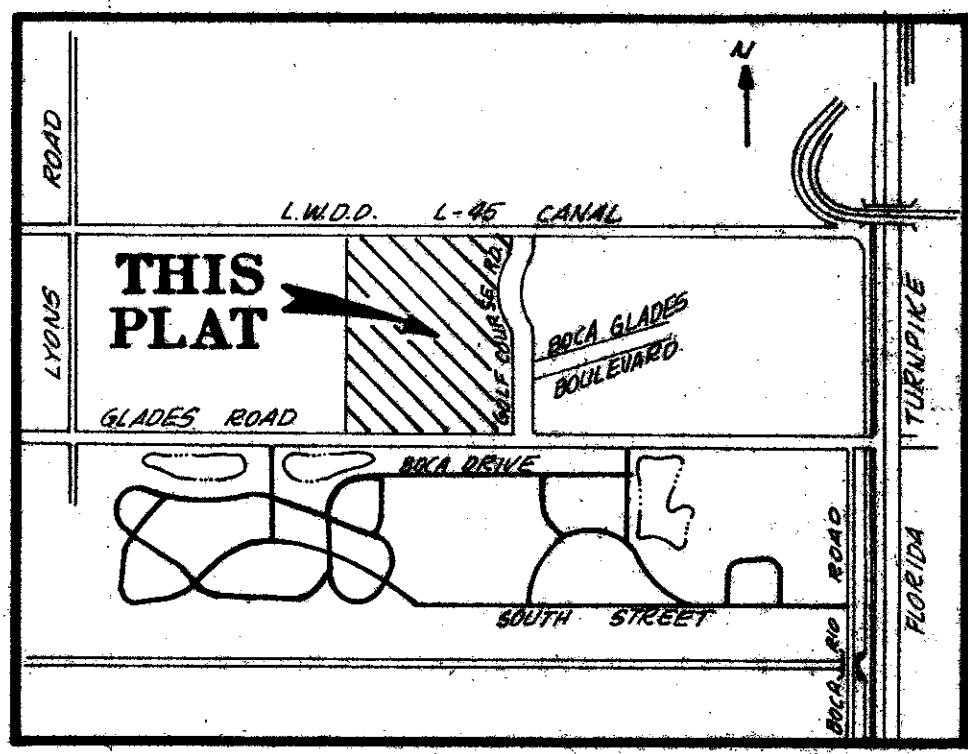


"PART OF A P.U.D." BOCA GLADES NO. 3

BEING A REPLAT OF PORTIONS OF TRACTS 44, 45, 46, 47, 56, 57, 58 AND 59, BLOCK 76, PALM BEACH FARMS COMPANY'S PLAT NO. 3
(PB. 2 PGS. 45-54) SITUATE IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 23 day of DECEMBER, 1984.
at 12:04 PM.
and duly recorded in the Public Records of Palm Beach County, Florida, Book 708, Page 708.
JOHN B. DUNKLE, Clerk of Court
By: Michael J. Spillias



LOCATION MAP
(Not to Scale)

DEDICATION AND RESERVATION :

KNOW ALL MEN by these presents that Minto Builders (Florida), Inc., a Florida Corporation, owner of the lands shown hereon as Boca Glades No. 3, part of a P.U.D. being a replat of portions of Tracts 44, 45, 46, 47, 56, 57, 58 and 59, Block 76, Palm Beach Farms Company's Plat No. 3, according to the plat thereof as recorded in Plat Book 2, pages 45 through 54 of the Public Records, Palm Beach County, Florida and lying in Section 17, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

BEGIN at the intersection of the West line of said Tract 56 with a line 38.00 feet North of and parallel with the South line of said Tract 56, thence N 00° 00' 30" E along the West line of said Tracts 47 and 56 for 1257.00 feet, thence S 89° 59' 00" E along a line 25.00 feet South of and parallel with the North line of said Tracts 44 through 47 for 1295.22 feet to the Westerly Right-of-Way line of Golf Course Road (a Right-of-Way 80.00 feet in width as recorded in Official Record Book 3593 on pages 0197 through 0199 of the Public Records, Palm Beach County, Florida); thence S 00° 00' 30" W for 30.00 feet to a Point of Curvature, thence Southwesterly along a circular curve to the right having a radius of 300.23 feet, a central angle of 20° 00' 00" for an arc distance of 104.82 feet to a Point of Tangency, thence S 27° 00' 30" W for 100.00 feet to a Point of Curvature, thence Southwesterly and Southeasterly along a circular curve to the left having a radius of 300.23 feet, a central angle of 40° 00' 00" for an arc distance of 267.48 feet to a Point of Tangency, thence S 19° 59' 30" E for 100.00 feet to a Point of Curvature, thence Southeasterly along a circular curve to the right having a radius of 300.23 feet, a central angle of 20° 00' 00" for an arc distance of 104.82 feet to a Point of Tangency, thence S 00° 00' 30" W for 551.38 feet, (the last seven mentioned courses being coincident with the westerly Right-of-Way line of said Golf Course Road); thence N 89° 59' 00" W along a line 38.00 feet North of and parallel with the South line of said Tracts 56 through 59 for 1295.22 feet to the Point of Beginning.

The above described parcel contains 36.787 acres, more or less.

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

- 1.) TRACT K as shown hereon is hereby dedicated to and shall be the perpetual maintenance obligation of the Boca Glades Master Association, Inc., for private road purposes including, but not limited to ingress, egress, utility/drainage and other proper purposes, without recourse to Palm Beach County.
- 2.) The Utility Easements shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities.
- 3.) The Drainage Easements shown hereon are hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the Boca Glades Master Association, Inc., for the construction and maintenance of drainage facilities without recourse to Palm Beach County; however, Palm Beach County shall have the right, without obligation, to maintain that portion of the drainage system which serves public roads.

- 4.) TRACTS L-1, L-2, L-3, L-4, L-5, L-6 and L-7 as shown are hereby reserved by and shall be the perpetual maintenance obligation of Minto Builders (Florida), Inc., a Florida Corporation, its successors or assigns, for residential purposes, open space and other proper purposes, in accordance with P.U.D. site plan on file with Palm Beach County, Florida.
- 5.) TRACTS M-1, M-2, M-3 and M-4 as shown hereon are hereby dedicated to Boca Glades Master Association, Inc., for ingress, egress, parking, utility, drainage and other purposes and are the perpetual maintenance obligation of said association without recourse to Palm Beach County except to the extent that said Tracts or a portion thereof are declared to be owned in the condominium form of ownership and maintained by the appropriate condominium association without recourse to Palm Beach County.
- 6.) The Water Management Tract as shown hereon is hereby dedicated to and shall be the perpetual maintenance obligation of Boca Glades Master Association, Inc., its successors or assigns for Water Management and proper purposes without recourse to Palm Beach County.
- 7.) An easement over the Water Management Tract for water management and drainage purposes as shown hereon is hereby dedicated to and shall be the perpetual maintenance obligation of Boca Glades Master Association, Inc., its successors or assigns for water management and other proper purposes, without recourse to Palm Beach County; however, Palm Beach County shall have the right, without the obligation, to maintain that portion of the drainage system which serves public roads.
- 8.) The limited access easements shown hereon are hereby dedicated to the Palm Beach County Board of Commissioners for control and jurisdiction over access rights.
- 9.) The 25 foot P.U.D. Buffer shown hereon is hereby dedicated to and shall be the perpetual maintenance obligation of the Boca Glades Master Association, Inc., its successors or assigns for proper purposes without recourse to Palm Beach County.
- 10.) The Right-of-Way shown hereon as TRACT P is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
- 11.) Tract R as shown hereon is hereby dedicated to and shall be the perpetual maintenance obligation of Boca Glades Master Association, Inc., its successors or assigns for recreational and other purposes, without recourse to Palm Beach County.

In witness whereof Minto Builders (Florida), Inc., a Florida Corporation, has caused these presents to be signed by Michael Chumling, its President and attested to by Frank Rodgus, its Asst. Secretary and its corporate seal to be fixed hereto by and with the authority of its Board of Directors this 16th day of November, 1984.

Witness: Manya Mersalmekeff President
Witness: Frances V. Puzillo Asst. Secretary

ACKNOWLEDGEMENT :

State of Florida } ss Before me personally appeared
County of Palm Beach } Michael Chumling and
Frank Rodgus to me
well known to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of Minto Builders (Florida), Inc., a Florida Corporation, and severally acknowledged to and before me that they executed said instrument as said officers of said corporation and 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 this instrument is the free act and deed of said corporation.
Witness my hand this 16 day of November, 1984.
My commission expires: Sept 16, 1985
Frances V. Puzillo
Notary Public

TITLE CERTIFICATION :

State of Florida } ss We, Gold Coast Title Company, a Title Insurance
County of Palm Beach } Company duly 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 this property is vested to Minto Builders (Florida), Inc., a Florida Corporation; that the 1983 taxes have been paid; that the property is free of encumbrances.
Date: 11/21/84 By: John W. Danner President
GOLD COAST TITLE COMPANY

P.U.D. TABULAR DATA :

Gross Area of Project	36.787 ± Acres	100%
Total Number of Dwelling Units	205	
Gross Density	5.57	15.14%
Building Coverage	4.26	11.58%
Drives and Parking	6.42	17.45%
Open Space	12.66	34.41%
Water Management Tract	7.88	21.42%

APPROVALS :

BOARD OF COUNTY COMMISSIONERS,
PALM BEACH COUNTY :
This plat is hereby approved for record this 11 day of December, 1984.
Attest: JOHN B. DUNKLE, Clerk
Board of County Commissioners
By: Ken Spillias By: Ken Spillias
Deputy Clerk KEN SPILLIAS, Chairman

COUNTY ENGINEER :

This plat is hereby approved for record this 11 day of December, 1984.
By: H.F. Kanlert
H.F. KANLERT, County Engineer

SURVEYOR'S CERTIFICATE :

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 (P.R.M.'s) Permanent Reference Monuments have been set; that Permanent Control Points (P.C.P.'s) will be set under quarantees posted with the Palm Beach County Board of County Commissioners for the required improvements; that the survey data complies with all requirements of Chapter 177 of the Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.
Date: 11-20-84 C.C.L. CONSULTANTS, INC.
By: Ishmael S. Mohamed
ISHMAEL S. MOHAMED
Registered Surveyor No. 2464
State of Florida

Boca Glades #3
50/7 0279-001

SEALS:

MINTO BUILDERS (FLORIDA), INC.	SURVEYOR	COUNTY ENGINEER

THIS INSTRUMENT PREPARED BY
C.C.L. CONSULTANTS, INC.
ENGINEERS, SURVEYORS & PLANNERS
440 EAST SAMPLE ROAD, SUITE 104, POMPANO BEACH, FLORIDA 33064-786-1901
DATE: AUGUST, 1984 DRAWN BY: L.L.L.

11-17-84
BOCA GLADES #3
BLOCK 76 TRACT 44-59
P.U.D. BOCA GLADES

DRAWING NUMBER
50/7

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER