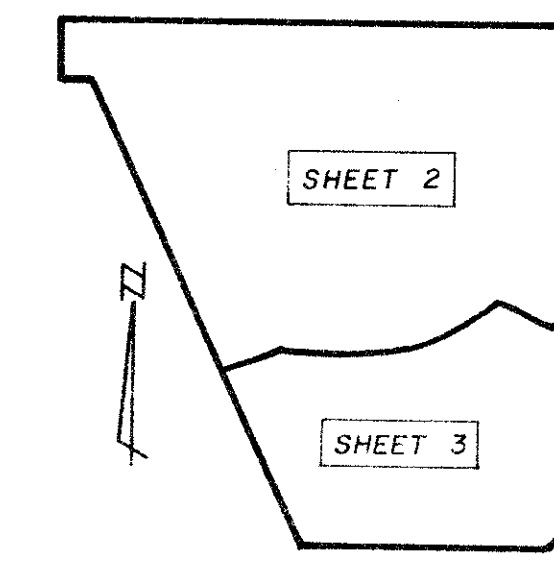


SWEETWATER SECTION FOUR

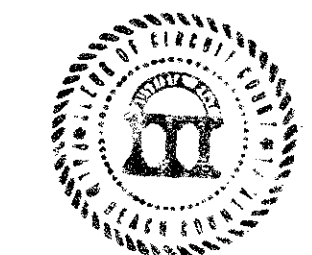
(A PORTION OF BOCA CHASE-RIVIERA P.U.D.)
A PORTION OF THE N.E. 1/4 OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

Prepared By:
HELLER - WEAVER and CATO, Inc.
5667 Coral Gate Boulevard
Margate, Florida 33063
Order No. 7178



86

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 28th day of July, 1987, and duly recorded in Plat Book 57 on page 26-27-88
John B. Dunkle, Clerk Circuit Court
John B. Dunkle



SHEET 1 OF 3 SHEETS

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT: H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREOF, BEING IN SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREOF AS SWEETWATER SECTION FOUR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, AND RUN ON AN ASSUMED BEARING OF N89°04'43"W ALONG THE NORTH LINE OF SAID SECTION 2 FOR A DISTANCE OF 190.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°04'43"W ALONG THE NORTH LINE OF SAID SECTION 2 FOR A DISTANCE OF 1359.91 FEET; THENCE RUN S00°47'51"E FOR 150.00 FEET; THENCE RUN S89°04'43"E FOR 75.13 FEET; THENCE RUN S24°19'21"E FOR 1302.42 FEET; SAID LAST THREE COURSES BEING COINCIDENT WITH THE BOUNDARY LINES OF A FLORIDA POWER AND LIGHT COMPANY EASEMENT FILED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY UNDER OFFICIAL RECORDS BOOK 3691 PAGES 1037, 1038 AND 1039; THENCE RUN N89°12'25"E FOR 649.24 FEET; THENCE RUN N44°12'25"E FOR 49.50; THENCE RUN N89°12'25"E FOR 80.00 FEET, SAID LAST THREE COURSES BEING COINCIDENT WITH THE BOUNDARY LINES OF 131st STREET SOUTH PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 57, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE RUN N00°47'35"W ALONG A LINE PARALLEL WITH AND 190.09 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 2 FOR A DISTANCE OF 1270.69 FEET TO THE POINT OF BEGINNING. SAID LAST MENTIONED COURSE BEING COINCIDENT WITH THE WESTERLY BOUNDARIES OF WATERBERRY SECTION ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43 AT PAGES 50, 51 AND 52, WATERBERRY SECTION TWO ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46 AT PAGES 88 AND 89, AND WATERBERRY SECTION THREE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 47 AT PAGES 90 AND 91, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 32.113 ACRES MORE OR LESS.

