

SWEETWATER SECTION TWO

(A PORTION OF TRACT 7B-A, BOCA CHASE, RIVIERA P.U.D.)
A REPLAT OF A PORTION OF TRACTS 28 and 29 "FLORIDA FRUIT LANDS COMPANY'S
SUBDIVISION NO. 2" OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST (P.B. 1 - PG. 102 P.B.C.R.)
PALM BEACH COUNTY, FLORIDA

Prepared By:
HELLER - WEAVER and CATO, Inc.
5667 Coral Gate Boulevard
Margate, Florida 33063
Order No. 7708

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 2:24 p.m.
on the 11th day of September
1986 and duly recorded in Plat Book No.
54 on page 91-92
JOHN B. DUNKLE, Clerk Circuit Court
Barbara A. Platt, C.

SHEET 1 OF 2 SHEETS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF Sept 1986
Aren Marcus
KAREN S. MARCUS - CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK

BY: *Kathryn S. Miller*
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF Sept 1986
H. F. Kahler, R.E.
H. F. KAHLER, R.E. COUNTY ENGINEER

1/47/41
SUBDIVISION # Sweetwater Sect 2
BOOK 54 PAGE 91-92
FLOOD ZONE B FLOOD MAP #100
QUAD # 68 ZONING
SE 2ND CODE 33484
PUD NAME

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 PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA. I FURTHER CERTIFY THAT THE PROCEDURES USED FOR MEASUREMENTS WERE IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA ESTABLISHED PURSUANT TO CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE.

BY: *John D. Weaver* 1-23-86
JOHN D. WEAVER
REGISTERED SURVEYOR NO. 3550
STATE OF FLORIDA
FIELD BOOK 25-14 PG. 38
FIELD BOOK 26-2 PG. 37-38

LAND USE TABULATION:

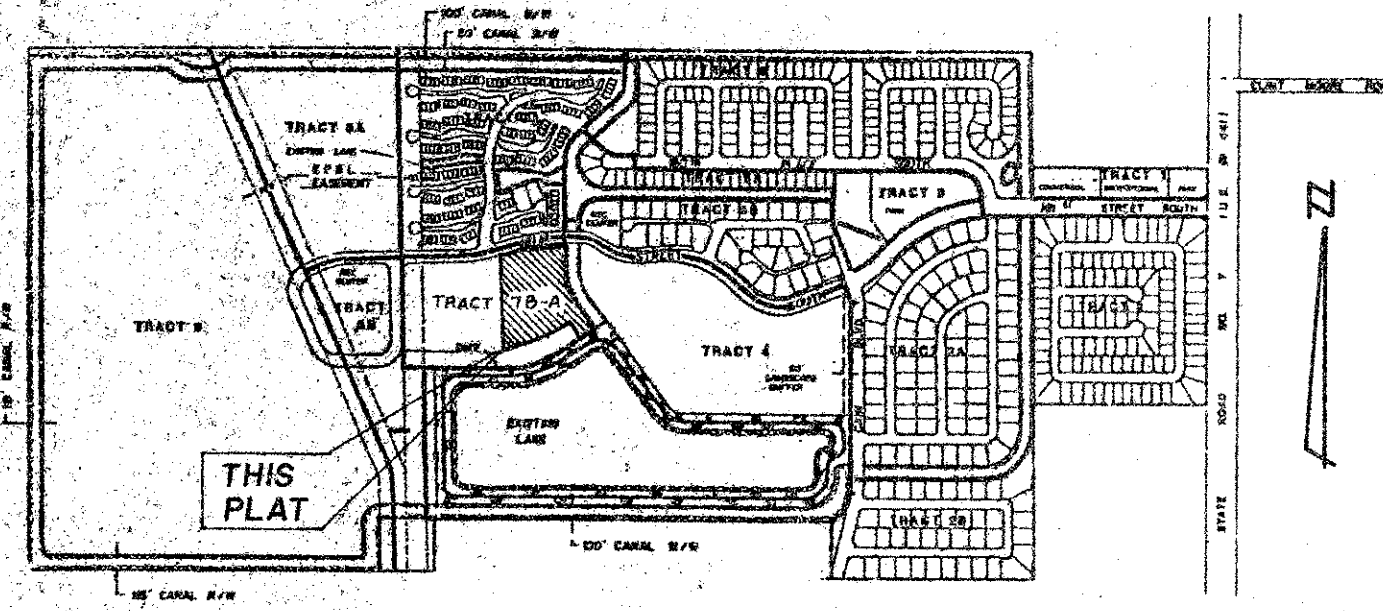
BREAKDOWN	ACRES	TOTAL ACRES	PERCENTAGE
GROSS ACREAGE	7.442		
A) PRIVATE ACCESS TRACTS			
1) TRACT "O" (LADERA LANE, LAKEMORE LANE and COVINA WAY).....	0.777	0.777	10%
B) RESIDENTIAL - SINGLE FAMILY ATTACHED DESIGN (28 UNITS)			
1) LOTS 38-55 (INCLUSIVE).....	0.860		
2) LOTS 56-61 (INCLUSIVE).....	0.291		
3) LOTS 62-65 (INCLUSIVE).....	0.198		
TOTAL.....	1.349	1.349	18%
C) RESIDENTIAL - MULTI-FAMILY (16 UNITS)			
1) PARCEL "Q" (4 UNITS).....	0.317		
2) PARCEL "R" (12 UNITS).....	0.913		
TOTAL.....	1.230	1.230	16%
D) COMMON AREA			
1) PARCEL "K".....	0.608		
2) PARCEL "L".....	1.253		
3) PARCEL "M".....	0.230		
TOTAL.....	2.131	2.131	29%
E) WATERWAYS			
1) LAKE PARCEL "P" - (DRAINAGE EASEMENT).....	0.639		
2) CANAL R/W (DRAINAGE EASEMENT).....	1.264		
TOTAL.....	1.903	1.903	26%
F) LANDSCAPE AREA - PARCEL "N".....	0.052	0.052	1%

