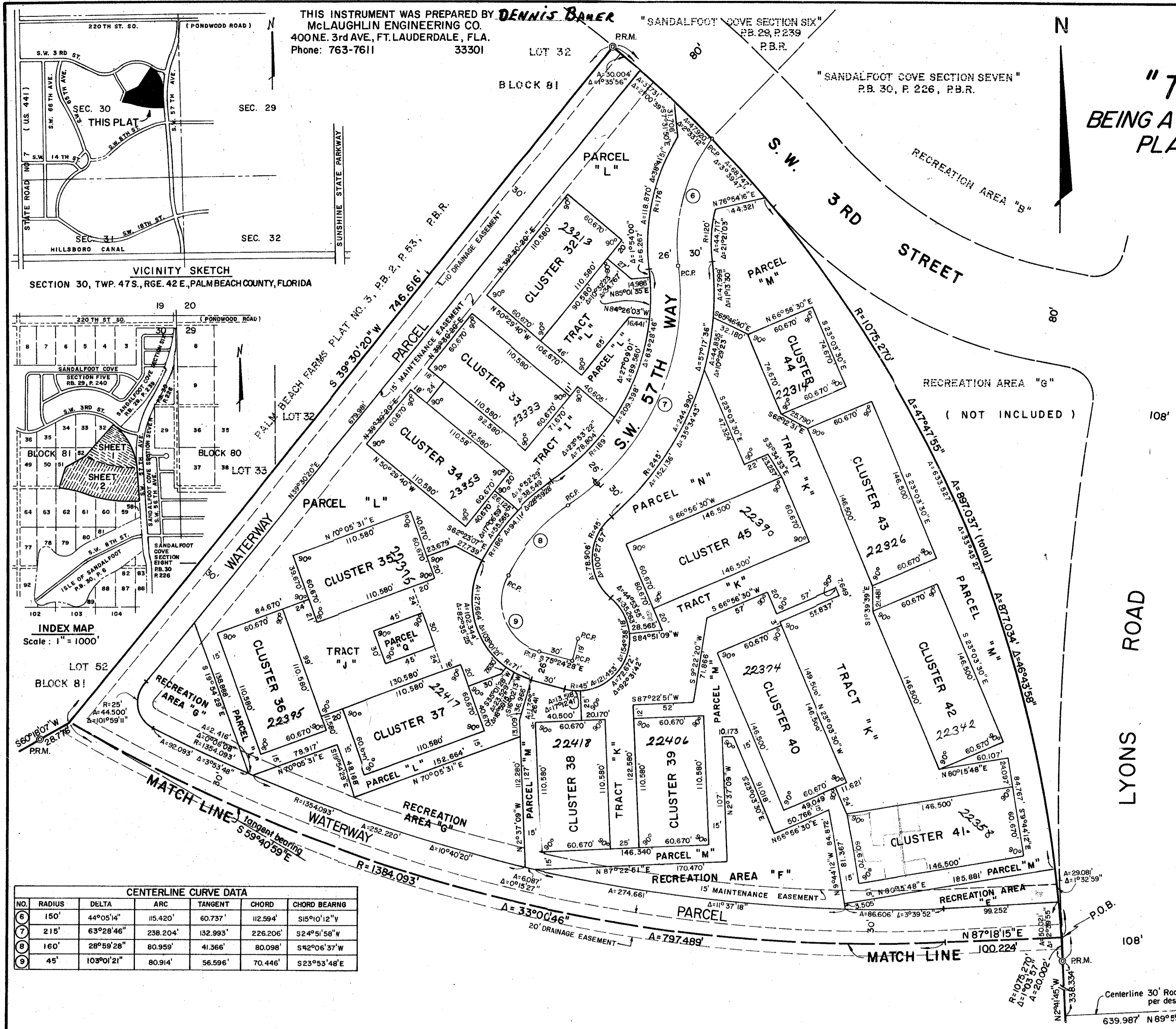


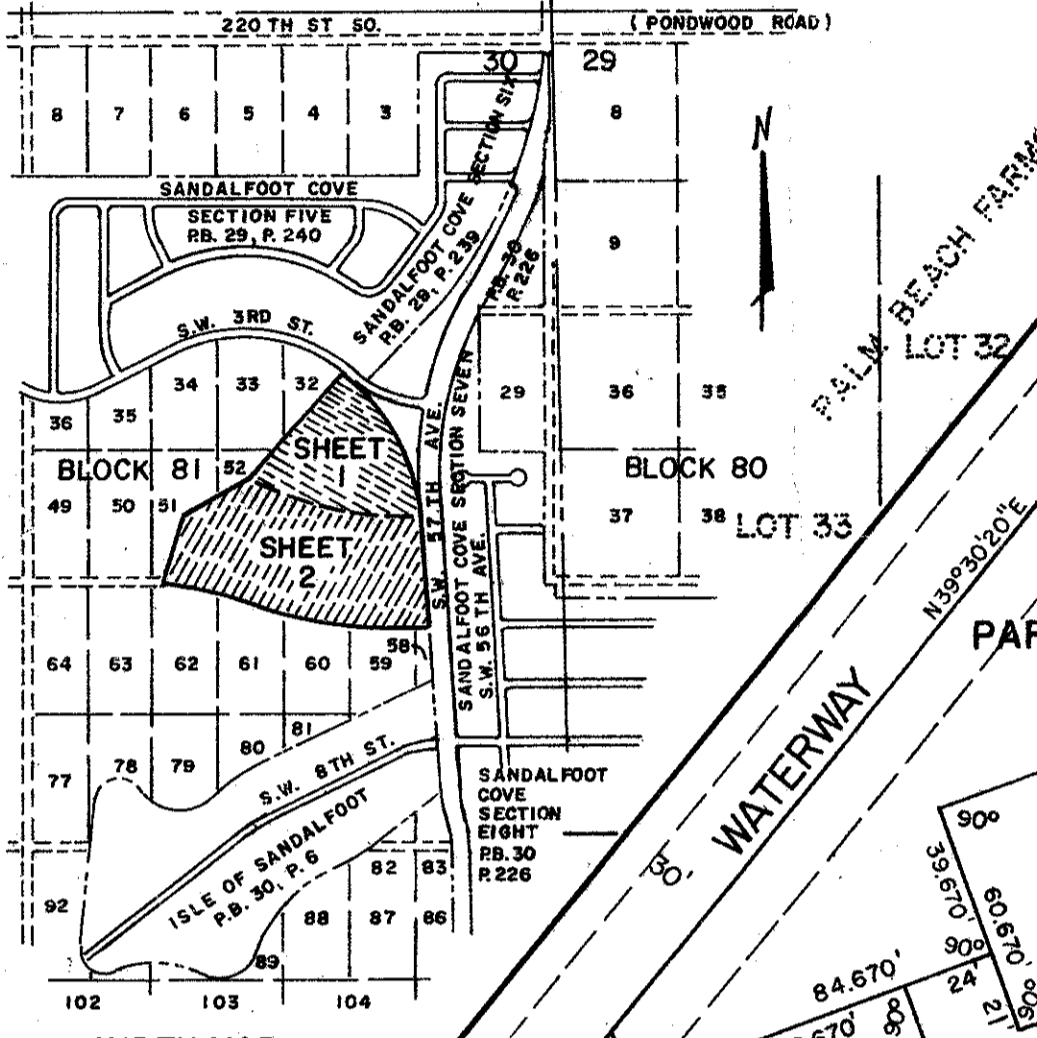
**PLAT OF**  
**"THE GREENHOUSE OF BOCA"**  
 BEING A REPLAT OF PORTIONS OF PALM BEACH FARMS  
 PLAT NO. 3, PLAT BOOK 2, PAGE 53, SECTION 30,  
 TOWNSHIP 47 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA

SCALE IN FEET 0 10 20 30 40 50 100 150 200 1" = 50'  
 1977

THIS INSTRUMENT WAS PREPARED BY **DENNIS BAUER**  
 McLAUGHLIN ENGINEERING CO.  
 400 N.E. 3rd AVE., FT. LAUDERDALE, FLA.  
 Phone: 763-7611 33301