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

- 1) TRACTS "C", "D", "E", "F" AND "G" ARE HEREBY DEDICATED IN FEE SIMPLE TO THE SWEETWATER HOMEOWNER'S ASSOCIATION, INC., AND ITS SUCCESSORS OR ASSIGNS. TRACTS "C", "D", "E", "F", "G" AND "H" ARE THE COMMON PROPERTY OF AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2) THAT PRIVATE ACCESS TRACTS "J" (180th COURT SOUTH), TRACT "K" (SANGRIA COURT), TRACT "L" (RIOS ROAD), TRACT "M" (RIOS ROAD), TRACT "N" (AUTORO COURT) AND TRACT "O" (110th AVENUE SOUTH) FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED IN FEE SIMPLE TO THE SWEETWATER HOMEOWNER'S ASSOCIATION, INC., AND ITS SUCCESSORS OR ASSIGNS FOR THE USE OF THE RESIDENTS AND THEIR GUEST THEREOF. SAID PRIVATE ACCESS TRACTS ARE THE COMMON PROPERTY OF AND PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID PRIVATE ACCESS TRACTS ARE ALSO DEDICATED AS DRAINAGE AND UTILITY EASEMENTS.
- 3) TRACTS "A", "H" AND "I", PRIVATE WATER MANAGEMENT TRACTS (DRAINAGE EASEMENTS), ARE WATER MANAGEMENT TRACTS FOR PROPER PURPOSES AND ARE FOR THE USE OF THE RESIDENTS OF BOCA CHASE AND ARE DEDICATED IN FEE SIMPLE TO THE BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC. (MASTER ASSOCIATION), AND ITS SUCCESSORS OR ASSIGNS. SAID PARCEL "A", "H" AND "I" ARE THE COMMON PROPERTY OF AND PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ASSOCIATED WITH THE DRAINAGE OF COUNTY MAINTAINED STREETS.
- 4) THE 20' LAKE AND CANAL MAINTENANCE EASEMENTS ARE FOR USE BY THE BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC. (MASTER ASSOCIATION) AND ITS SUCCESSORS OR ASSIGNS IN PERPETUITY FOR THE PURPOSE OF LAKE MAINTENANCE. THE 20' LAKE MAINTENANCE EASEMENTS ARE THE COMMON PROPERTY OF AND PERPETUAL MAINTENANCE OBLIGATION OF SWEETWATER HOMEOWNER'S ASSOCIATION, INC. AND ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5) TRACT "B" AS SHOWN HEREOF IS HEREBY RESERVED BY H. MILLER & SONS OF FLORIDA, INC. FOR ITSELF, ITS SUCCESSORS OR ASSIGNS FOR HOUSING AND ALL OTHER LAWFUL PURPOSES.
- 6) THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREOF ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- 7) THE LIMITED ACCESS EASEMENT AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF COUNTY AND JURISDICTION OVER ACCESS RIGHTS.
- 8) THE 50' CANAL RIGHT-OF-WAY BEING AS LAKE AND DRAINAGE PURPOSES, SAID CANAL RIGHT-OF-WAY, IS HEREBY RESERVED FOR THE EXCLUSIVE USE OF THE LAKE AND DRAINAGE PURPOSES.
- 9) THE BICYCLE PATH EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY TO THE SWEETWATER HOMEOWNER'S ASSOCIATION, INC., AND ITS SUCCESSORS OR ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID BICYCLE PATH EASEMENTS ARE ALSO DEDICATED AS DRAINAGE AND UTILITY EASEMENTS.
- 10) SWEETWATER HOMEOWNER'S ASSOCIATION, INC., AND BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC. (MASTER ASSOCIATION) ARE PLANNED TO BE USED FOR DRAINAGE.

THIS PLAT PREPARED BY:
CATHERINE HARRIS B
CATHERINE LAAK
HELLER-WEAVER and CATO, Inc.
5667 CORAL GATE BOULEVARD
MARGATE, FL. 33063

DEDICATION AND RESERVATION - H. MILLER & SONS OF FLORIDA, INC.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, IRVING BOLOTIN AND ATTESTED BY ITS ASSISTANT SECRETARY MARY LOU JENSEN AND ITS CORPORATE SEAL TO BE APPLIED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF FEBRUARY, 1987.

H. MILLER & SONS OF FLORIDA, INC., A CORPORATION OF THE STATE OF FLORIDA.

BY: Irving Bolotin
IRVING BOLOTIN
SENIOR VICE PRESIDENT

ATTEST:
Kathleen E. Sierra
KATHLEEN E. SIERRA
ASSISTANT SECRETARY

ACKNOWLEDGEMENT-H. MILLERS & SONS OF FLORIDA, INC.

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED IRVING BOLOTIN AND KATHLEEN E. SIERRA, 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 ASSISTANT SECRETARY OF H. MILLER AND SONS OF FLORIDA, INC., 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 APPLIED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS APPLIED 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 4th DAY OF February, 1987.

November 20, 1985
MY COMMISSION EXPIRES
Carol M. Quatrecas
NOTARY PUBLIC STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, MORRIS J. WATSKY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY TO BE VESTED TO H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT I FIND THE PROPERTY IS FREE OF ENCUMBRANCES.

