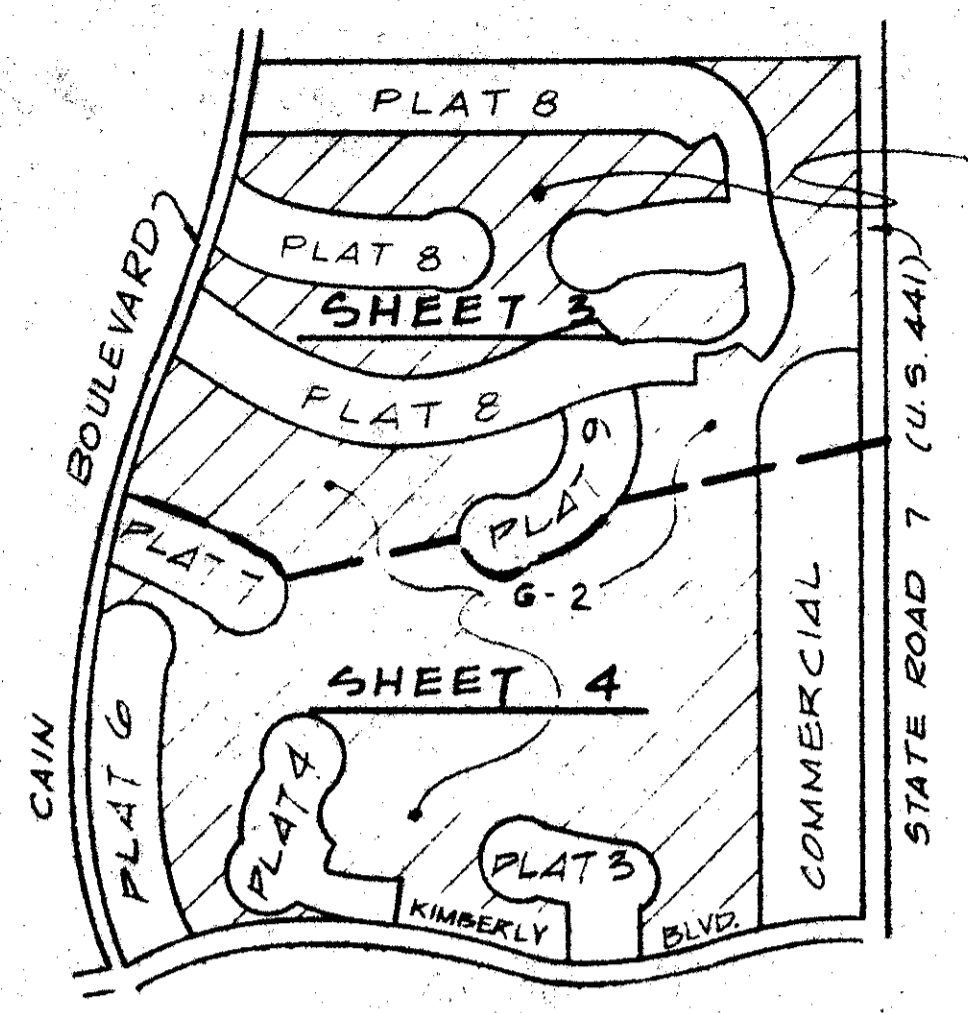


DRAWING NUMBER  
51/175

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



LOCATION KEY MAP  
N.T.S.

# A PART OF BOCA GREENS P.U.D. BOCA GREENS GOLF COURSE

BEING A SUBDIVISION OF LAND IN SECTION 12,  
TOWNSHIP 47 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 4

175

COUNTY OF PALM BEACH  
STATE OF FLORIDA

This Plat was filed for record at 11:05 A.M.  
this 15th day of August  
1985 and duly recorded in Plat Book No.  
51 on page 155, 156, 157  
- 158

JOHN B. DUNKLE, Clerk, Circuit Court  
Joseph R. [Signature]

### 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 GOLF COURSE as described hereon, has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate and/or reserve as follows:

- Water Management Tracts**  
The water management tracts shown hereon as Tracts L-12 and L-13 are hereby dedicated for water management purposes together with a 20' maintenance easement around the lakes and are the perpetual maintenance obligation of Boca Greens Homeowners' Association, Inc., its successors or assigns, without recourse to Palm Beach County, however, Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system associated with Palm Beach County maintained roads.
- Easements**
  - The Utility Easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, in perpetuity for the construction, operation and maintenance of utilities.
  - Drainage Easement as shown hereon are hereby dedicated to the BOCA GREENS HOMEOWNERS' ASSOCIATION, its successors or assigns, and is the perpetual maintenance obligation of said Association, Palm Beach County has the right, but not the obligation, to maintain those portions of the drainage system which drain Palm Beach County maintained roads.
  - Limited Access Easement--the limited access easement as shown is dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- Recreation Area**  
Parcels G-1 and G-2 as shown hereon are reserved for open spaces and recreation purposes, and are the perpetual maintenance obligation of Boca Greens Homeowners' Association, Inc., its successors or assigns, and is the perpetual maintenance obligation of said Association. Palm Beach County has the right, but not the obligation, to maintain those portions of the drainage system which drain Palm Beach County maintained roads.

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 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, the 15th day of JUNE, A.D. 1985.

By: John W. [Signature]  
Notary Public, State of Florida  
My Commission Expires Aug 16, 1986

My Commission Expires: \_\_\_\_\_

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 18th day of JUNE, A.D. 1985.

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

BOCA GREENS, INC.

### NOTES:

- Permanent Reference Monuments (P.R.M.'s) are designated thus: □
- Bearings cited herein are in the meridian of Boca Greens Plat No. 1, Plat Book 36, Pages 122, 123 and 124.
- U.E. denotes Utility Easement  
D.E. denotes Drainage Easement
- In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
- Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

### TITLE CERTIFICATION

STATE OF Florida  
COUNTY OF Palm Beach  
We Florida Home Title Insurance Agency, 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 vested in Boca Greens, Inc.; that the current taxes have been paid; and that the property is free of encumbrances.  
Date: JUNE 18th 1985 By: Barbara L. Jones

### COUNTY APPROVALS

This plat is hereby approved for record this 13 day of August, A.D. 1985.  
By: [Signature]  
Herbert F. Kahlett, Engineer  
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
This plat is hereby approved for record this 13 day of August, A.D. 1985.  
By: [Signature]  
Kenneth M. Adams, Chairman  
Board of County Commissioners

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

### 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 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: JUNE 19th 1985 By: Peter T. Krick  
Peter T. Krick, PLS  
Florida Cert. No. 3748

51/175 0208-004

ROBERT E. OWEN & ASSOCIATES, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
WEST PALM BEACH  
FLORIDA

BOCA GREENS  
GOLF COURSE  
IN SECTION 12, TWP. 47 SOUTH  
RANGE 41 EAST,  
PALM BEACH CTY., FLA.

Job No. 84-73  
Scale \_\_\_\_\_  
Date JUNE, 1984  
Sheet 1 of 4  
File BF-2396

COUNTY ENGINEER	CORPORATE SEAL	NOTARY SEAL	SURVEYORS' SEAL
-----------------	----------------	-------------	-----------------

Field Book No.	Pg.
Design	FRITTS
Drawn	MAY
Checked	