0303-003

54/91

THIS PLAT PREPARED BY:
HELLER-WEAVER AND CATO, INC.
DRAWN BY:
C.A. D.D. & CATHY VALENTINE
COMPUTED BY:
DON

SWEETWATER SECTION TWO



LOCATION SKETCH
N.T.S.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS SWEETWATER SECTION TWO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 28 AND 29, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION 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 MOST WESTERLY SOUTHWEST CORNER OF "WATERBERRY" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43 AT PAGES 161, 162 AND 163 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RUN ALONG A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE NORTH HAVING AN ASSUMED RADIAL BEARING OF S10°49'33"E FROM THE RADIUS POINT, HAVING A RADIUS OF 870.00 FEET AND A CENTRAL ANGLE OF 5°32'11" FOR AN ARC DISTANCE OF 84.07 FEET TO A POINT OF TANGENCY, THENCE RUN N73°38'16"E FOR 75.00 FEET; THENCE RUN S28°38'16"W FOR 14.42 FEET TO THE POINT OF BEGINNING, SAID LAST THREE COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID PLAT "WATERBERRY"; THENCE RUN S33°19'30"W FOR 23.27 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEARING N77°02'00"E FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE, THENCE SOUTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 423.00 FEET AND A CENTRAL ANGLE OF 12°51'53" FOR AN ARC DISTANCE OF 94.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHERLY ALONG A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE EAST HAVING A RADIUS OF 327.00 FEET AND A CENTRAL ANGLE OF 16°15'37" FOR AN ARC DISTANCE OF 92.80 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE WEST HAVING A RADIUS OF 587.68 FEET AND A CENTRAL ANGLE OF 18°08'41" FOR AN ARC DISTANCE OF 186.11 FEET TO A POINT OF TANGENCY; THENCE RUN S01°46'57"W FOR 139.87 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEARING N02°17'52"W FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE RUN EASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 14°01'06" FOR AN ARC DISTANCE OF 36.70 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE NORTH HAVING A RADIUS OF 162.50 FEET AND A CENTRAL ANGLE OF 23°56'09" FOR AN ARC DISTANCE OF 67.89 FEET TO A POINT OF TANGENCY; THENCE RUN N77°47'06"E FOR 26.64 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY AND NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 878.29 FEET AND A CENTRAL ANGLE OF 18°27'34" FOR AN ARC DISTANCE OF 282.97 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 86°14'03" FOR AN ARC DISTANCE OF 30.10 FEET TO A POINT OF TANGENCY; THENCE RUN S34°26'25"E FOR 102.89 FEET TO A POINT ON A NON-TANGENT CURVE; SAID POINT BEARING S32°12'19"E FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE RUN NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 2°14'06" FOR AN ARC DISTANCE OF 39.01 FEET TO A POINT OF TANGENCY; THENCE RUN N55°33'35"E FOR 205.00 FEET; THENCE RUN N34°26'25"W FOR 201.16 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY AND NORTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 290.00 FEET AND A CENTRAL ANGLE OF 33°48'50" FOR AN ARC DISTANCE OF 171.15 FEET TO A POINT OF TANGENCY; THENCE RUN N00°37'35"W FOR 148.96 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 181st STREET SOUTH AS SHOWN ON SAID PLAT OF "WATERBERRY"; THENCE RUN S89°22'25"W ALONG SAID RIGHT OF WAY LINE FOR 100.00 FEET; THENCE RUN S00°27'35"E FOR 10.00 FEET TO A POINT ON A CURVE; THENCE RUN WESTERLY ALONG A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 1067.82 FEET AND A CENTRAL ANGLE OF 15°44'09" FOR AN ARC DISTANCE OF 293.27 FEET TO A POINT OF TANGENCY; THENCE RUN S73°38'16"W FOR 160.37 FEET TO THE POINT OF BEGINNING; SAID LAST FOUR COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID PLAT OF "WATERBERRY".

