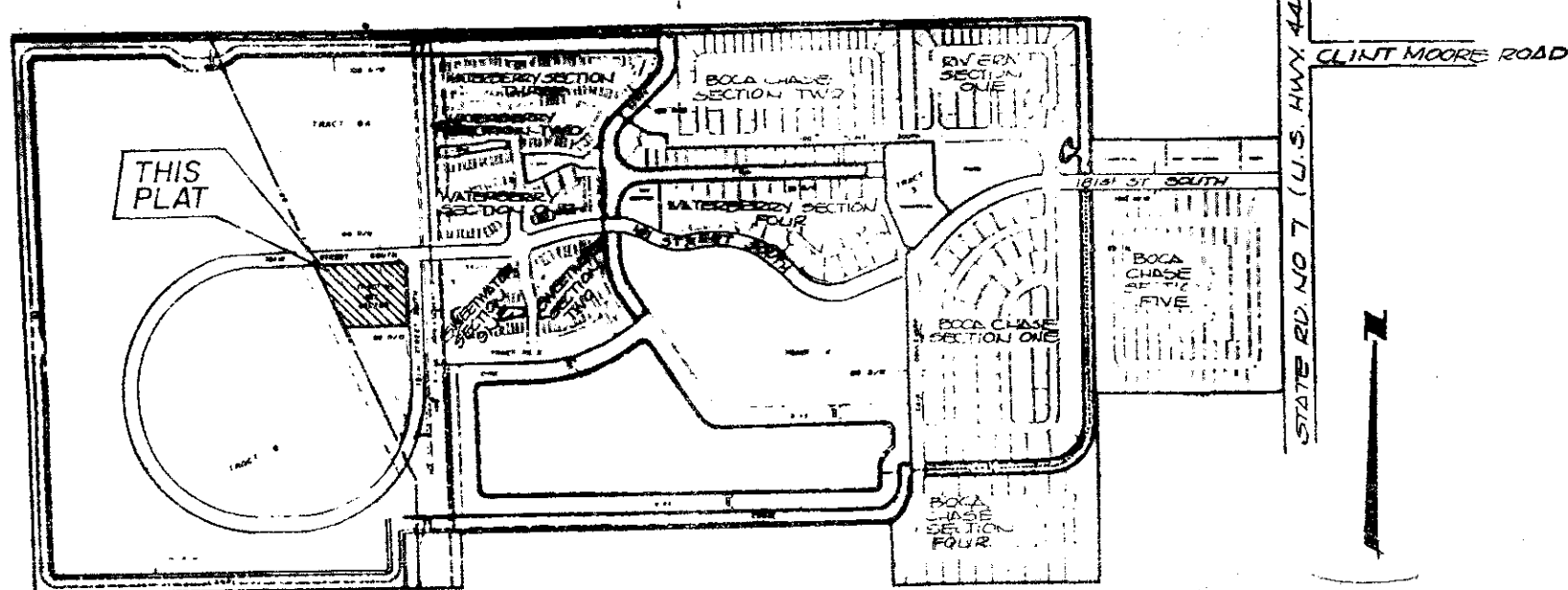


SWEETWATER CLUB CENTER PLAT

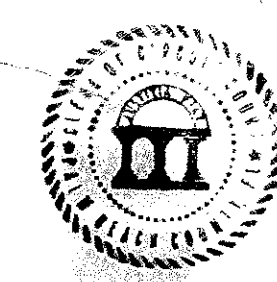
(TRACT 8B-A, BOCA CHASE - RIVERA P.U.D.)
 A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4)
 OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST
 PALM BEACH COUNTY, FLORIDA



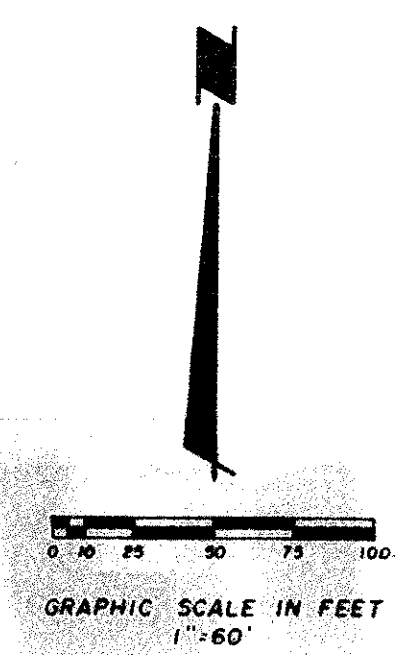
LOCATION SKETCH

Prepared By:
HELLER - WEAVER and CATO, Inc.
 5667 Coral Gate Boulevard
 Margate, Florida 33063
 Order No. 8591

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record on 2:52 P.M.
 the 30 day of July
 1987, and duly recorded in Plat Book No.
57 on page 91
 JOHN B. DUNKLE, Clerk Circuit Court



SHEET 1 of 1 SHEET



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 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS SWEETWATER CLUB CENTER PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF PARCEL "C", "WATERBERRY SECTION ONE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11 AT PAGES 30, 31, AND 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RUN ON AN ASSUMED BEARING OF S0°47'35"E ALONG THE WEST LINE OF THAT CERTAIN 20' ANCHOR AREA RECORDED IN DEED BOOK 1010 AT PAGE 337 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A DISTANCE OF 80.00 FEET; THENCE RUN N89°12'25"W FOR A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°12'25"W FOR A DISTANCE OF 114.25 FEET; THENCE RUN S2°19'01"E FOR A DISTANCE OF 42.00 FEET; THENCE RUN N65°40'39"E FOR A DISTANCE OF 53.0 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT AND CONDUVE TO THE NORTHWEST HAVING A RADIUS OF 24.00 FEET AND A CENTRAL ANGLE OF 16°52'47" FOR AN ARC DISTANCE OF 72.18 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY AND EASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT AND CONDUVE TO THE SOUTHEAST HAVING A RADIUS OF 145.00 FEET AND A CENTRAL ANGLE OF 32°24'33" FOR AN ARC DISTANCE OF 102.27 FEET TO A POINT OF TANGENCY; THENCE RUN N67°12'01"E FOR A DISTANCE OF 150.00 FEET; THENCE RUN N0°47'35"W ALONG A LINE PARALLEL WITH AND 80.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THAT CERTAIN 20' ANCHOR AREA RECORDED IN DEED BOOK 1010 AT PAGE 337 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A DISTANCE OF 325.00 FEET, SAID LAST COURSE BEING COINCIDENT WITH A LINE PARALLEL WITH AND 270.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST; THENCE RUN N45°47'35"W FOR A DISTANCE OF 42.50 FEET TO THE POINT OF BEGINNING.

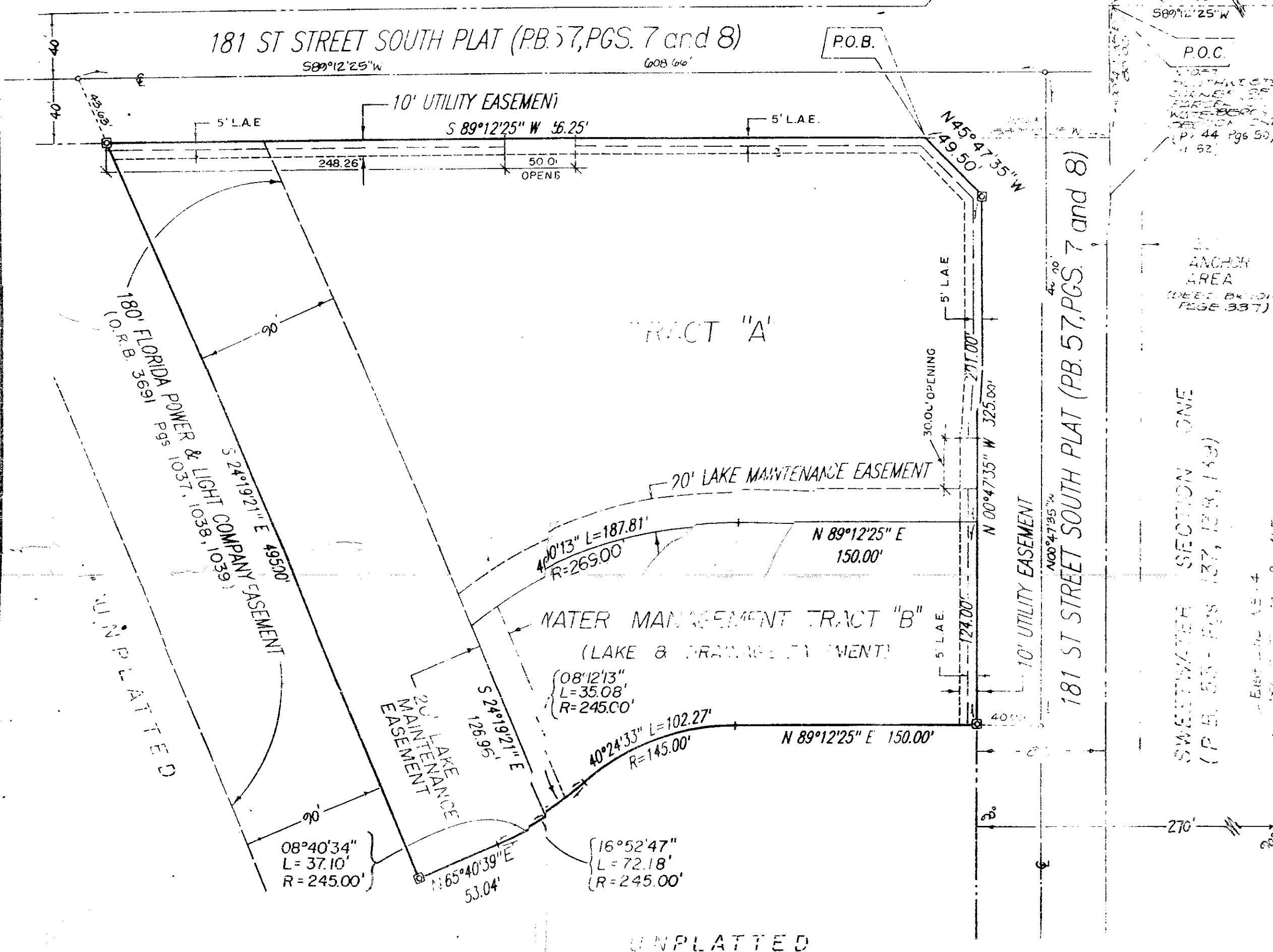
CONTAINING 4.1325 ACRES MORE OR LESS.
 SAID LANDS BEING IN PALM BEACH COUNTY, FLORIDA.

