PLANNERS **ENGINEERS** 619! WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063

DECEMBER 1993

# 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, LYING IN PALM BEACH COUNTY, FLORIDA, BEING SHOWN HEREON AS "BOCA ISLES SOUTH PHASE 5C", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'57" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 12, A DISTANCE OF 2855.98 FEET TO A POINT LYING ON THE WESTERLY BOUNDARY OF AN 80.00 FOOT ROAD RIGHT OF WAY, KNOWN AS "CAIN BOULEVARD" AS RECORDED IN OFFICIAL RECORDS BOOK 6370 AT PAGES 1418 THROUGH 1434 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA: THENCE NORTH 08°47'28" WEST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 366.12 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID WESTERLY BOUNDARY, HAVING A RADIUS OF 1830.00 FEET AND A CENTRAL ANGLE OF 02°33'51", A DISTANCE OF 81.90 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 05°33'30" EAST, A DISTANCE OF 92.42 FEET; THENCE SOUTH 81°12'32" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 41.63 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT: THENCE SOUTHERLY, WESTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.10 FEET AND A CENTRAL ANGLE OF 190°10'39", A DISTANCE OF 564.60 FEET TO THE POINT OF TANGENCY: THENCE NORTH 01°23'11" EAST, A DISTANCE OF 65.61 FEET; THENCE NORTH 14°21'45" EAST, A DISTANCE OF 68.46 FEET; THENCE NORTH 10°36'45" WEST, A DISTANCE OF 64.61 FEET; THENCE NORTH 14°20'04" WEST, A DISTANCE OF 64.61 FEET; THENCE NORTH 18°01'26" WEST, A DISTANCE OF 64.65 FEET; THENCE NORTH 24°05'46" WEST, A DISTANCE OF 52.15 FEET; THENCE SOUTH 59°55'56" WEST, A DISTANCE OF 130.40 FEET; THENCE SOUTH 55°30'48" WEST, A DISTANCE OF 91.20 FEET; THENCE SOUTH 61°52'16" WEST, A DISTANCE OF 138.83 FEET; THENCE NORTH 15°01'48" WEST, A DISTANCE OF 100.87 FEET; THENCE NORTH 25°49'02" EAST, A DISTANCE OF 32.70 FEET; THENCE NORTH 23°20'0?" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 50.00 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 54°13'23". A DISTANCE OF 375.00 FEET AND A CENTRAL ANGLE OF 54°13'23". A DISTANCE OF 375.00 FEET AND A CENTRAL ANGLE OF 54°13'23". 354.89 FEET TO THE POINT OF TANGENCY: THENCE NORTH 59.06'44" WEST, A DISTANCE OF 37.70 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT! THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 493.00 FEET AND A CENTRAL ANGLE OF 09°09'49", A DISTANCE OF 78.85 FEET TO A POINT LYING ON A RADIAL LINE: THENCE SOUTH 40°03'05" WEST, ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE AND NON-RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 346.59 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS BEARS SOUTH 35°34'57" WEST: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 337.00 FEET AND A CENTRAL ANGLE OF 06°27'13". A DISTANCE OF 37.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 64°43'05", A DISTANCE OF 84.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT. THENCE NORTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 102°05'33", A DISTANCE OF 299.35 FEET TO A POINT LYING ON A RADIAL LINE: THENCE NORTH 08º14'43" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 110.01 FEET: THENCE NORTH 81.05'38" EAST, A DISTANCE OF 204.84 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS BEARS NORTH 69°12'56" EAST: THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 658.60 FEET AND A CENTRAL ANGLE OF 00°46'47". A DISTANCE OF 8.96 FEET TO A POINT LYING ON A RADIAL LINE; THENCE NORTH 68°26'09" EAST, ALONG SAID RADIAL LINE, A DISTANCE OF 18.90 FEET; THENCE NORTH 08°54'22" WEST, A DISTANCE OF 119.72 FEET: THENCE NORTH 02°11'56" WEST, A DISTANCE OF 50.34 FEET; THENCE NORTH 08°54'22" WEST, A DISTANCE OF 115.10 FEET; THENCE SOUTH 81°05'38" WEST, A DISTANCE OF 260.80 FEET: THENCE SOUTH 83.07/15" WEST, A DISTANCE OF 64.57 FEET; THENCE NORTH 01°41'47" WEST. A DISTANCE OF 129.92 FEET: THENCE NORTH 70°49'22"
EAST. A DISTANCE OF 79.97 FEET; THENCE NORTH 47°41'47" EAST, A DISTANCE OF 58.77 FEET; THENCE NORTH 28°21'39" EAST, A DISTANCE OF 37.77 FEET; THENCE NORTH 18°07'56" EAST, A DISTANCE OF 75.52 FEET; THENCE NORTH 05°51'24" EAST, A DISTANCE OF 94.16 FEET; THENCE SOUTH 65°36'44" EAST, A DISTANCE OF 65.08 FEET; THENCE SOUTH 63°15'06" EAST, A DISTANCE OF 66.39 FEET; THENCE SOUTH 62°17'51" EAST, A DISTANCE OF 91.44 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS BEARS SOUTH 63-28'14" EAST: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE. HAVING A RADIUS OF 658.60 FEET AND A CENTRAL ANGLE OF 00°46'50", A DISTANCE OF 8.97 FEET TO A POINT LYING ON A RADIAL LINE: THENCE SOUTH 64°15'04" EAST. ALONG SAID RADIAL LINE. A DISTANCE OF 40.14 FEET: THENCE NORTH 27°42'09" EAST. A DISTANCE OF 0F 122.70 FEET: THENCE NORTH 69°29'33" EAST. A DISTANCE OF 67.06 FEET; THENCE NORTH 27.42'09" EAST, A DISTANCE OF 140.00 FEET TO A POINT LYING ON THE SOUTHERLY BOUNDARY OF AN 80.00 FOOT ROAD RIGHT OF WAY KNOWN AS "KIMBERLY BOULEVARD" AS RECORDED IN OFFICIAL RECORDS BOOK 3159 AT PAGES 816 THROUGH 820 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 62°17'51" EAST, A DISTANCE OF 292.29 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1040.00 FEET AND A CENTRAL ANGLE OF 32°59'43", A DISTANCE OF 40 NO THE LEFT; 598.91 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 598.91 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 03.51'13", A DISTANCE OF 36.32 FEET (THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH SAID SOUTHERLY BOUNDARY); THENCE SOUTH 24°02'24" EAST, A DISTANCE OF 538.50 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT: THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2760.00 FEET AND A CENTRAL ANGLE OF 06°50'21". A DISTANCE OF 329.44 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1830.00 FEET AND A CENTRAL ANGLE OF 05°50'44", A DISTANCE OF 186.71 FFET TO THE POINT OF BEGINNING (THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH SAID WESTERLY BOUNDARY OF CAIN BOULEVARD).

