BOCA SPAINGS

A REPLAT OF PORTIONS OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 (P.B. I, PG. 102 PALM BEACH COUNTY RECORDS) OF SECTION 25 TOWNSHIP 47 SOUTH, RANGE 41 EAST AND PORTION OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

Committee of Point 'A' as previously described; thence South 89 55 19 Amas for 180 00 test to the Paint of Reginning; thence continue South 875 14 Mest for 180 00 test to the Paint of Reginning; thence continue South 875 14 Mest 60 1805 12 feet, the last two mentioned content being coinsider with the North Right of way like of Cetare committee the South 101 15 11 Mest along the East Southers of The Reginning of the Bear with the North Right of Mest 180 00 the South 101 15 15 Mest 180 00 the South 101 15 15 Mest 180 00 the South 101 15 15 Mest for 180 00 feet there Abendary Plat of Criat For 486 54 feet; thence North 80 45 27 East for 15 00 feet there North 101 15 50 Mest for 180 05 feet thence North 80 45 27 East for 180 44 East for 180 05 feet; thence North 80 45 27 East for 180 44 East for 180 05 feet; thence North 80 45 27 East for 180 40 feet to a point on a burye, said point bears South 186 14 35 Mest for 180 05 feet; thence North 80 45 27 East for 180 00 feet; to a point on a burye, said point bears South 86 14 35 Mest for 180 40 feet having a redule of 200 00 feet; a central angle of 9 44 10 4 10 feet of 180 00 feet; a central angle of 9 4 10 10 feet of 190 00 feet; a central angle of 180 10 feet of 190 00 feet; a central angle of 180 10 feet of 190 00 feet; a central angle of 180 10 feet of 190 00 feet; a central angle of 180 10 feet of 190 00 feet; a central angle of 180 10 feet of 190 00 feet; a central angle of 180 10 feet of 190 00 feet; a central angle of 180 10 feet of 190 00 feet; a central angle of 180 10 feet of 190 00 feet; and 190 00 feet of 190

- Have council tid some to be surveyed and platted as shown hereon and appreciate area shi is hereby dedicate as follows:

 1) Particl & Is in repressing area shd is hereby dedicated to doca springs association. Int. Its successors and/or its assigns and shall be the perpetual maintenance obligation of Boca Springs association. Inc. Nithout recourse to Paim Beach County.

 2) Practs L. & L. E. E. S. and L. B. Water Management Fract are hereby dedicated to doca Springs association. Inc. Its successors and/or its assigns for water management and drainage purposes and shall be the perpetual maintenance obligation of Boca Springs Association. Inc. without recourse to Paim Beach County.
- 3) The Maintenance Essement (M.E.) and Maintenance Access Essement (M.E.) as shown hereon are hereby dedicated to Boca Springs Association. Fig. its Successors and/or its assigns for maintenance and access to the lokes respectively without recourse to Pour Brack County.
- The Oblish, Eusewest (b.E.) as shown hereon are heraby (ceess in perpetuity for the trastruction and maintenance of littes per casts priestion systems:

6) The Buffer Zone Essement as shown hereon are hereby dedicated to and sheal be the perpetual maintenance obligation of Bose Springs Association. Inc., its successors and/or its assigns, for buffer zone purposes without recourse to Palm Beach County where the utility easement and the buffer zone easement coincide, the utility easement shall take precedence. No landscaping will be permitted in utility easements for water and sewer

- To tract I as shown hereon is hereby dedicated to the Board of County Counts stepers of Palm Beach County, Florida, for the purposes as of the public for road right of way purposes.
- 0) Tructs 1.2.3 4.5.6.7.6.9.10.11.12.13.14.15.16 and 17 (Open Areas) 35 shown hereon are hereby dedicated to bora-thrings Association. Inc., its successors and/or its assigns and is the perpetuals maintenance obligation of said Association without any requires of Pain Beach County.
- Rancels 4. 5. 6 and 7 as shown hereon are hereby dedicated to shall be the perpetual maintenance soligation of Boca Springs association. Inc., it successors and/or its assigns for ingress and series, untilly drainage and other proper purposes without recourse to Palm Beach County.

101 erects 1, 2 and 3 - Private Road - as shown hereon are hereby dedicated to and shall be the perpetual maintanance obligation of Boca Springs Association, Inc., its successors and/or its assigns for private road purposes including but not limited to ingress, egress, utility, drainage and other proper purposes without recourse to Palm Beach County.

- II) Parcels B and C Conservation Areas are hereby declared common areas, they shall be the perpetual responsibility of the Boca Springs Association, Inc., and may in no way be attered from their natural state. Activities prohibited within the conservation areas include, but are not limited to, construction or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation—with the exception of exotic Vegetation removal; excavation, dredging, or removal of soil material, diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation without recourse to Palm Beach County.
- 12) The Lift Station Easement as shown hereon is hereby dedicated to Pakin Beach County for the installation and maintenance of a lift station.
- dedicated to Boca Springs Association and for the installation and maintenance of drainage. Palm Beach County shall have the right but not the obligation to maintenin those portions of the drainage system which serve to drain county, roads.
- (4) Where utility and drainage easements cross, drainage easements
- 15) The Entrance Feature Easements as shown hereon are hereby dedicated to and shall be the perpetual maintenance obligation of Boca Springs Association. Inc., its successors and/ar its assigns for Entrance Feature Purposes without recourse to Palm Beach County.

In Witness whereof, Oriole Homes Corp. a Florida Corporation has caused these presents to be signed by its president and attested to by its senior vicepresident and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this day of June 1987.

ACKNOWLEDGEMENT:

LAND USE

Total

Density

State of Florida I before me personally appeared Mark a bew, and county or Broward S. A. Numer, to me Well known and known to be the individuous discretion in any who executes the foregoing instrument as President and Senior Vice President of Office Humes Cora. a Fighipa Corporation, and Ecknowledges is and Conscrete Said Instrument as such officers of gold Corporation and that the seal affixed Beneto Is the corporate seal of said Corporated and instrument as such officers and and regular corporate authority and that again instrument is therefore set and dead of said Corporated and that again instrument is therefore set and dead of said corporation.

Mitness by made and official assaurous S. device W.M. 1987.

My commission expines Those Corporation Corporation of the Corporation o

PALMETTO LOCATION SKETCH [N. T. S.]

APPROVALS:

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

Tor record this Al. day of the

TITLE CERTIFICATION:

We, APPIN TURE. ... a title insurance on licensed in the state of Florida, do Hereby cartify disexamined the title to the hereon described property in the title to the property is vested to Uniole Homes of that the current taxes have been paid; that the property have not the property of the property o

Date: JUNE 28 1989 By: Jaluar

SURVEYOR'S CERTIFICATE:

SURVEYOR'S CERTIFICATE:

I hereby certify that the plat shown hereon is a true and turned representation of a survey made under my responsible direction and supervision; that said survey complies with Chapter cliffie of the Florida Administrative code and is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.B.M. ghave been set; that Permanent Control Points (P.C.F.'s) will be set under guarantees posted with the Palm Beach County Board of Colored Commissioners for the required improvements; that the survey data complies with all the requirements of "Chapter' 17, of the slovid Statutes, as amended, and Ordinances of Palm Biggs Sourty for the florids. This . R. day of M. 7. 1989

Ishmeel's Monamer Floride Certificate No. 2484

. , 15.426 ± Acres 11.754 ± Acres 2.312 ± Acres 4,350 ± Acres 28.718 ± Acres

75.269 ± Acres

2.843 units/acre 84-58