

THIS INSTRUMENT PREPARED BY:
 LONDON M. CROSS OF
 CARNAHAN AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 ENGINEERS SURVEYORS PLANNERS
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
 JUNE 1992 8706101 DCD/JSH

(RIVIERA P.U.D.)

BOCA CHASE TRACT 9C

BEING A PORTION OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST. PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
 RECORD AT 9:24 am
 THIS 8 DAY OF NOVEMBER
 A.D., 1992 AND DULY RECORDED
 IN PLAT BOOK 9C ON PAGES
 12 AND 13
 DOROTHY H. WILKEN, CLERK
 BY: *[Signature]* DC

SHEET 1 OF 2 SHEETS

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT: H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON BEING A PORTION OF THE NORTHEAST ONE QUARTER (N.E. 1/4) OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BOCA CHASE TRACT 9C" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE PLAT ENTITLED "BOCA CHASE TRACT 9B", AS RECORDED IN PLAT BOOK 62 AT PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°48'07" WEST, ALONG THE WESTERLY LINE OF SAID PLAT, A DISTANCE OF 994.15 FEET; THENCE NORTH 89°11'53" EAST, A DISTANCE OF 870.76 FEET TO THE POINT OF BEGINNING; (SAID POINT LYING ON THE EASTERLY LINE OF AN 80.00 FOOT ROAD RIGHT-OF-WAY KNOWN AS 181ST STREET SOUTH OF THE PLAT ENTITLED "181ST STREET SOUTH PLAT", AS RECORDED IN PLAT BOOK 57 AT PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); SAID POINT ALSO LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH THE RADIUS BEARS NORTH 71°57'37" EAST; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE (ALSO BEING THE EASTERLY AND SOUTHERLY LINE OF SAID 181ST STREET SOUTH), HAVING A RADIUS OF 685.00 FEET AND A CENTRAL ANGLE OF 107°14'48", A DISTANCE OF 1282.19 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°12'25" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 161.35 FEET; THENCE SOUTH 24°19'21" EAST, A DISTANCE OF 350.93 FEET; THENCE NORTH 85°45'00" WEST, A DISTANCE OF 184.78 FEET; THENCE SOUTH 23°10'22" WEST, A DISTANCE OF 141.71 FEET; THENCE SOUTH 04°45'00" EAST, A DISTANCE OF 168.09 FEET; THENCE SOUTH 65°15'00" WEST, A DISTANCE OF 586.05 FEET; THENCE SOUTH 75°11'35" WEST, A DISTANCE OF 195.90 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 12.072 ACRES, MORE OR LESS.

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

- TRACT "A", THE WATER MANAGEMENT TRACT, IS HEREBY RESERVED FOR THE BOCA CHASE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "B","C","D","E","F" & "G", THE LANDSCAPE BUFFER TRACTS, ARE HEREBY RESERVED FOR THE CORAL ISLE AT BOCA CHASE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR COMMON AREA AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, LANDSCAPING WITHIN SAID TRACTS MUST BE IN CONFORMANCE WITH PALM BEACH COUNTY LANDSCAPE CODES (ORDINANCE 90-8) AND THE PLAT NOTES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CORAL ISLE AT BOCA CHASE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ROOF ENCROACHMENT EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER OF THE LOT ADJACENT TO AND CONTIGUOUS WITH SAID EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF ROOF OVERHANG ENCROACHMENT AND MAINTENANCE OF ANY IMPROVEMENT MADE UPON THE LOT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "H", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CORAL ISLE AT BOCA CHASE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES, INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS ARE DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LAKE MAINTENANCE EASEMENT AS SHOWN IS RESERVED FOR THE BOCA CHASE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR LAKE MAINTENANCE AND LAKE ACCESS PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION 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 ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

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 25th DAY OF SEPTEMBER, A.D., 1992.

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

BY: *[Signature]*
STUART MILLER
VICE PRESIDENT

ATTESTED: *[Signature]*
KATHLEEN E. SIERRA
ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED STUART MILLER AND KATHLEEN E. SIERRA, WHO ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH 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, 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 25th DAY OF SEPTEMBER, 1992.
MY COMMISSION EXPIRES: 11-16-1993

[Signature]
ANDY ZITMAN
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NO. AA625262

TITLE CERTIFICATION

STATE OF FLORIDA SS
COUNTY OF DADE

I, MORRIS J. WATSKY, 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: October, 1992 BY: *[Signature]*
MORRIS J. WATSKY
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 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 PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE 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 18th DAY OF NOVEMBER, 1992.

[Signature]
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

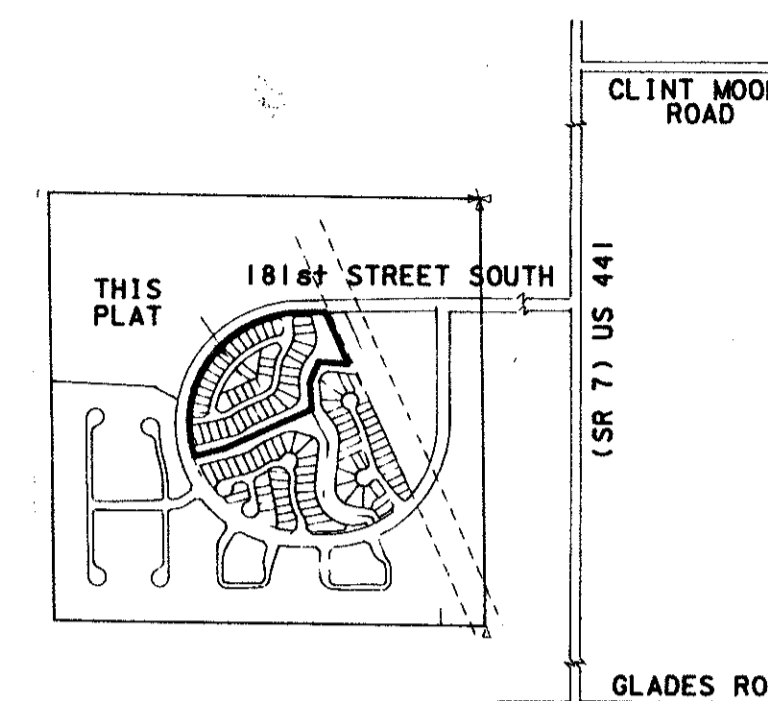
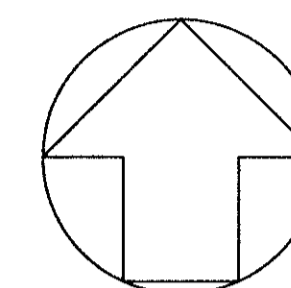
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF JAN, 1993

BY: *[Signature]*
MARK MCCARTY, CHAIR

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF JAN, 1993.

BY: *[Signature]*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER



LOCATION MAP

N.T.S.

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 00°48'07" WEST, ALONG THE WEST LINE OF THE PLAT OF BOCA CHASE TRACT 9B (P.B. 62, PG. 38, P.B.C.R.)
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR ON UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER USE.
- BUILDING SETBACK 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, UTILITIES 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 EASEMENT 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:

| | |
|---------------|---------------|
| PETITION NO. | 72-118 |
| ACREAGE | 12.072 |
| UNITS | 48 |
| DENSITY | 3.98 D.U./AC. |
| TYPE OF UNITS | CATEGORY A |

PET. 72-118B
ALLOC. #0001
W/ PARKS ESCROW AGENT

0303-015

| | | | | |
|--------------------|--------------------|--------------------|--------------------|--------------------|
| H. MILLER & SONS | NOTARY | SURVEYOR | COUNTY ENGINEER | COUNTY COMMISSION |
| <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |

BOCA CHASE TRACT 9C
70/112

SUBDIVISION * Boca Chase Tract 9C
BOOK 70
PAGE 12
FLOOD MAP * 100B
ZONING AR
QUAD * 68
ZIP CODE 33434
SE 72-118
PUD NAME RIVIERA PUD
2/11/93

TAZ = 88