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 31.485 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 SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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", "C", AND "D" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OB-LIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE
- TO PALM BEACH COUNTY. 03. TRACT "E", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING WITHIN -TRACT "F", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY

STREET PURPOSES.

OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "G". AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC

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

SECTION 12, TOWNSHIP 47

PALM BEACH COUNTY, FLORIDA

THE INGRESS -EGRESS EASEMENT IS HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR INGRESS -EGRESS, AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "H", AS SHOWN HEREON IS HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MAN-AGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 SOUTH 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. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, HEREON ARE SUCCESSORS AND ASSIGNS FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIG-ATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS

ASSOCIATED WITH SAID DRAINAGE SYSTEM. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL

AND JURISDICTION OVER ACCESS RIGHTS. THE LANDSCAPE EASEMENT IS HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM MAINTENANCE OBLIGATION SAID EASEMENT MUST BE IN CONFORMANCE WITH PLAT NOTES. IN WITNESS WHEREOF, BOCA GREENS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRES-ENTS 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\_ DAY OF MARCH A.D., 1994 BOCA GREENS, INC. A FLORIDA PORATION (NAME) KICK WEINBERG

STUART MILLER VICE PRESIDENT

(NAME) JAMES A! THIELE

### ACKNOWLEDGEMENT STATE OF FLORIDA

COUNTY OF DADE

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 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 3 DAY OF THEREST. MY COMMISSION EXPIRES: NOV-16-1996 ANDY ZITMAN

### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF BROWARD ) I. GERALD L. KNIGHT, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY 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.

BY: GERALD L. KNIGHT

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION NO. CC 235910

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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. AS AMENDED. AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61617. FLORIDA ADMINISTRATIVE CODE. AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

RICKIE C. WEINBERG PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NO \ 5273

## P.U.D. STATISTICS

PETITION NO. ACREAGE UNITS TYPE OF UNITS

31.485 2.95 D.U./AC. SINGLE FAMILY

L-SAID TRACTS MUST BE IN CONFORMANCE WITH THE PLAT NOTES.

THIS PLAT KIMBERLY BLVD LOCATION MAP

208-021

STATE OF FLORIDA

COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT /2:4/

THIS 26 DAY OF THE RECORDE IN PLAT BOOK 73 ON PAGES 24 \_\_THROUGH\_\_24\_ DOROTHY H. WILKEN, CLERK
BY Legh Stalle

SHEET I OF 3 SHEETS

GLADES RD.

APPROVALS - BOARD OF COUNTY COMMISSIONERS

NOT TO SCALE

### OF PALM BEACH COUNTY

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17

ATTEST: DOROTHY H. WILKEN, CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS GEORGE T. WEBB, P.E.

## ACCEPTANCE OF RESERVATIONS

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

WITNESS SEROME SAVAL (NAME) Retuce Happe WITNESS (NAME) Resecca Harper ACKNOWLEDGEMENT

COUNTY ENGINEER

BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT

anny TAMMY MODONALD , PRESIDENT

STATE OF FLORIDA COUNTY OF PALM BEACH) SS BEFORE ME PERSONALLY APPEARED TAMMY McDONALD, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFI CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRU-MENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID IN-STRUMENT 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 16th DAY OF LUNE

MY COMMISSION EXPIRES: SET 3. 1975

NOTARY PUBLIC - STATE OF FLORIDA COMMISSION NO.

OI. ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89º46'57 "WEST ALONG THE SOUTH LINE OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

02. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT. 03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

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. 05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-

06. 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. COUNTY COUNTY

COMMISSION ENGINEER SURVEYOR BOCA GREENS, INC. NOTARY ASSOCIATION GRULL 110, 2199

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