

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 12:41 THIS 26 DAY OF July A.D. 1994 AND DULY RECORDED IN PLAT BOOK 73 ON PAGES 24 THROUGH 26 DOROTHY H. WILKEN, CLERK BY Leigh A. Stanley, DC SHEET 1 OF 3 SHEETS



BOCA GREENS (WEST PHASE) P.U.D. BOCA ISLES SOUTH PHASE 5C A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST. PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY: RICKIE C. WEINBERG CARNAHAN-PROCTOR AND ASSOCIATES, INC. CONSULTING ENGINEERS SURVEYORS ENGINEERS PLANNERS 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063 DECEMBER 1993 870606ZC JSH

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA GREENS, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, LYING IN PALM BEACH COUNTY, FLORIDA, BEING SHOWN HEREON AS "BOCA ISLES SOUTH PHASE 5C", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'57" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 12, A DISTANCE OF 2855.98 FEET TO A POINT LYING ON THE WESTERLY BOUNDARY OF SAID SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ... (Detailed survey description follows) ...

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 31.485 ACRES, MORE OR LESS. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

- 01. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. ... (Remaining list items follow) ...

- 06. THE INGRESS-EGRESS EASEMENT IS HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR INGRESS-EGRESS, AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. ... (Remaining list items follow) ...

IN WITNESS WHEREOF BOCA GREENS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3 DAY OF MARCH, A.D., 1994.

BOCA GREENS, INC. A FLORIDA CORPORATION BY: Stuart Miller VICE PRESIDENT

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF DADE BEFORE ME PERSONALLY APPEARED STUART MILLER, WHO IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOCA GREENS, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3 DAY OF MARCH, 1994. MY COMMISSION EXPIRES: Nov-16-1996 ANDY ZITMAN NOTARY PUBLIC-STATE OF FLORIDA COMMISSION NO. CC 225516

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF BROWARD ) SS GERALD L. KNIGHT, 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 BOCA GREENS, INC., A FLORIDA CORPORATION, AND THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: Mar 4, 1994 UPDATE: May 19, 1994 BY: Gerald L. Knight ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY: THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 20th DAY OF February, 1994 RICKIE C. WEINBERG PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NO. 5273

P.U.D. STATISTICS TABLE: PETITION NO. 77-13, ACREAGE 31.485, UNITS 93, DENSITY 2.95 D.U./AC., TYPE OF UNITS SINGLE FAMILY. Includes HOMEOWNERS' ASSOCIATION, NOTARY, BOCA GREENS, INC., SURVEYOR, COUNTY ENGINEER, COUNTY COMMISSION stamps.



APPROVALS - BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF July, 1994. BY: Mary McCarty CHAIR ATTEST: DOROTHY H. WILKEN, CLERK COUNTY ENGINEER DEPUTY CLERK THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF July, 1994. BY: George T. Webb, P.E. COUNTY ENGINEER

ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA COUNTY OF PALM BEACH ) SS THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF June, 1994.

BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT BY: Tammy McDonald, PRESIDENT

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH ) SS BEFORE ME PERSONALLY APPEARED TAMMY McDONALD, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID 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 16th DAY OF June, 1994. MY COMMISSION EXPIRES: Sep 3 1996 Jandi M. Cooper NOTARY PUBLIC - STATE OF FLORIDA COMMISSION NO.

NOTES: 01. ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°46'57" WEST ALONG THE SOUTH LINE OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST. 02. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT. ... (Remaining notes follow) ...

Handwritten notes: SUBDIVISION \* Boca Isles South A SC, BOOK 73, PLAT 24, PLAT 25, PLAT 26, PLAT 27, PLAT 28, PLAT 29, PLAT 30, PLAT 31, PLAT 32, PLAT 33, PLAT 34, PLAT 35, PLAT 36, PLAT 37, PLAT 38, PLAT 39, PLAT 40, PLAT 41, PLAT 42, PLAT 43, PLAT 44, PLAT 45, PLAT 46, PLAT 47, PLAT 48, PLAT 49, PLAT 50, PLAT 51, PLAT 52, PLAT 53, PLAT 54, PLAT 55, PLAT 56, PLAT 57, PLAT 58, PLAT 59, PLAT 60, PLAT 61, PLAT 62, PLAT 63, PLAT 64, PLAT 65, PLAT 66, PLAT 67, PLAT 68, PLAT 69, PLAT 70, PLAT 71, PLAT 72, PLAT 73, PLAT 74, PLAT 75, PLAT 76, PLAT 77, PLAT 78, PLAT 79, PLAT 80, PLAT 81, PLAT 82, PLAT 83, PLAT 84, PLAT 85, PLAT 86, PLAT 87, PLAT 88, PLAT 89, PLAT 90, PLAT 91, PLAT 92, PLAT 93, PLAT 94, PLAT 95, PLAT 96, PLAT 97, PLAT 98, PLAT 99, PLAT 100.

Handwritten notes: Boca Isles South Phase 5C, 73/24, 0208-021