

THIS INSTRUMENT PREPARED BY
 LONDON M. CROSS OF
 CARNAHAN AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 ENGINEERS SURVEYORS PLANNERS
 6191 WEST ATLANTIC BLVD. MARGATE, FLORIDA 33063
 DECEMBER 1991 8706100 JSH

RIVIERA, P.U.D.

BOCA CHASE 9A REPLAT

BEING A REPLAT OF PORTIONS OF THE PLAT ENTITLED "BOCA CHASE 9A"
 AS RECORDED IN PLAT BOOK 65 AT PAGES 183 THROUGH 188 OF THE
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN
 SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST.
 PALM BEACH COUNTY, FLORIDA

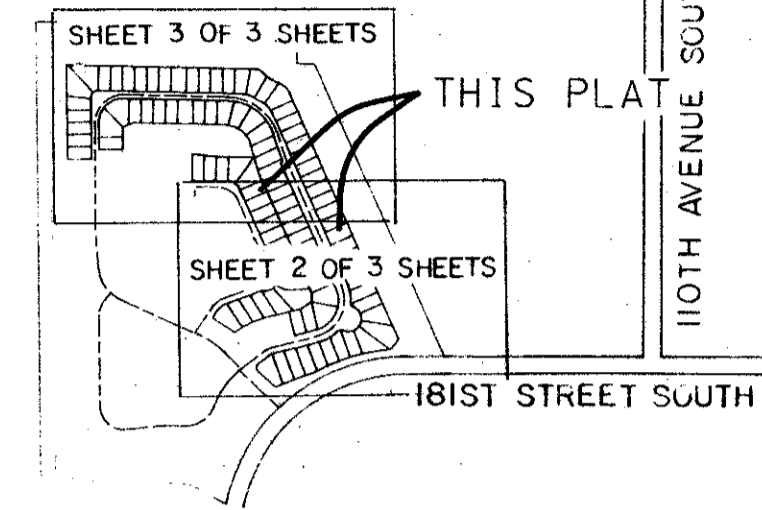
194

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 10:42 P.M.
 THIS 29 DAY OF APRIL
 A.D. 1992 AND DULY RECORDED
 IN PLAT BOOK 68 ON PAGES
 194 AND 195, 196
 MILTON T. BAUER
 BY: *Milton T. Bauer* DC

CLINT
 MOORE
 ROAD

S.R. 7
 U.S. 441

GLADES ROAD



LOCATION MAP
 N.T.S.

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, BEING A REPLAT OF PORTIONS OF THE PLAT ENTITLED "BOCA CHASE 9A" AS RECORDED IN PLAT BOOK 65 AT PAGES 183 THROUGH 188 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 39 THROUGH 94 OF BLOCK 1, LOTS 14 THROUGH 34 AND LOTS 41 THROUGH 65 OF BLOCK 2 AND LOTS 1 THROUGH 9 OF BLOCK 4 OF SAID PLAT.

ALSO TOGETHER WITH THAT PORTION OF TRACT "D" LYING BETWEEN LOT 1 OF BLOCK 4 AND LOT 65 OF BLOCK 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST (N.E.) CORNER OF LOT 1 OF BLOCK 4; THENCE SOUTH 89°04'43" EAST, A DISTANCE OF 22.00 FEET; THENCE SOUTH 00°55'17" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°04'43" WEST, A DISTANCE OF 22.00 FEET; THENCE NORTH 00°55'17" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 13.224 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- DRAINAGE EASEMENTS- AS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA CHASE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS- AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 20' LAKE MAINTENANCE ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA CHASE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR LAKE MAINTENANCE ACCESS PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF February, A.D. 1992.

H. MILLER AND SONS OF FLORIDA, INC.
 A FLORIDA CORPORATION

BY: *Stuart Miller*
 STUART MILLER
 VICE PRESIDENT

ATTESTED: *Kathleen E. Sierra*
 KATHLEEN E. SIERRA
 ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
 COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED STUART MILLER 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 VICE PRESIDENT AND ASSISTANT SECRETARY OF H. MILLER & 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 AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 2nd DAY OF February, 1992.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA SS
 COUNTY OF BROWARD

I, GERALD L. KNIGHT, ATTORNEY AT LAW DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, AND THAT I FIND THE TITLE TO SAID PROPERTY IS VESTED TO H. MILLER AND SONS OF FLORIDA, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES AND THAT THERE ARE NO DEED RESTRICTIONS WHICH PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED ON THE PLAT.

DATE: February 14, 1992

BY: *Gerald L. Knight*
 GERALD L. KNIGHT
 ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT SAID SURVEY COMPLIES WITH CHAPTER 21 HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS REQUIRED BY LAW; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED AND WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 2nd DAY OF February, 1992.

London M. Cross
 LONDON M. CROSS
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 3348

APPROVALS-BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF February, 1992.

BY: *Karen Marcus*
 KAREN MARCUS, CHAIR

ATTEST: *Milton T. Bauer*, CLERK

BY: *Shirley Cavatt*
 SHIRLEY CAVATT
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF March, 1992.

BY: *George Webb*
 GEORGE WEBB, PE, COUNTY ENGINEER

LEGEND:

- P.O.B. ----- DENOTES POINT OF BEGINNING
- O.R.B. ----- DENOTES OFFICIAL RECORD BOOK
- P.B.C.R. ----- DENOTES PALM BEACH COUNTY RECORDS
- P.B. ----- DENOTES PLAT BOOK
- P.U.D. ----- DENOTES PLANNED UNIT DEVELOPMENT
- D.E. ----- DENOTES DRAINAGE EASEMENT
- U.E. ----- DENOTES UTILITY EASEMENT
- F.P. & L. ----- DENOTES FLORIDA POWER & LIGHT
- ⊙ ----- DENOTES PERMANENT REFERENCE MONUMENT
- P.L.S. NO. 3348
- ----- DENOTES FOUND IRON ROD & CAP NO. 2936

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 89°04'43" WEST, ALONG THE NORTH LINE OF THE PLAT OF BOCA CHASE 9A (P.B.65 PGS.183-188, P.B.C.R.)
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUB SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER USE.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITY SHALL HAVE SECOND PRIORITY, ACCESS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- CONSTRUCTION OR LANDSCAPING UPON LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL REQUIREMENTS OF CURRENT SUBDIVISION, BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

P.U.D. STATISTICS

ACREAGE	13.224 AC.
UNITS	102
DENSITY	7.7 UNIT/AC.
TYPE OF UNITS	SINGLE FAMILY (ZERO LOT LINE)
OPEN SPACE	7.6 AC.
PETITION NUMBER	72-118 B

0303-014
 PET. 72-118
 ALLOC. #0001



BOCA CHASE 9A REPLAT 68/194

SUBDIVISION - BOCA CHASE 9A REPLAT
 BOOK 68 PAGE 194
 FLOOD MAP #100B
 ZONING AR
 QUAD # 68
 ZIP CODE 33434
 P.U.D. RIVIERA P.U.D.
 TAZ = 28B