

BOCA GARDENS PLAT FOUR

0407-004

90

STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record at 3:22 PM this 16 day of MAR, A.D. 1989 and duly recorded in Plat Book No. 62 on Pages 90 thru 91

JOHN B. DUNKLE,
Clerk, Circuit Court
By Susan Johnson
D.C.



BEING A REPLAT OF A PORTION OF THE PLAT OF BOCA GARDENS (A P.U.D.), AS RECORDED IN PLAT BOOK 50, PAGES 25 THROUGH 35, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. OCTOBER, 1988. SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CARTERET BOCA GARDENS, INC., A FLORIDA CORPORATION, AND BOCA GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF BOCA GARDENS (A P.U.D.), AS RECORDED IN PLAT BOOK 50, PAGES 25 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA GARDENS PLAT FOUR (A P.U.D.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID BOCA GARDENS (A P.U.D.) FOR A POINT OF BEGINNING: THENCE SOUTH 0°00'04" WEST, A DISTANCE OF 714.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOCA GARDENS PARKWAY; THENCE NORTH 89°58'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 93.50 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 1°30'57"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 12.17 FEET, TO AN INTERSECTION WITH A NON RADIAL LINE BEARING NORTH 44°59'26" WEST; THENCE NORTH 44°59'26" WEST, ALONG SAID NON RADIAL LINE, A DISTANCE OF 34.42 FEET; THENCE NORTH 0°00'04" EAST, A DISTANCE OF 91.90 FEET; THENCE NORTH 89°59'56" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 0°00'04" WEST A DISTANCE OF 76.77 FEET; THENCE SOUTH 52°26'11" WEST, A DISTANCE OF 39.71 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, WHOSE RADIUS POINT BEARS NORTH 14°52'48" EAST FROM SAID INTERSECTION, HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 19°38'17"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.66 FEET TO THE POINT OF TANGENCY; THENCE NORTH 55°28'55" WEST, A DISTANCE OF 9.33 FEET; THENCE NORTH 34°31'05" EAST, A DISTANCE OF 88.67 FEET; THENCE NORTH 7°22'07" EAST, A DISTANCE OF 146.18 FEET; THENCE NORTH 23°53'39" EAST, A DISTANCE OF 67.21 FEET; THENCE NORTH 0°00'04" EAST, A DISTANCE OF 68.00 FEET; THENCE NORTH 51°32'55" WEST, A DISTANCE OF 82.35 FEET; THENCE NORTH 89°59'11" WEST, A DISTANCE OF 341.00 FEET; THENCE SOUTH 54°39'32" WEST, A DISTANCE OF 92.81 FEET; THENCE SOUTH 28°56'18" WEST, RADIALLY, A DISTANCE OF 69.54 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 640.0 FEET, AND A CENTRAL ANGLE OF 13°23'45"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 149.63 FEET, TO AN INTERSECTION WITH A NON-RADIAL LINE THAT BEARS NORTH 23°13'18" WEST, AND THE RADIUS POINT OF SAID CURVE BEARS SOUTH 15°32'13" WEST FROM SAID INTERSECTION; THENCE NORTH 37°13'18" WEST, ALONG SAID NON RADIAL LINE, A DISTANCE OF 30.25 FEET; THENCE NORTH 0°00'49" EAST, A DISTANCE OF 44.01 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 77.50 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 113.88 FEET, TO THE POINT OF TANGENCY; THENCE, RADIALLY, NORTH 0°00'49" EAST, A DISTANCE OF 50.00 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH WHOSE TANGENT BEARS SOUTH 89°59'11" EAST, HAVING A RADIUS OF 122.50 FEET, AND A CENTRAL ANGLE OF 9°23'47"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.09 FEET TO AN INTERSECTION WITH A NON RADIAL LINE THAT BEARS NORTH 0°00'49" EAST; THENCE NORTH 0°00'49" EAST, ALONG SAID NON RADIAL LINE, A DISTANCE OF 99.15 FEET TO THE NORTH LINE OF SAID BOCA GARDENS (A P.U.D.); THENCE SOUTH 89°59'11" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 884.27 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8.243 ACRES MORE OR LESS