VICINITY SKETCH  
 SECTION 30, TWP. 47 S., RGE. 42 E., PALM BEACH COUNTY, FLORIDA



INDEX MAP  
 Scale: 1" = 1000'

**CENTERLINE CURVE DATA**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
6	150'	44°05'14"	115.420'	60.737'	112.594'	S15°10'12"W
7	215'	63°28'46"	238.204'	132.993'	226.206'	S24°51'58"W
8	160'	28°59'28"	80.939'	41.366'	80.098'	S42°06'37"W
9	45'	103°01'21"	80.914'	56.596'	70.446'	S23°53'48"E

- NOTES**
- There shall be no buildings, structures, trees or shrubs placed in drainage easements.
  - ⊙ P.R.M. indicates Permanent Reference Monument.
  - P.C.P. indicates Permanent Control Point.
  - Bearings refer to an assumed meridian of N0°21'59"W for the Range Line, Section 30-47-42.
  - P.B.R. indicates Palm Beach County Records.
  - Utilities, including franchised utilities, power and light and telegraph, water, sewer, cable television, wiring to street lights and gas shall be installed underground.
  - There shall be no surface appurtenances permitted on canal maintenance easements.
  - Section Line data unavailable in this area. All surveys based upon block corners of PALM BEACH FARMS PLAT NO. 3, Plat Book 2, Page 53, Palm Beach County Records.

**DEDICATION AND RESERVATION** KNOW ALL MEN BY THESE PRESENTS: That WALTER E. HELLER & COMPANY SOUTHEAST, a Florida corporation, owner of the lands shown hereon, being in Section 30, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as THE GREEN HOUSE OF BOCA, being more particularly described as follows: A portion of Block 81, PALM BEACH FARMS COMPANY'S PLAT NO. 3, as recorded in Plat Book 2, Page 53, of the public records of Palm Beach County, Florida, more fully described as follows: (Parcel 4)

Commencing at the intersection of the centerline of that certain 50 foot road reservation lying East of and adjacent to Lot 56 of said Block 81 and the centerline of that certain 30 foot road reservation lying South of and adjacent to said Lot 56 of said Block 81 and the centerline of the said 30 foot road reservation a distance of 639.987 feet; thence North 2°41'45" West a distance of 338.334 feet to a point of curve; thence Northwesterly along a curve to the left with a radius of 1075.270 feet and a central angle of 1°03'57" an arc distance of 20.002 feet to the Point of Beginning. Thence continuing Northwesterly along a curve to the left with a radius of 1075.270 feet and a central angle of 46°43'58" an arc distance of 877.034 feet; thence South 39°30'20" West a distance of 746.616 feet to a point on a curve; thence Southeasterly along a curve to the left whose tangent bears South 59°40'59" East with a radius of 1384.093 feet and a central angle of 33°00'46" an arc distance of 797.489 feet to a point of tangency; thence North 87°18'15" East a distance of 100.224 feet to the Point of Beginning. TOGETHER WITH: A portion of Block 81, PALM BEACH FARMS COMPANY'S PLAT NO. 3, as recorded in Plat Book 2, Page 53, of the public records of Palm Beach County, Florida, more fully described as follows: (Parcel 5)

Commencing at the intersection of the centerline of that certain 50 foot road reservation lying East of and adjacent to Lot 56 of said Block 81 and the centerline of that certain 30 foot road reservation lying South of and adjacent to said Lot 56 of said Block 81 along the centerline of the said 30 foot road reservation a distance of 639.987 feet to the Point of Beginning. Thence South 2°41'45" East a distance of 227.888 feet; thence due West a distance of 32.912 feet to a point of curve; thence Northwesterly along a curve to the right with a radius of 1600 feet and a central angle of 23°22'41" an arc distance of 652.838 feet to a point of tangency; thence North 68°37'19" West a distance of 128.170 feet to a point of curve; thence Westerly along a curve to the left with a radius of 443.380 feet and a central angle of 27°20'34" an arc distance of 211.590 feet to a point of reverse curve; thence Westerly along a curve to the right with a radius of 600 feet and a central angle of 5°49'33" an arc distance of 61.007 feet to a point on a curve; thence Northeasterly along a curve to the left whose tangent bears North 16°11'16" East with a radius of 679.295 feet and a central angle of 3°39'55" an arc distance of 43.455 feet to a point of reverse curve; thence Northeasterly along a curve to the right with a radius of 1452.154 feet and a central angle of 7°43'11" an arc distance of 195.655 feet to a point of tangency; thence North 20°14'32" East a distance of 139.354 feet; thence North 60°18'07" East a distance of 387.069 feet to a point on a curve; thence Southeasterly along a curve to the left whose tangent bears South 59°40'59" East with a radius of 1384.093 feet and a central angle of 33°00'46" an arc distance of 797.489 feet to a point of tangency; thence North 87°18'15" East a distance of 100.224 feet to a point on a curve; thence Southerly along a curve to the right whose tangent bears South 59°40'59" East with a radius of 1075.270 feet and a central angle of 1°03'57" an arc distance of 20.002 feet to a point of tangency; thence South 2°41'45" East a distance of 338.334 feet to the Point of Beginning; has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

