
HELLER - WEAVER and ASSOCIATES Inc.
 5310 North State Road 7, Suite E
 Fort Lauderdale, Florida 33319
 ORDER No. 2377

COUNTY OF PALM BEACH }
 STATE OF FLORIDA }
 This Plat was filed for record in 2035A M.
 this 22nd day of FEBRUARY
 1984, and duly recorded in Plat Book No.
47 on page 90 & 91.
 JOHN B. DUNKLE, Clerk Circuit Court
 By: Donny W. Huber T.C.

SHEET 1 OF 2 SHEETS

47190



DEDICATION AND RESERVATION

Know all men by these presents that H. Miller & Sons of Florida, Inc., a Florida Corporation, owners of the lands shown hereon, being in Sections 1 and 2 Township 47 South, Range 41 East, Palm Beach County, Florida shown hereon as "Waterberry Section Three" being more particularly described as follows:

A portion of Tracts 31 and 32 "Florida Fruit Lands Company's Subdivision No. 2", of Section 1, Township 47 South, Range 41 East, According to the Plat thereof recorded in Plat Book 1 at page 102 of the Public Records of Palm Beach County, Florida, and a portion of the Northeast One-Quarter (N.E. 1/4) of Section 2, Township 47 South, Range 41 East, being more particularly described as follows:

Commence at the Southeast Corner of Tract "D", "Boca Chose Section Two", according to the Plat thereof recorded in Plat Book 37 of Pages 192 and 193 of the Public Records of Palm Beach County, Florida, and run on an Assumed Bearing of N89°56'08"W along the Southerly Boundary of said Tract "D" for 99.04 feet to a Point of Curvature; Thence run Westerly and Northwesterly along said Southerly Line of Tract "D" being a Circular Curve to the Right and Concave to the Northeast having a Radius of 2000 feet and a Central Angle of 46°50'12" for an Arc Distance of 212.54 feet to a Point of Tangency; Thence run N45°05'56"W along the Southerly Right-of-Way Line of a 100 foot Canal; Thence run N46°54'04"E along the Westerly Boundary of said 100.00 foot Canal Right-of-Way for 38.59 feet to the Point-of-Beginning; Thence run N75°00'00"W for 243.91 feet; Thence run S85°30'00"W for 100.00 feet; Thence run S4°30'00"E for 56.68 feet; Thence run West for 176.48 feet; Thence run N77°03'11"W for 74.27 feet; Thence run N51°00'18"W for 60.00 feet; Thence run N85°00'00"W for 120.47 feet; Thence run N77°25'26"W for 115.28 feet; Thence run S84°30'00"W for 135.00 feet; Thence run S76°55'17"W for 54.18 feet; Thence run S89°12'25"W for 243.00 feet; Thence run N0°47'35"W along a line parallel with and 190.00 feet West of as measured at Right Angles to the East Line of the Northeast One-Quarter (N.E. 1/4) of Section 2, Township 47 South, Range 41 East, for a distance of 427.09 feet to a point on the North Line of Section 2, Township 47 South, Range 41 East; Thence run S89°04'43"E along the North Line of Section 2 for 190.09 feet to the Northeast Corner of said Section 2; Thence run East along the North Line of Section 1, Township 47 South, Range 41 East for 1333.74 feet; Thence run S0°37'35"E for 231.41 feet to a Point of Curvature; Thence run Southerly and Southwesterly along a Circular Curve to the Right and Concave to the Northwest having a Radius of 100.00 feet and a Central Angle of 47°31'39" for an Arc Distance of 82.95 feet to a Point of Tangency; Thence run S46°54'04"W for 223.37 feet to the Point of Beginning, said last three mentioned courses being coincident with the Westerly Boundary of a 100 foot Canal Right-of-Way as shown on said Plat "Boca Chose Section Two".

Said lands lying and being in Palm Beach County, Florida, Containing 14.919 Acres more or less.

DEDICATION - CONTINUED

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1) The Streets as shown as Waterberry Drive, Private Drive Parcel "W", Private Drive Parcel "Y" and Private Drive Parcel "X" are dedicated in fee simple to the Waterberry Homeowners' Association, Inc., and its successors and/or its assigns for the use of the residents and their guest thereof. Said Streets are the common Property of and perpetual maintenance obligation of said Association and its successors and/or its assigns named herein. Said Streets are also dedicated as Drainage and Utility Easements.
- 2) Parcels "S", "T" and "U" are hereby dedicated in fee simple to the Waterberry Homeowner's Association, Inc., and its successors and/or assigns. Parcel "S", "T" and "U" are the Common Property of and are the perpetual maintenance obligation of said Association and its successors and/or its assigns named herein.
- 3) The 50' Canal R/W shown as LAKE WORTH DRAINAGE DISTRICT CANAL No. 5-11 is hereby dedicated in fee simple to the Lake Worth Drainage District for drainage purposes.
- 4) The 100' Canal R/W shown as PRIVATE CANAL R/W (DRAINAGE EASEMENT) for prop purposes, are for the use of the residents of Boca Chose and are dedicated in fee simple to the Boca Chose Property Owners Association, Inc., and its successors and/or its assigns and are the perpetual maintenance obligation of said Association and its successors and/or its assigns named herein and are the perpetual maintenance obligation of said Association.
- 5) The Bicycle Path Easements as shown in Parcel "S" are hereby dedicated in perpetuity to the Waterberry Homeowners' Association, Inc. and its successors and/or its assigns named herein and are the perpetual maintenance obligation of said Association.
- 6) The Utility Easements as shown are dedicated in perpetuity for the construction and maintenance of utilities.
- 7) The Drainage Easements as shown are hereby dedicated to the Waterberry Homeowners' Association, Inc.
- 8) Waterberry Homeowners' Association, Inc. is a Florida Corporation not for profit.
- 9) In the dedications above, each time its successors and/or assigns is mentioned, this is without recourse to Palm Beach County.

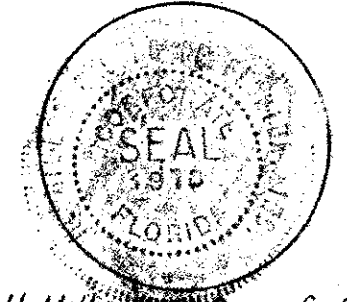
In Witness Whereof, the above named corporation has caused these presents to be signed by its President Michael Miller and attested by its Secretary Mary Lou Jansen and its Corporate Seal to be affixed, hereto by and with the authority of its Board of Directors, this 18th day of January 1984.

H. Miller & Sons of Florida Inc., a corporation of the State of Florida.
 Attest: Mary Lou Jansen By Michael Miller President

ACKNOWLEDGEMENT

State of Florida }
 County of Broward } ss Before me personally appeared Michael Miller and Mary Lou Jansen, 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 H. Miller & Sons of Florida, Inc., a corporation of the State of Florida and 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 18th day of January 1984.
 My commission expires _____



H. Miller & Sons of Florida, Inc.
 Seal

TITLE CERTIFICATION

State of Florida }
 County of Palm Beach } ss We, Executive American Title Co., 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 we find the title to the property is vested to H. Miller and Sons of Florida Inc.; That the current taxes have been paid; and that we find the property is free of all encumbrances of record.

Dated: _____ Signed _____
 Executive American Title Co., Inc.

Subscribed and sworn to before me this _____ day of _____, 1984, Executive Title Seal

My Commission Expires _____
 Notary Public - State of Florida

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown as "Waterberry Section Three", 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 set and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County Board of County Commissioners for the required improvements and further that the survey complies with all the requirements of Chapter 177 Florida Statutes, as amended and ordinances of Palm Beach County, Florida.

Dated: March 11th, 1982
 F.B. 81-21 Pgs. 48, 49, 51, 52, 53, 78
 F.B. 82-1 Pg. 16
 F.B. 82-3 Pg. 22

Heller-Weaver and Associates, Inc.
John D. Weaver
 Registered Land Surveyor No. 3550
 State of Florida

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY

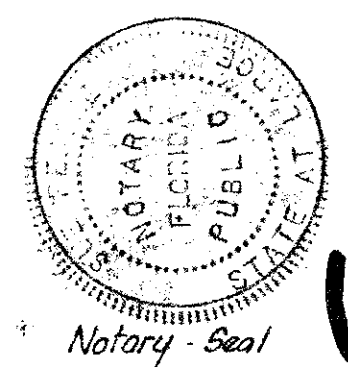
This Plat is hereby approved for record this 21 day of February, 1984.
 By: John J. Hill Chairman
 Spillias

COUNTY ENGINEER

This Plat is hereby approved for record this 21 day of Feb
 By: John B. Dunkle H.F.

ATTEST: JOHN B. DUNKLE
 BOARD OF COUNTY COMMISSIONERS

By: Elizabeth Richards Deputy Clerk



Notary Seal

WATERBERRY #3 A7/90

Prepared by:
 Heller-Weaver and Associates, Inc.
 Drawn by: John D. Weaver
 Drafted by: John Valentine
 Checked by: _____