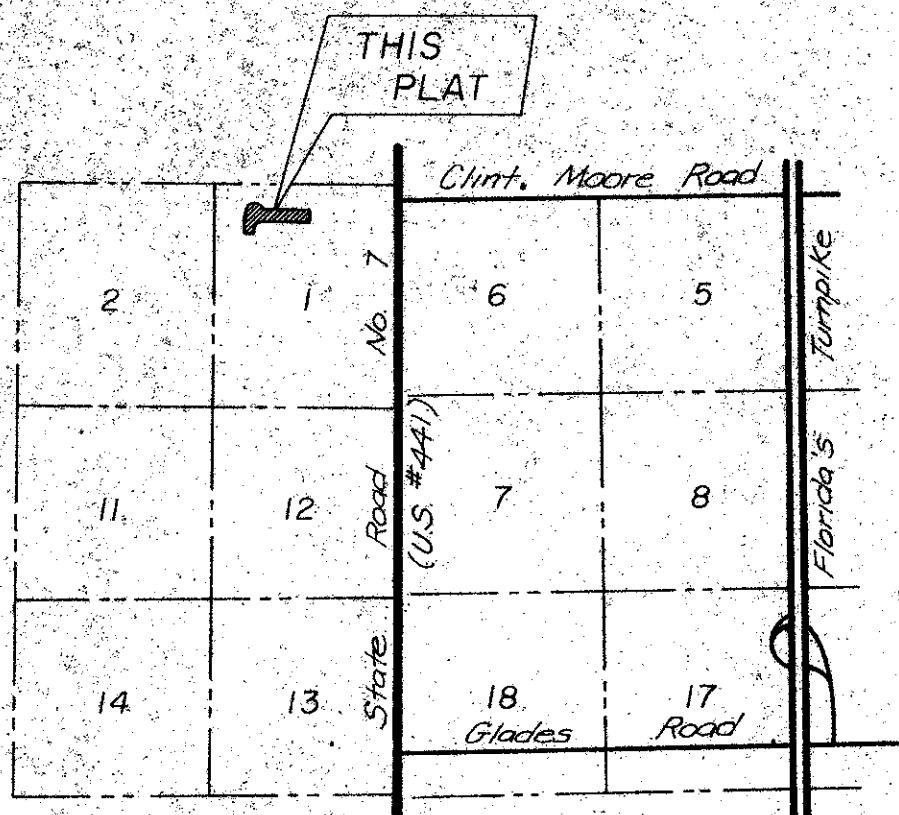


431/08



LOCATION SKETCH

BOCA CHASE SECTION THREE

(A PORTION OF RIVIERA P.U.D.) A REPLAT OF
A PORTION OF TRACTS 14, 19, 30 & 31 FLORIDA FRUIT LANDS
COMPANY'S SUB. NO. 2 OF SECTION 1, TOWNSHIP 47 S., RANGE 41 E.
(1-102 P.B.R.) PALM BEACH COUNTY, FLORIDA

PREPARED BY
HELLER - WEAVER and ASSOCIATES Inc.
5310 North State Road 7, Suite E
Fort Lauderdale, Florida 33319
ORDER NO. 1831

108

5 November 11:19A
81 43 108+109
Dyle Shreffo

DEDICATION & RESERVATION

Know all men by these presents that H. Miller & Sons of Florida, Inc., a Florida Corporation, owner of the lands shown hereon, being in Section 1, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as "Boca Chase Section Three" being more particularly described as follows:

A portion of Tracts 14, 19, 30 and 31, "Florida Fruit Lands Company Sub-division No. 2," of Section 1, Township 47 South, Range 41 East according to the Plat thereof recorded in Plat Book 1 at Page 102 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southeast Corner of Tract "D", "Boca Chase Section Two," according to the Plat thereof recorded in Plat Book 37 at Page 192 and 193 of the Public Records of Palm Beach County, Florida, and run on an assumed Bearing of N89°56'08"W along the Southerly Boundary of said Tract "D" for 99.04 feet to a Point of Curvature and the Point of Beginning; Thence run Westerly and Northwesterly along said Southerly Line of Tract "D" being a Circular Curve to the Right and Concave to the Northeast having a Radius of 260.00 feet and a Central Angle of 46°50'12" for an Arc distance of 212.54 feet to a Point of Tangency; Thence run N43°05'56"W along the Southerly Right-of-Way Line of a 100 Foot Canal Right-of-Way as shown on said Plat "Boca Chase Section Two" for a distance of 100 feet; Thence run S46°54'04"W along the Southerly Extension of the Westerly Boundary of said 100 Foot Canal Right-of-Way for a distance of 80.00 feet to a Point of Curvature; Thence run Southwesterly and Southerly along a Circular Curve to the Left and Concave to the Southeast having a Radius of 202.58 feet and a Central Angle of 47°31'39" for an Arc distance of 168.04 feet to a Point of Tangency; Thence run S0°37'35"E for 378.19 feet; Thence run N89°22'25"E Radial to the next described Curve for 100.00 feet; Thence run Northerly, Northeasterly, and Easterly along a Circular Curve to the Right and Concave to the Southeast having a Radius of 150.00 feet and a Central Angle of 90°41'27" for an Arc distance of 237.43 feet to a Point of Tangency; Thence run S89°56'08"E for 1504.25 feet; Thence run N0°27'38"W for 169.78 feet; Thence run N44°48'07"E for 35.52 feet to a Point on the South Right-of-Way Line of 180th Place South as shown on that Plat "Riviera Section One" (P.U.D.) according to the Plat thereof recorded in Plat Book 30 at Page 101 of the Public Records of Palm Beach County, Florida; Thence run N89°56'08"W along the South Right-of-Way Line of said 180th Place South for a distance of 1401.84 feet; Thence run N0°03'52"E along the Boundary of said Plat "Boca Chase Section Two" for 80.00 feet to the Point of Beginning; said lands situate in Palm Beach County, Florida.

Containing 9.581 Acres more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the perpetual use of the public for proper purposes.
- The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- The canal R/W as shown "Private Canal R/W (Drainage Easement)" for proper purposes, are for the use of the residents of Boca Chase and are dedicated in fee simple to the Boca Chase Property Owners Association, Inc. and its successors and/or assigns, and are the perpetual maintenance obligation of said Association and its successors and/or assigns. This Canal is the common property of the Association and its successors and/or assigns named herein.
- The Ingress and Egress Easement as shown is for pedestrian use only and said easement is dedicated in perpetuity to the Waterberry Homeowners' Association, Inc. and its successors and/or assigns for the use of the residents thereof. Said Ingress and Egress Easement is the perpetual maintenance obligation of said Waterberry Homeowners' Association, Inc. and its successors and/or assigns.
- Waterberry Homeowners' Association, Inc. is a Florida corporation not for profit.

In Witness Whereof, the above-named corporation has caused these presents to be signed by its President Michael Miller and attested by its Secretary Mary Lou Jansen and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 9 day of September 1981.

Attest: Mary Lou Jansen Secretary
By: Michael Miller President
H. Miller & Sons of Florida Inc.
a corporation of the State of Florida.

ACKNOWLEDGEMENT

I, Richard J. Weaver, Notary Public - State of Florida, before me personally appeared Michael Miller and Mary Lou Jansen, 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 the H. Miller & Sons of Florida, Inc., 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 the free act and deed of said corporation.

Witness my hand and official seal this 9 day of September 1981.
My commission expires Jan 10th 1982
Richard J. Weaver
Notary Public - State of Florida

LAND USE TABULATION

A) Single Family Residential	26	Lots
B) Gross Acres	9.581	2.71 U.P.A.
C) Breakdown:		
1) Public Streets	4.5%	0.432 Acres
2) Waterways	50.0%	4.786 Acres
3) Residential Area	45.5%	4.363 Acres
TOTAL:		9.581 Acres

TITLE CERTIFICATION

We Executive Title State of Florida } ss. and Abstract Co. Inc., a Title Insurance Company, duly County of Palm Beach } licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to H. Miller & Sons of Florida Inc.; that the current taxes have been paid; and that we find the property is free of encumbrances.

Date: 9/9/81 Signed: Frank Foster Jr.
Subscribed and sworn to before me this 9 day of September A.D., 1981 at the City of Fort Lauderdale County of Palm Beach State of Florida.
My Commission Expires 9/1/81

Richard J. Weaver
Notary Public - State of Florida

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon as "Boca Chase Section Three" 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 (P.R.M.'s) Permanent Reference Monuments have been set and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County for the required improvements and further that the survey complies with all the requirements or Chapter 177 Florida Statutes, as amended and ordinances of Palm Beach County, Florida.

Date: 6-1-81
F.B. 81-9 Pg 64, 65
John D. Weaver
Registered Land Surveyor No. 3550
State of Florida

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY

This Plat is hereby approved for record this 27 day of October, 1981.
By: Frank Foster Jr.
Chairman - Frank Foster Jr.

COUNTY ENGINEER

This Plat is hereby approved for record this 27 day of October, 1981.
By: H.F. Kahler
County Engineer - H.F. Kahler

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS

By: Elizabeth Richards
Clerk

Notary Public Richard J. Weaver
Surveyor's Seal John D. Weaver
H. Miller & Sons of Florida, Inc.

This Plat Prepared by
Heller-Weaver and Associates Inc.
Drawn by
Al Coruso

Boca Chase #3
431/08
SHEET 1 OF 2 SHEETS