ENGINEERS PLANNERS

6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063 870606U

BOCA GREENS (WEST PHASE) P.U.D.

BOCA ISLES WEST PHASE 3B

A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, AND A REPLAT OF PORTIONS OF TRACTS 3, 4, 5 AND 6, SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", (P.B, I, PG. 102, P.B.C.R.) AND A PORTION OF THE ABANDONED 15.00 FOOT WIDE ROAD RIGHT-OF-WAY (O.R.B.7699, PGS.116-121, P.B.C.R.)

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT BOCA GREENS INC., A FLORIDA CORPORATION. OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, TOGETHER WITH PORTIONS OF TRACTS 3,4,5, AND 6 OF SECTION 11. TOWNSHIP 47 SOUTH, RANGE 41 EAST, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2". AS RECORDED IN PLAT BOOK | AT PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THAT CERTAIN ABANDONED 15.00 FOOT ROAD RIGHT OF WAY AS DESCRIBED IN OFFICIA RECORDS BOOK 72.79. PAGE 116-12! OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BOCA ISLES WEST PHASE 3B", A REPLAT. AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12: THENCE SOUTH 00 56'14" EAST, ALONG THE WESTERLY BOUNDARY OF SAID SECTION 12, A DISTANCE OF 80 OI FEET; THENCE SOUTH 89°45′19" WEST ALONG THE SOUTHERLY BOUNDARY OF A 12).00 FOOT ROAD RIGHT-OF-WAY KNOWN AS YAMATO ROAD, AS DESCRIBED IN OFFICIAL RECORD BOOK 4723, PAGE 1640 OF SAID PUBLIC RECORDS, A DISTANCE OF 170.01 FEET THENCE SOUTH 00°56′14" EAST, A DISTANCE OF 787.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°03′46" EAST, A DISTANCE OF 235.02 FEET; THENCE NORTH 85°38′18" EAST, A DISTANCE OF 50.09 FEET; THENCE NORTH 89°03′46" EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 00°56′14" WEST, A DISTANCE OF 215.21 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH THE RADIUS BEARS SOUTH 00°32′33" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3885.00 FEET AND A CENTRAL ANGLE OF 08°00′23", A DISTANCE OF 542.89 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT(THE LAST FIVE (5) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF THE PLAT OF "BOCA ISLES WEST PHASE 2B" AS RECORDED IN PLAT BOOK 70 AT PAGES 102 AND 100 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLURIDA; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHERLY BOUNDARY OF SAID "BOCA ISLES WEST PHASE 2B" AND THE SOUTHERLY BOUNDARY OF SAID "BOCA ISLES WEST PHASE 2B" AND THE SOUTHERLY BOUNDARY OF SAID "BOCA ISLES WEST PHASE 2B" AND THE SOUTHERLY BOUNDARY OF FALM BEACH COUNTY, FLORIDA, HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 47°38'08", A DISTANCE OF 315.93 EAST, ALONG THE WESTERLY BOUNDARY OF SAID SECTION 12. A DISTANCE OF 80 OF RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 47°38'08". A DISTANCE OF 315.93 FEET TO THE POINT OF TANGENCY: THENCE SOUTH 34°54'02" EAST. A DISTANCE OF 87.64 FEET TO A POINT LYING ON A CIRCULAR CURVE TO THE LEFT AT WHICH THE 87.64 FEET TO A POINT LYING ON A CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS BEARS SOUTH 40°38'23" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 30°15'39", A DISTANCE OF 211.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 19°05'58" WEST, A DISTANCE OF 104.44 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 20°41'32", A DISTANCE OF 46.95 FEET TO A POINT ON A RADIAL LINE; THENCE SOUTH 50°12'30" EAST, ALONG SAID RADIAL LINE, A DISTANCE OF 115.00 FEET; THENCE NORTH 81°44'39" EAST, A DISTANCE OF 68.22 FEET; THENCE SOUTH 60°06'40" EAST, A DISTANCE OF 115.52 FEET; THENCE NORTH 25°54'35" EAST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE. A DISTANCE OF 8.92 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, A DISTANCE OF 8.92 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT (THE LAST EIGHT (8) COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID PLAT "BOCA ISLES WEST PHASE IA": THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NOTHWESTERLY, ALONG THE ARC OF SAID CURVE, ALSO BEING THE WESTERLY BOUNDARY OF SAID "BOCA ISLES WEST PHASE IA". THE WESTERLY BOUNDARY OF "BOCA ISLES WEST PHASE IB" AS RECORDED IN PLAT BOOK 69 AT PAGES 193 AND 194 OF SAID PUBLIC RECORDS AND THE NORTHERLY BOUNDARY OF "BOCA ISLES WEST PHASE 2A-1" AS RECORDED IN PLAT BOOK 70 AT PAGES 110 THROUGH 113 OF SAID PUBLIC RECORDS, HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 223°04'00". A DISTANCE OF 654.07 FEET TO A POINT LYING ON A NON-RADIAL LINE: THENCE SOUTH 89.03'46" WEST, ALONG SAID NON- RADIAL LINE, A DISTANCE OF 198.43 FEET: THENCE SOUTH 00°56'14" EAST, ALONG A NON-RADIAL LINE. A DISTANCE OF 259.20 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH THE RADIUS BEARS SOUTH 46.53.08" WEST (THE LAST TWO (2) COURSES BEING COINCIDENT WITH SAID NORTHERLY BOUNDARY); THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHERLY BOUNDARY OF SAID "BOCA ISLES WEST PHASE 2A-1" AND THE EXTENTION, THEREOF,

HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 226°53'05", A DISTANCE OF 665.26 FEET TO THE POINT OF TANGENCY: THENCE NORTH 03°46'13" EAST, A DISTANCE OF 145.40 FEET; THENCE NORTH 00°56'14" WEST. A DISTANCE OF 213.30 FEET: THENCE SOUTH 89°03'46" WEST, A DISTANCE OF 205.77 FEET: THENCE SOUTH 00°56'14" EAST ALONG A NON-RADIAL LINE. A DISTANCE OF 92.71 FEET TO A POINT LYING ON A CIRCULAR CURVE TO THE RIGHT AT WHICH THE RADIUS BEARS SOUTH 45°37'51" WEST: THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE. HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 178°03'01". A DISTANCE OF 522.07 FEET TO A POINT LYING ON A NON-RADIAL LINE: THENCE SOUTH 00°56'14" EAST. ALONG SAID NON-RADIAL LINE. A DISTANCE OF 91.79

: THENCE SOUTH 89°57'32" WEST, A DISTANCE OF 170.02 FEET: THENCE NORTH 00°56'14" WEST. ALONG A LINE 170.00 FEET WEST OF AND PARALLEL WITH THE WESTERLY BOUNDARY OF SAID SECTION 12, A DISTANCE OF 1110.92 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY. FLORIDA AND CONTAIN 30.786 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS: OI. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 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. TRACTS "B" AND "C" ARE HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND FOR ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSO-

CIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
LANDSCAPING WITHIN SAID TRACTS MUST BE IN CONFORMANCE WITH PALM BEACH COUNTY
LANDSCAPING CODES (ORDINANCE 92-20) AND THE PLAT NOTES. TRACT "D", THE PRESERVATION AREA, AS SHOWN HEREON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE BOCA ISLES PROPERTY OWNERS LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTRUY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT. PALM BEACH COUNTY FLORIDA

EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS
ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO TRACTS B AND C FOR PURPOSES OF
ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUC-

TION AND MAINTENANCE OF OTHER UTILITIES.

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, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS AND LAKE MAINTENANCE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, BOCA GREENS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 11 4h DAY OF MAY . A.D., 1993.

BOCA GREENS. AINC.

(NAME) RUBEN M. GELL

ACKNOWLEDGEMENT

STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED STUART MILLER . WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOCA GREENS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 11th DAY OF May . 1993. MY COMMISSION EXPIRES: NOV-16-1996 - Wiman ANDY ZITMAN NOTARY PUBLIC-STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA) SS

, GERALD L. KNIGHT, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CER-TIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO BOCA GREENS, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID: THAT THERE ARE NO MORTGAGES OF RECORD: AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: May 17,1993

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 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 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. ~ 13 1 CON

THIS 17th DAY OF May

LANDON M. CROSS PROFESSIONAL LAND SURVEYOR FLGRIDA REGISTRATION NO. 3348

COMMISSION NO.

APPROVALS - BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY

PLANT IS HEREBY APPROVED FOR RECORD THIS /5 DAY OF JUNE . 1993.

MARY MCCARTY, CHAIR

ATTEST: DOROTHY H. WILKEN, CLERK BY WILL OF CLERK BY DEPUTY CLERK DEPUTY CLERK P.U.D. STATISTICS

PETITION NO. 77-13 ACREAGE 30.786 UNITS DENSITY 2.01 D.U. /AC. SINGLE FAMILY TYPE OF UNITS

CORPORATE - 1378 3 BEAL

NOTARY

KIMBERLY OCATION MAP

203-016

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 1156 A.M. THIS 3 DAY OF JUNE A.D., 1993 AND DULY RECORDED IN PLAT BOOK 70 ON PAGES 200 ANDTHRU 202 DOROTHY H. WILKEN, CLERK BY Downara Jullatt. DC

SHEET I OF 3 SHEETS

COUNTY ENGINEER

THIS PLAT

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF 5 UNE
BY: GEORGE T. WEBB. P.E. COUNTY ENGINEER

ACCEPTANCE OF RESERVATIONS

NOT TO SCALE

STATE OF FLORIDA) SS THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBEIGATIONS FOR SAME AS STATED HEREON, DATED THIS

BOCA ISLES PROPERTY OWNERS ASSOCIATION. INC. WITNESS_ A FLORIDA CORPORATION NOT FOR PROFIT WITNESS (NAME) PHRITING THRITONEWS TR. PRESIDENT TAMMY MELONALD

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF BEFORE ME PERSONALLY APPEARED_

. WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AND OATH. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS IDENT OF BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT COR-PORATION, AND ACKNOWLEDGED TO AND BEFORE WE THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 THIS ___ DAY OF // . 199__. MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF FLORIDA

NOTES:

BOCA GREENS, INC.

1 F ()

01. ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 00° 56' 14" EAST ALONG THE WESTERLY BOUNDARY OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST. ACCORDING TO STATE PLANE COORDINATES AS ESTABLISHED BY PALM BEACH COUNTY, FLORIDA. 02. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.

03. NO STRUCTURES. TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR ON UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER USE. 04. LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER. SHALL BE WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

O5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

06. 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. 07. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)

08. 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.

ENGINEER COMMISSION

COMMISSION NO.

NOTARY

800 8 8 3 ZONING ZONING ZWING ZWIN

 \bigcirc PUCA COURT