That S.W. 57th Way and S.W. 5th Street shall be used for private road purposes as shown and are hereby dedicated to The Garden Owners Association, Inc., and are the perpetual maintenance obligation of said association. The 15 foot Maintenance Easement and 55 foot Waterway Parcel are hereby dedicated to The Garden Owner Association, Inc. and are the perpetual maintenance obligation of said association. All Tracts as shown on this plat are hereby dedicated to The Garden Owners Association, Inc., are the perpetual maintenance obligation of said association, and are to be used for the sole purpose of access and parking. The Recreation Areas as shown are hereby dedicated to The Garden Owners Association, Inc., and are the perpetual maintenance obligation of said association. In order to provide utility, drainage, refuse, pedestrian access and other governmental services to each Cluster in this plat, public utility easement and other easements for proper purposes are hereby granted over, across, and thru all Tracts, Parcels, Recreation Areas, S.W. 57th and S.W. 5th Street, except those areas that are or will be physically occupied by any building or structure. The 5' drainage easement as shown is hereby dedicated in perpetuity for the construction and maintenance of drainage. The 10' and 20' drainage easements as shown are hereby dedicated in perpetuity to the Board of County Commissioners for flowage rights over, across, and thru the Waterway Parcel.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested by its Asst. Sec. and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 15 day of MARCH, 1977.

ATTEST: *Martha J. Athy* Secretary  
 WALTER E. HELLER & COMPANY SOUTHEAST, a Corporation of the State of Florida  
 By: *H.S. Gruber* President

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA  
 COUNTY OF DADE  
 BEFORE ME personally appeared H.S. Gruber and Martha J. Athy, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of WALTER E. HELLER & CO., a corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 a free act and deed of said corporation.

WITNESS my hand and official seal this 15 day of MARCH, 1977.  
 My commission expires: \_\_\_\_\_

Notary Public, State of Florida  
*James B. O'Neil*  
 My Commission Expires May 1, 1981  
 Dated at American Springs, Florida, this 15th day of March, 1977.

**TITLE CERTIFICATION**  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 I, Maurice O. Rhinehardt, 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 in WALTER E. HELLER & CO., a Florida corporation; that current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find that all mortgages are shown and are true and correct and the property is found to contain deed restrictions which are not applicable and do not affect the subdivision of the property. *Maurice O. Rhinehardt*

**SURVEYOR'S CERTIFICATE** 0306-001  
 This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and that Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County for the Required Improvements and further that the survey data complies with all requirements of Chapter 177, Florida Statutes as amended and ordinances of Palm Beach County, Florida.

McLAUGHLIN ENGINEERING CO.  
 By: *James M. McLaughlin*, Reg. Land Surveyor  
 State of Florida

**APPROVALS**  
 BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA  
 This plat is hereby approved for record this 9th day of August, 1977. By *Larry L. Lutz*  
 LAKE WYDAL

COUNTY ENGINEER  
 This plat is hereby found to meet all requisite State and County laws and ordinances. By \_\_\_\_\_

ATTEST: John B. Dunkle, Clerk  
 By *Margaret H. Jennings*, Deputy Clerk

**THE GREENHOUSE OF BOCA**

TownHouse  
 RH