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

- COMMON AREA:**
TRACTS A-1 AND A-2 AS SHOWN ARE HEREBY DEDICATED TO THE "BOCA GARDENS HOMEOWNERS ASSOCIATION, INC." A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS AS COMMON AREAS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PARKING:**
TRACTS D-1 THROUGH D-4 INCLUSIVE AS SHOWN ARE HEREBY DEDICATED TO THE "BOCA GARDENS HOMEOWNERS ASSOCIATION, INC." A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS AND PARKING AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- ACCESS TRACTS:**
TRACT E-1 AS SHOWN IS HEREBY DEDICATED TO THE "BOCA GARDENS HOMEOWNERS ASSOCIATION, INC." A FLORIDA NON-PROFIT CORPORATION ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS, UTILITY (PUBLIC AND PRIVATE) DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS:**
 - UTILITY EASEMENTS** - THE UTILITY EASEMENTS AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES PUBLIC AND PRIVATE (WATER, SEWER, ELECTRICAL, CABLE T.V., ETC.).
 - DRAINAGE EASEMENTS** AS SHOWN ARE HEREBY DEDICATED TO THE "BOCA GARDENS HOMEOWNERS ASSOCIATION, INC." A FLORIDA NON-PROFIT CORPORATION ITS SUCCESSORS OR ASSIGNS FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES PUBLIC ROADS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS RESPECTIVE CORPORATE OFFICERS AS SHOWN BELOW AND HAVE CAUSED THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 TH DAY OF JANUARY, 1989.

BY: CARTERET BOCA GARDENS, INC., A FLORIDA CORPORATION
BY: Theodore P. Dzwil
THEODORE P. DZWILL, SENIOR VICE PRESIDENT

ATTEST
BY: Simon P. Gerun
SIMON P. GERUN, ASST. VICE PRESIDENT

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS RESPECTIVE CORPORATE OFFICERS AS SHOWN BELOW AND HAVE CAUSED THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 TH DAY OF JANUARY, 1989.

BY: BOCA GARDENS HOMEOWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION
BY: Simon P. Gerun
SIMON P. GERUN, PRESIDENT

ATTEST
BY: Theodore P. Dzwil
THEODORE P. DZWILL, VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THEODORE P. DZWILL AND SIMON P. GERUN, 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 ASST. VICE PRESIDENT OF CARTERET BOCA GARDENS, 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 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 10 TH DAY OF JANUARY, 1989.

MY COMMISSION EXPIRES: 2/15/89
Bruce A. McLennan
NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SIMON P. GERUN AND THEODORE P. DZWILL, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BOCA GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT 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 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 10 DAY OF JANUARY, 1989.

MY COMMISSION EXPIRES: 2/15/89
Bruce A. McLennan
NOTARY PUBLIC

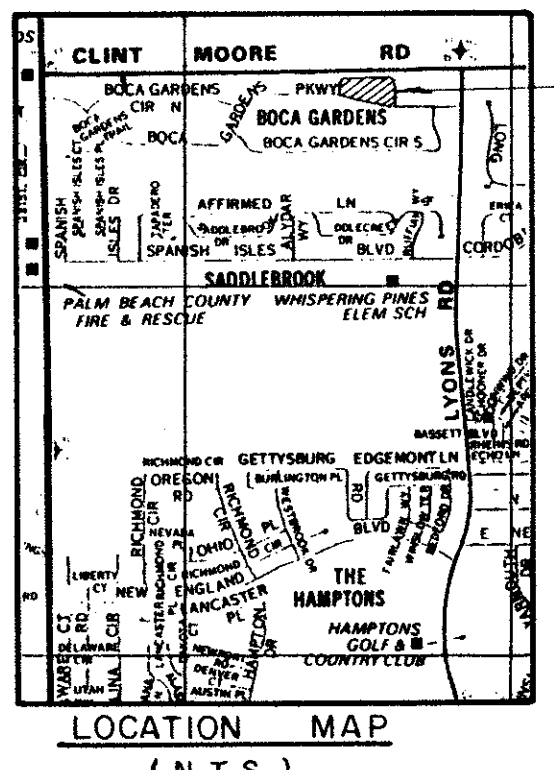
MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4323 AT PAGE 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 DAY OF JANUARY, 1989.

CARTERET SAVINGS BANK, F.A. A DELAWARE CORPORATION
BY: Susan Johnson
SUSAN JOHNSON, SENIOR VICE PRESIDENT

ATTEST
BY: Arthur G. Martell
ARTHUR G. MARTELL, VICE PRESIDENT



ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SUSAN JOHNSON AND ARTHUR G. MARTELL, 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 VICE PRESIDENT OF CARTERET SAVINGS BANK, F.A., AND THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION, AND THAT IT WAS AFFIXED TO THE SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 TH DAY OF JANUARY, 1989.

MY COMMISSION EXPIRES: 2/15/89
Bruce A. McLennan
NOTARY PUBLIC

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, AMERICAN TITLE INSURANCE CO., A TITLE INSURANCE COMPANY DEDICATED TO 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 CARTERET BOCA GARDENS, INC., A FLORIDA CORPORATION AND BOCA GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT WE FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT WE FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 2/15/89
Bruce A. McLennan
AMERICAN TITLE INSURANCE CO.

P.U.D. TABULAR DATA	
TOTAL AREA	8.243 ACRES
TOTAL DWELLING UNITS	79 UNITS
DWELLING UNITS PER ACRE	9.58 D.U./AC.
UNIT TYPE	TOWNHOME

SURVEYOR'S CERTIFICATE:
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND 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 FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS (IF ANY) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS 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.

Michael T. Kolodziejczyk
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3864

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 TH DAY OF MARCH 1989.

ATTEST: JOHN B. DUNKLE, CLERK
BY: Debra Dowd
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 TH DAY OF MARCH 1989.

BY: Herbert F. Kahlert
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

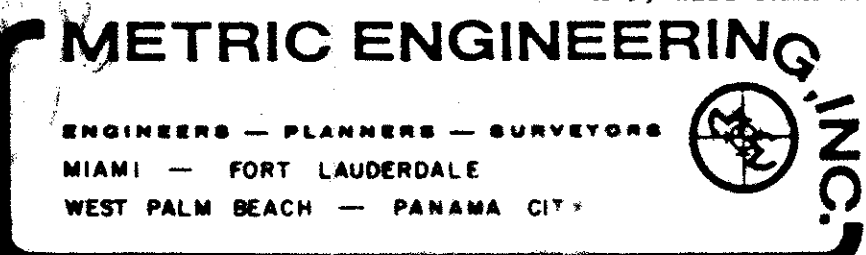
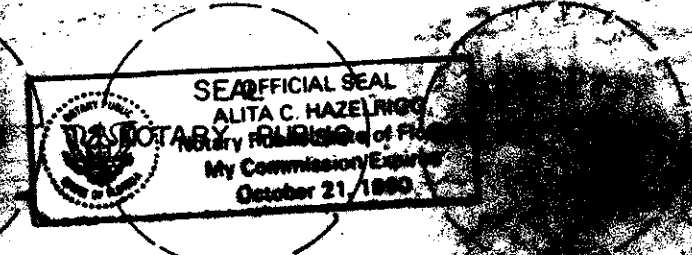
NOTES:

- NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS OCCUPIED BY WATER AND/OR SEWER.
- LANDSCAPING OF UTILITY EASEMENTS EXCLUDING WATER AND SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL OTHER UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY LINE OF THE PLAT OF BOCA GARDENS (A P.U.D.) BEING SOUTH 89°59'11" EAST AND ALL OTHER BEARINGS SHOWN AND DESCRIBED HEREON ARE RELATIVE THERETO.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3864.
- SETBACKS ARE TO MEET THE PALM BEACH COUNTY ZONING CODE.
- L.A.E. = DENOTES LIMITED ACCESS EASEMENT
- (O.A.) = DENOTES OVERALL DISTANCE
- TIE LINES SHOWN TO BUILDINGS ARE AT 90° TO THE BUILDINGS UNLESS OTHERWISE NOTED.
- (RAD) = DENOTES RADIAL LINE.
- (NR) = DENOTES NON RADIAL LINE.
- U.E. = DENOTES UTILITY EASEMENT.
- D.E. = DENOTES DRAINAGE EASEMENT.
- THE UNDERLYING BOUNDARY SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.

0407-004

62/90

THIS INSTRUMENT WAS PREPARED BY MICHAEL T. KOLODZIEJCZYK, P.L.S., IN THE OFFICES OF METRIC ENGINEERING, INC., 1800 FOREST HILL BOULEVARD, SUITE A-9, WEST PALM BEACH, FLORIDA 33406.



DESIGNED	MTK
DRAWN	NG
CHECKED	MTK
PROJECT NO.	85-2700
DATE	OCT. 1988
SHEET NO.	1 OF 2

BOCA GARDENS PLAT FOUR

SUPERVISOR Boca Gardens #4
BOOK 62 PAGE 90
COUNTY OF PALM BEACH
53
ES 84-40
33434
TAX 769
Boca Gardens PUD
6/11/82