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

- TRACT "A" FOR RECREATIONAL PURPOSES IS HEREBY DEDICATED IN FEE SIMPLE TO THE SWEETWATER HOMEOWNER'S ASSOCIATION, INC., AND ITS SUCCESSORS OR ASSIGNS FOR THE USE OF THE RESIDENTS THEREOF. PARCEL "A" IS THE COMMON PROPERTY OF AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACT "B" (LAKE & DRAINAGE ELEMENT) 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 OR ASSIGNS. SAID PARCEL "B" IS THE COMMON PROPERTY OF AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS 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 THE DRAINAGE OF COUNTY MAINTAINED STREETS.
- THE 20' LAKE MAINTENANCE EASEMENT IS FOR USE BY THE BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC. (MASTER ASSOCIATION) AND ITS SUCCESSORS OR ASSIGNS IN PERPETUITY FOR THE PURPOSE OF LAKE MAINTENANCE. THE 20' LAKE MAINTENANCE EASEMENT IS THE COMMON PROPERTY OF AND PERPETUAL MAINTENANCE OBLIGATION OF SWEETWATER HOMEOWNER'S ASSOCIATION, INC., AND ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC. (MASTER ASSOCIATION) AND SWEETWATER HOMEOWNER'S ASSOCIATION, INC. ARE FLORIDA CORPORATIONS NOT FOR PROFIT.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

LAND USE TABULATION:

BREAKDOWN:	ACRES	PERCENTAGE
A) TRACT "A"	3.2425	78%
B) WATER MANAGEMENT TRACT "B"	0.8900	22%
	4.1325	100%



SUBDIVISION - Sweetwater Club Center
 BOOK 57 PAGE 91
 FLOOD MAP 1005
 ZONING AR
 ZIP CODE 33434
 NAME Boca Chase

- SURVEYOR'S NOTES:**
- INDICATES P.C.P. (PERMANENT CONTROL POINT)
 - ⊙ INDICATES P.R.M. (PERMANENT REFERENCE MONUMENT)
 - BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, HAVING AN ASSUMED BEARING OF DUE WEST AS SHOWN ON THE RECORD PLAT OF BOCA CHASE SECTION TWO (P.B. 37, PGS. 192 AND 193) PALM BEACH COUNTY RECORDS.
 - L.A.E. INDICATES LIMITED ACCESS EASEMENT.

DEDICATION AND RESERVATION - H. MILLER & SONS OF FLORIDA, INC.
 IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, IRVING BOLOTIN AND ATTESTED BY ITS ASSISTANT SECRETARY MARY LOU JANSEN AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30 DAY OF JULY 1987.

H. MILLER & SONS OF FLORIDA, INC., A CORPORATION OF THE STATE OF FLORIDA.
 BY: Irving Bolotin
 SENIOR VICE PRESIDENT

MARY LOU JANSEN
 ASSISTANT SECRETARY

ACKNOWLEDGEMENT - H. MILLER & SONS OF FLORIDA, INC.
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED IRVING BOLOTIN 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 SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF H. MILLER AND SONS OF FLORIDA, INC., A FLORIDA 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 30 DAY OF JULY 1987.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF JULY 1987.
 BY: Carol A. Roberts
 CHAIR - CAROL A. ROBERTS
 Board of County Commissioners

ATTEST: JOHN B. DUNKLE, CLERK
 BY: Kathryn S. Miller
 DEPUTY CLERK

COUNTY ENGINEER
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF JULY 1987.
 BY: H.F. Kahert, P.E.
 COUNTY ENGINEER
 County Engineer

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 TO BE VESTED TO H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, AND THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES OTHER THAN SHOWN.

DATED: July 1, 1987 SIGNED: Morris J. Watsky
 MORRIS J. WATSKY, ATTORNEY

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 THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE MAINTAINED UNDER THE GUARANTEE PROVIDED BY PALM BEACH COUNTY FOR 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 MEASUREMENT STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS PUBLISHED PURSUANT TO CHAPTER 2AHH-6, FLORIDA ADMINISTRATIVE CODE.

H. MILLER & SONS OF FLORIDA, INC.
 BY: Irving Bolotin
 SENIOR VICE PRESIDENT
 JOHN B. DUNKLE, CLERK
 MORRIS J. WATSKY, ATTORNEY
 SURVEYOR'S SEAL

SWEETWATER CLUB CENTER PLAT 57/91