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA,
CONTAINING 7.442 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1) PARCELS "K", "L" AND "M" ARE HEREBY DEDICATED IN FEE SIMPLE TO THE SWEETWATER HOMEOWNER'S ASSOCIATION, INC., AND ITS SUCCESSORS AND/OR ASSIGNS. PARCELS "K", "L" AND "M" ARE THE COMMON PROPERTY OF AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND/OR ASSIGNS NAMED HEREIN, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2) THE PRIVATE STREETS SHOWN AS PRIVATE ACCESS TRACT "O" (LADERA LANE, LAKEMORE LANE AND COVINA WAY) ARE DEDICATED IN FEE SIMPLE TO THE SWEETWATER HOMEOWNER'S ASSOCIATION, INC. AND ITS SUCCESSORS AND/OR ASSIGNS FOR THE USE OF THE RESIDENTS AND THEIR GUEST THEREOF. SAID PRIVATE STREETS ARE THE COMMON PROPERTY OF AND PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND/OR ASSIGNS NAMED HEREIN, WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID PRIVATE STREETS ARE ALSO DEDICATED AS DRAINAGE AND UTILITY EASEMENTS.

3) THE LAKE PARCEL "P" (DRAINAGE EASEMENT) IS A WATER MANAGEMENT PARCEL FOR PROPER PURPOSES AND IS FOR THE USE OF THE RESIDENTS OF BOCA CHASE AND IS DEDICATED IN FEE SIMPLE TO THE BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC. (MASTER ASSOCIATION) AND ITS SUCCESSORS AND/OR ASSIGNS. SAID PARCEL "P" IS THE COMMON PROPERTY OF AND PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND/OR ASSIGNS NAMED HEREIN, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ASSOCIATED WITH DRAINAGE OF COUNTY MAINTAINED STREETS.

4) PARCEL "N" IS FOR LANDSCAPE PURPOSES AND IS HEREBY DEDICATED IN FEE SIMPLE TO THE BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC. (MASTER ASSOCIATION) AND ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PARCEL "N" IS THE COMMON PROPERTY OF AND PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND/OR ASSIGNS NAMED HEREIN, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5) THE 20' LAKE MAINTENANCE EASEMENT ARE FOR USE BY THE BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC. (MASTER ASSOCIATION) AND ITS SUCCESSORS AND/OR ASSIGNS IN PERPETUITY FOR THE PURPOSE OF LAKE MAINTENANCE. THE 20' LAKE MAINTENANCE EASEMENTS ARE THE COMMON PROPERTY OF AND PERPETUAL MAINTENANCE OBLIGATION OF SWEETWATER HOMEOWNER'S ASSOCIATION, INC. AND ITS SUCCESSORS AND/OR ASSIGNS NAMED HEREIN, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6) PARCELS "Q" AND "R" AS SHOWN HEREON ARE HEREBY RESERVED BY H. MILLER & SONS OF FLORIDA, INC. FOR ITSELF, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE FOR HOUSING AND ALL OTHER LAWFUL PURPOSES.

7) THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

8) SWEETWATER HOMEOWNER'S ASSOCIATION, INC., AND BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC. (MASTER ASSOCIATION) ARE FLORIDA CORPORATIONS NOT FOR PROFIT.

DEDICATION AND RESERVATION

IN WITNESS WHEREOF THE ABOVE NAMED COPORTION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, IRVING BOLOTIN AND ATTESTED BY ITS ASSISTANT SECRETARY MARY LOU JANSEN AN ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12th DAY OF February, 1986.

H. MILLER & SONS OF FLORIDA, INC., A CORPORATION OF THE STATE OF FLORIDA.

WITNESS *Irving Bolotin*
AS TO BOTH
IRVING BOLOTIN
SENIOR VICE PRESIDENT

WITNESS *Mary Lou Jansen*
AS TO BOTH
MARY LOU JANSEN
ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, IRVING BOLOTIN, SENIOR VICE PRESIDENT, AND MARY LOU JANSEN, ASSISTANT SECRETARY, OF H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL THIS 12 DAY OF February 1986
William H. Lawrence
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, MORRIS J. WATSKY, 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 H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT I FIND THE PROPERTY IS FREE OF ENCUMBRANCES.

DATED: August 14, 1986. SIGNED: *Morris J. Watsky*
MORRIS J. WATSKY, ATTORNEY

DRAWING NUMBER
54/91

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER