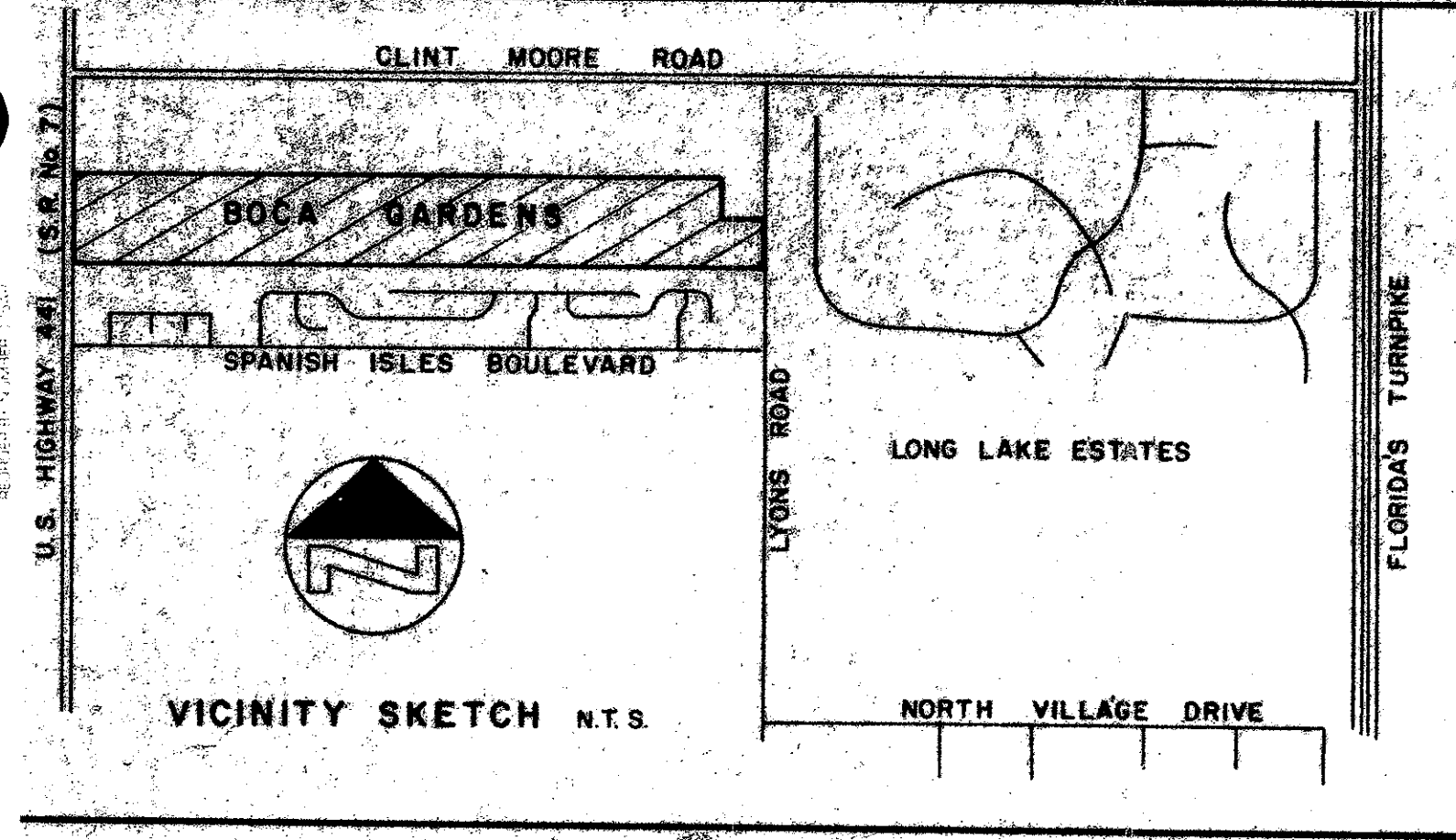


DRAWING NUMBER
50/25



PLAT OF Boca Gardens

(A P.U.D.)

BEING A REPLAT OF PORTIONS OF BLOCK 73 OF PALM BEACH FARMS COMPANY PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 11
SEPTEMBER 1984

25



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:37 AM
this 20th day of DECEMBER
1984, and duly recorded in Plat Book No.
50 on page 545789U 35
JOHN B. DUNKLE, Clerk Circuit Court.
Margaret K. Tinsley, D. C.

DRAWING NUMBER
50/25

DRAWING NUMBER
50/25

DRAWING NUMBER
50/25

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SYNERGISM ONE CORPORATION, A FLORIDA CORPORATION, AND BOCA GARDENS, INCORPORATED, A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS BOCA GARDENS, OWNER OF THE LAND SHOWN HEREON, SITUATE IN PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 17 THROUGH 30 INCLUSIVE LESS THE EAST 12.45 FEET OF TRACT 30, TOGETHER WITH TRACTS 33 THROUGH 48 INCLUSIVE, BLOCK 73 OF PALM BEACH FARMS PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE 30 FOOT PLATTED RIGHT-OF-WAY LYING SOUTH OF SAID TRACTS 17 THROUGH 30 INCLUSIVE, AND NORTH OF TRACTS 35 THROUGH 48 INCLUSIVE, LESS THE EAST 12.45 FEET THEREOF.

ALSO TOGETHER WITH THE SOUTH HALF OF THE 30 FOOT PLATTED RIGHT-OF-WAY LYING NORTHERLY OF AND ADJACENT TO THE NORTH LINE OF SAID TRACTS 33, 34 AND THE EAST 12.45 FEET OF TRACT 35.

ALSO TOGETHER WITH THE 30 FOOT PLATTED RIGHT-OF-WAY LYING EASTERLY OF SAID TRACTS 24 AND 41, AND WESTERLY OF SAID TRACTS 25 AND 40, CONTAINING 158,578 ACRES MORE OR LESS.

SUBJECT TO RIGHTS OF WAY AND EASEMENTS OF RECORD.

BEARINGS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WITH N 00° 00' 00" E, BEING GRID NORTH.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE 20 FEET ADDITIONAL RIGHT OF WAY FOR LYONS ROAD, MORE PARTICULARLY SHOWN ON SHEET 11 OF THIS DRAWING, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. THE RIGHTS OF WAY FOR:
 1. BOCA GARDENS PARKWAY
 2. BOCA GARDENS CIRCLE NORTH
 3. BOCA GARDENS CIRCLE SOUTH
 4. BOCA GARDENS TRAIL

AS SHOWN, ARE HEREBY DEDICATED TO THE BOCA GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AS PRIVATE INGRESS AND EGRESS EASEMENTS, UTILITY EASEMENTS, AND DRAINAGE EASEMENTS, AND SHALL BE MAINTAINED IN PERPETUITY BY SAID ASSOCIATION.

3. TRACT A (COMMON AREAS) AND TRACT C (RECREATION AREAS) ARE HEREBY DEDICATED TO THE BOCA GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR RECREATION, PARKING, PRIVATE ROAD, UTILITIES (PUBLIC AND PRIVATE), DRAINAGE, AND STORM WATER MANAGEMENT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. THE BUFFER SHOWN HEREON IS DEDICATED FOR OPEN SPACE AND BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA GARDENS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. TRACT B (THE WATER MANAGEMENT TRACT) AS SHOWN IS HEREBY DEDICATED TO "BOCA GARDENS HOMEOWNERS ASSOCIATION, INC.," A FLORIDA NON-PROFIT CORPORATION, FOR WATER MANAGEMENT PURPOSES AND DRAINAGE EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

EASEMENTS:

- A. UTILITY AND DRAINAGE EASEMENTS - TRACT A (COMMON AREAS) AS SHOWN IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, CABLE T.V. AND DRAINAGE.
- B. THE 20' MAINTENANCE EASEMENT ADJOINING TRACT B AS SHOWN ON THIS DRAWING IS HEREBY DEDICATED TO "THE BOCA GARDENS HOMEOWNERS ASSOCIATION, INC.," A FLORIDA NON-PROFIT CORPORATION, FOR MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- C. LIMITED ACCESS EASEMENTS ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- D. THE FLOWAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE BOCA GARDENS HOMEOWNERS ASSOCIATION FOR DRAINAGE EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

D. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN (CONT) THOSE PORTIONS WHICH DRAN RIGHTS-OF-WAY.

E. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.

F. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED SO AS TO IMPEDE OR INTERFERE WITH ANY DRAINAGE, (AS DEFINED UNDER DRAINAGE EASEMENTS, ORDINANCE 73-4).

THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON THAT PORTION OF ANY "BLANKET TYPE" UTILITY EASEMENTS OR UTILITY TRACTS WHICH SPECIFICALLY SUPPORT WATER, SEWER, OR OTHER APPLICABLE PUBLIC UTILITIES.

THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS OTHER THAN THOSE CONDITIONS OUTLINED IN THE IMMEDIATELY PRECEDING NOTE.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS ON BEHALF OF THE JOINT VENTURE HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENT AND/OR VICE PRESIDENT AND ATTESTED BY THEIR SECRETARY AND/OR ASSISTANT SECRETARY AND HAVE CAUSED THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS DAY OF 1984.

BOCA GARDENS, A JOINT VENTURE
BY: SYNERGISM ONE CORPORATION, A JOINT VENTURER, A CORPORATION OF THE STATE OF FLORIDA
BY: *Robert A. Tedcastle II* WMT
THEODORE A. LATOUR, VICE PRESIDENT

ATTEST
BY: *Robert A. Tedcastle II*
ROBERT A. TEDCASTLE II,
ASSISTANT SECRETARY

BY: BOCA GARDENS, INC., A JOINT VENTURER, A CORPORATION OF THE STATE OF FLORIDA
BY: *Herbert W. Biggs*
HERBERT W. BIGGS, PRESIDENT

ATTEST
BY: *Herbert W. Biggs*
HERBERT W. BIGGS
SECRETARY

BY: *William M. Tuttle*
WITNESS AS TO BOTH CORPORATIONS
WITNESS AS TO BOTH CORPORATIONS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THEODORE A. LATOUR AND ROBERT A. TEDCASTLE II, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY OF SYNERGISM ONE CORPORATION, A FLORIDA CORPORATION, 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 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 23rd DAY OF Oct, 1984.

MY COMMISSION EXPIRES: 2/9/85 *Jeanette S. Gifford*
NOTARY PUBLIC

CORPORATE SEAL
CORPORATE SEAL
SEAL NOTARY PUBLIC

SEAL NOTARY PUBLIC

SEAL DEPUTY CLERK

SEAL PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HERBERT W. BIGGS TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BOCA GARDENS, INC., A FLORIDA CORPORATION, AND 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 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 18 DAY OF October 1984.

MY COMMISSION EXPIRES:
Notary Public State of Florida At Large
My Commission Expires July 31, 1987
Bonded thru Corralco, Johnson & Clark, Inc.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 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 FURTHERMORE 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.

Dennis J. Meierer
DENNIS J. MEIERER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2977

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF Dec, 1984.

BY: *Ken Spillias*
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF Dec, 1984.

BY: *Herbert F. Kahler*
HERBERT F. KAHLER, P.E.
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK

BY: *Ruth H. Compton*
DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY DENNIS J. MEIERER AT THE OFFICE OF WILLIAM G. WALLACE, INC., 9176 ALTERNATE AIA, LAKE PARK, FLORIDA 33410.

PLAT OF Boca Gardens (A P.U.D.)

PALM BEACH COUNTY, FLORIDA

WILLIAM G. WALLACE, INC.
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
9176 ALTERNATE AIA, LAKE PARK, FL 33410 #300-840-1821

FIELD	M. BONIN	JOB NO.	83-1314-C	PR.	18
OFFICE	R. ROJANO	DATE	AUGUST, 1984	DWG. NO.	83-1314-C
CHKD.	D. J. MEIERER	REF.		SHEET	1 OF 11

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50/25