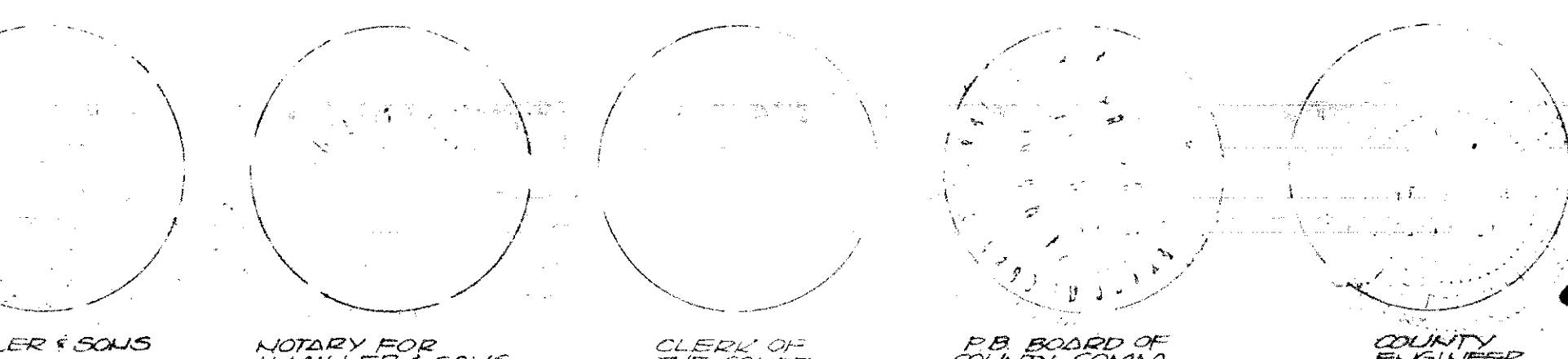
DATED: July 4, 1987 SIGNED: Morris J. Watsky
MORRIS J. WATSKY, ATTORNEY

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF July, 1987.

BY: Carol A. Roberts
CAROL A. ROBERTS, CLERK

ATTEST: JOHN B. DUNKLE, CLERK
BY: Kathryn S. Miller
KATHRYN S. MILLER
DEPUTY CLERK

COUNTY ENGINEER
DATE PLAT FILED: 28th DAY OF July, 1987.

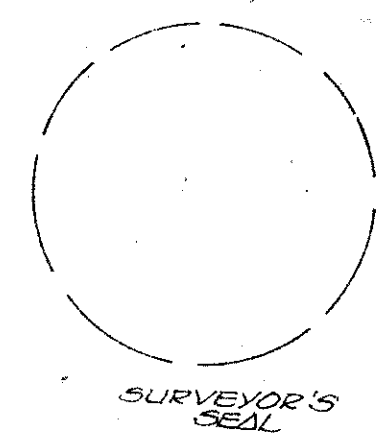


SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREOF 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 POINTS 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 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. I FURTHER CERTIFY THAT THE PROCEDURES USED FOR MEASUREMENTS WERE IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA ESTABLISHED PURSUANT TO CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE.

HELLER-WEAVER AND CATO, INC.

BY: John D. Weaver
JOHN D. WEAVER
REGISTERED SURVEYOR NO. 3550
STATE OF FLORIDA
DATED: 1-16-87 FB 87-1 Pgs 40,41



LAND USE/ABULATION:

GROSS ACRES: 32.113 ... TOTAL UNITS 142 ... (4.42 DU/AC.)

BREAKDOWN	ACRES	TOTAL ACRES	PERCENTAGE
A) ROADWAY TRACTS			
1) TRACT "J" (180TH COURT SOUTH).....	0.855		
2) TRACT "K" (SANGRIA COURT).....	0.423		
3) TRACT "L" (RIOS ROAD).....	0.430		
4) TRACT "M" (RIOS ROAD).....	0.295		
5) TRACT "N" (AUTORO COURT).....	0.443		
6) TRACT "O" (110th AVENUE SOUTH).....	1.957		
TOTAL.....	4.403	4.403	13.71%
B) RESIDENTIAL - (SINGLE FAMILY, ATTACHED-106 UNITS)			
1) LOT 66-77 (INCLUSIVE).....	0.569		
2) LOT 78-105 (INCLUSIVE).....	1.345		
3) LOT 106-130 (INCLUSIVE).....	1.193		
4) LOT 131-155 (INCLUSIVE).....	1.096		
5) LOT 156-171 (INCLUSIVE).....	0.847		
TOTAL.....	5.050	5.050	15.73%
C) RESIDENTIAL - (MULTI-FAMILY, 36 UNITS)			
1) TRACT "B" (36 UNITS).....	3.284	3.284	10.22%
D) COMMON AREA			
1) TRACT "C".....	0.150		
2) TRACT "D".....	0.150		
3) TRACT "E".....	0.150		
4) TRACT "F".....	0.150		
5) TRACT "G".....	0.150		
TOTAL.....	0.750	0.750	2.34%
E) EASEMENTS			
1) TRACT "A".....	3.373		
2) TRACT "H".....	0.876		
3) TRACT "I".....	1.423		
TOTAL.....	5.672	5.672	17.68%
F) LAKE WORTH DRAINAGE EASEMENT			
1) TRACT "A" (50' CANAL RIGHT-OF-WAY).....	1.561	1.561	4.86%
GRAVED ENTALS.....		32.113	100.00%

NOTES:
1) BUILDING SETBACKS AND SEPARATION SHALL CONFORM TO APPLICABLE REQUIREMENTS OF PALM BEACH COUNTY ZONING CODE.
2) WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES FOR DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.

4/14/87
 SUBDIVISION - Sweetwater 4
 BOOK 57 PAGE 86
 FLOOD ZONE AO
 QUAS - 33434
 1:3 PUD
 113 NAME
 TAZ 889

Plat 82-118

0303-008

SWEETWATER SEC. 4

57/86