

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 1994 8706062D JSH

BOCA GREENS (WEST PHASE) P.U.D.

208-024

# BOCA ISLES SOUTH PHASE 5D

A REPLAT OF A PORTION OF TRACTS 51, 52, 53, 54 AND 55, SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2" (P.B.1, PG.102, P.B.C.R.), TOGETHER WITH A PORTION OF THE ABANDONED 15.00 FOOT ROAD RIGHTS OF WAY (O.R.B.7927, PGS. 501-509) AND (O.R.B. 8328, PGS. 1295-1324, P.B.C.R.), TOGETHER WITH A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

## PALM BEACH COUNTY, FLORIDA

# 130

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR RECORD AT 10:19 A.M. THIS 21<sup>ST</sup> DAY OF JULY A.D. 1995 AND DULY RECORDED IN PLAT BOOK 75 ON PAGES 130 THROUGH 132 DOROTHY H. WILKEN, CLERK BY: Dawn A. Martin DC

SHEET 1 OF 3 SHEETS

### 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 REPLAT OF A PORTION OF TRACTS 51, 52, 53, 54 AND 55, SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, AS SHOWN ON FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE 15.00 FOOT RIGHT OF WAY ABANDONED PER OFFICIAL RECORDS BOOK 7927 AT PAGES 501 THROUGH 509 AND OFFICIAL RECORDS BOOK 8328 AT PAGES 1295 THROUGH 1324 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BOCA ISLES SOUTH PHASE 5D", AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'57" WEST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 12, A DISTANCE OF 4609.12 FEET; THENCE NORTH 00°13'03" WEST, A DISTANCE OF 776.96 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH 08°14'43" EAST; THENCE WESTERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 48°16'31", A DISTANCE OF 141.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 74°27'38", A DISTANCE OF 97.47 FEET TO THE POINT OF TANGENCY; THENCE NORTH 72°03'36" WEST, A DISTANCE OF 243.86 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS SOUTH 10°02'02" WEST; THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 252.50 FEET AND A CENTRAL ANGLE OF 89°03'19", A DISTANCE OF 388.06 FEET; THENCE NORTH 78°01'17" WEST, RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 70.78 FEET (THE LAST FIVE (5) DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY OF "BOCA ISLES SOUTH PHASE 5C", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75 AT PAGES 18 THROUGH 20 OF SAID PUBLIC RECORDS); THENCE NORTH 00°56'14" WEST, ALONG A LINE PARALLEL WITH AND 115.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SECTION 11, A DISTANCE OF 1329.01 FEET; THENCE NORTH 89°58'48" EAST, ALONG A LINE PARALLEL WITH AND 80.00 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT 51, A DISTANCE OF 115.02 FEET; THENCE NORTH 00°56'14" WEST, ALONG SAID EAST LINE OF SECTION 11, A DISTANCE OF 87.41 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 01°48'49" EAST, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF KIMBERLY BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 3159, PAGE 816 OF THE SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1960.00 FEET AND A CENTRAL ANGLE OF 29°30'58", A DISTANCE OF 1009.70 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 62°17'51" EAST, A DISTANCE OF 179.71 FEET, (THE LAST TWO (2) DESCRIBED COURSES BEING ALONG SAID SOUTH RIGHT-OF-WAY LINE); THENCE SOUTH 27°42'09" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 69°29'33" WEST, A DISTANCE OF 67.06 FEET; THENCE SOUTH 27°42'09" WEST, A DISTANCE OF 122.70 FEET; THENCE NORTH 64°15'04" WEST, RADIAL TO THE NEXT DESCRIBED CURVE TO THE RIGHT, A DISTANCE OF 40.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 658.60 FEET AND A CENTRAL ANGLE OF 00°46'50", A DISTANCE OF 8.97 FEET; THENCE NORTH 62°17'51" WEST, ALONG A LINE NON-RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 91.44 FEET; THENCE NORTH 63°15'06" WEST, A DISTANCE OF 66.39 FEET; THENCE NORTH 65°36'44" WEST, A DISTANCE OF 65.08 FEET; THENCE SOUTH 05°51'24" WEST, A DISTANCE OF 94.16 FEET; THENCE SOUTH 18°07'56" WEST, A DISTANCE OF 75.52 FEET; THENCE SOUTH 28°21'39" WEST, A DISTANCE OF 37.77 FEET; THENCE SOUTH 47°41'47" WEST, A DISTANCE OF 58.77 FEET; THENCE SOUTH 70°49'22" WEST, A DISTANCE OF 79.97 FEET; THENCE SOUTH 01°41'47" EAST, A DISTANCE OF 129.92 FEET; THENCE NORTH 83°07'15" EAST, A DISTANCE OF 64.57 FEET; THENCE NORTH 81°05'38" EAST, A DISTANCE OF 260.80 FEET; THENCE SOUTH 08°54'22" EAST, A DISTANCE OF 115.10 FEET; THENCE SOUTH 02°11'56" EAST, A DISTANCE OF 50.34 FEET; THENCE SOUTH 08°54'22" EAST, A DISTANCE OF 119.72 FEET; THENCE SOUTH 68°26'09" WEST, RADIAL TO THE NEXT DESCRIBED CURVE TO THE RIGHT, A DISTANCE OF 18.90 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 658.60 FEET AND A CENTRAL ANGLE OF 00°46'47", A DISTANCE OF 8.96 FEET; THENCE SOUTH 81°05'38" WEST, ALONG A LINE NON-RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 204.84 FEET; THENCE SOUTH 08°14'43" EAST, A DISTANCE OF 110.01 FEET TO THE POINT OF BEGINNING (THE LAST TWENTY-THREE (23) DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY OF "BOCA ISLES SOUTH PHASE 5C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73 AT PAGES 24 THROUGH 26 OF SAID PUBLIC RECORDS).

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 26.340 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

- 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.
- TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING WITHIN SAID TRACTS MUST BE IN CONFORMANCE WITH PALM BEACH COUNTY LANDSCAPE CODES (ORDINANCE 90-8) AND THE PLAT NOTES.
- TRACT "E", THE LAKE MAINTENANCE ACCESS TRACT, AS SHOWN HEREON IS HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

- THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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 26 DAY OF May, A.D., 1995.

BOCA GREENS, INC.  
 A FLORIDA CORPORATION  
 BY: JONATHAN A. JAFFE  
 VICE PRESIDENT

WITNESS: Carlos A. Diaz  
 (NAME) Carlos A. Diaz  
 WITNESS: Ruben M. Gell  
 (NAME) Ruben M. Gell

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
 COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED JONATHAN A. JAFFE, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOCA GREENS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IS 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 26 DAY OF May, 1995.  
 MY COMMISSION EXPIRES: Nov-16-1996

ANDY ZITMAN  
 NOTARY PUBLIC-STATE OF FLORIDA  
 COMMISSION NO. CC 235910

### TITLE CERTIFICATION

STATE OF FLORIDA ) SS  
 COUNTY OF BROWARD

I, 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; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: May 30, 1995

BY: Gerald L. Knight  
 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 THE 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 24<sup>TH</sup> DAY OF May, 1995

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF July, 1995.  
 BY: George T. Webb, P.E.  
 COUNTY ENGINEER

RICKIE C. WEINBERG  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 5273

### APPROVALS - BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY

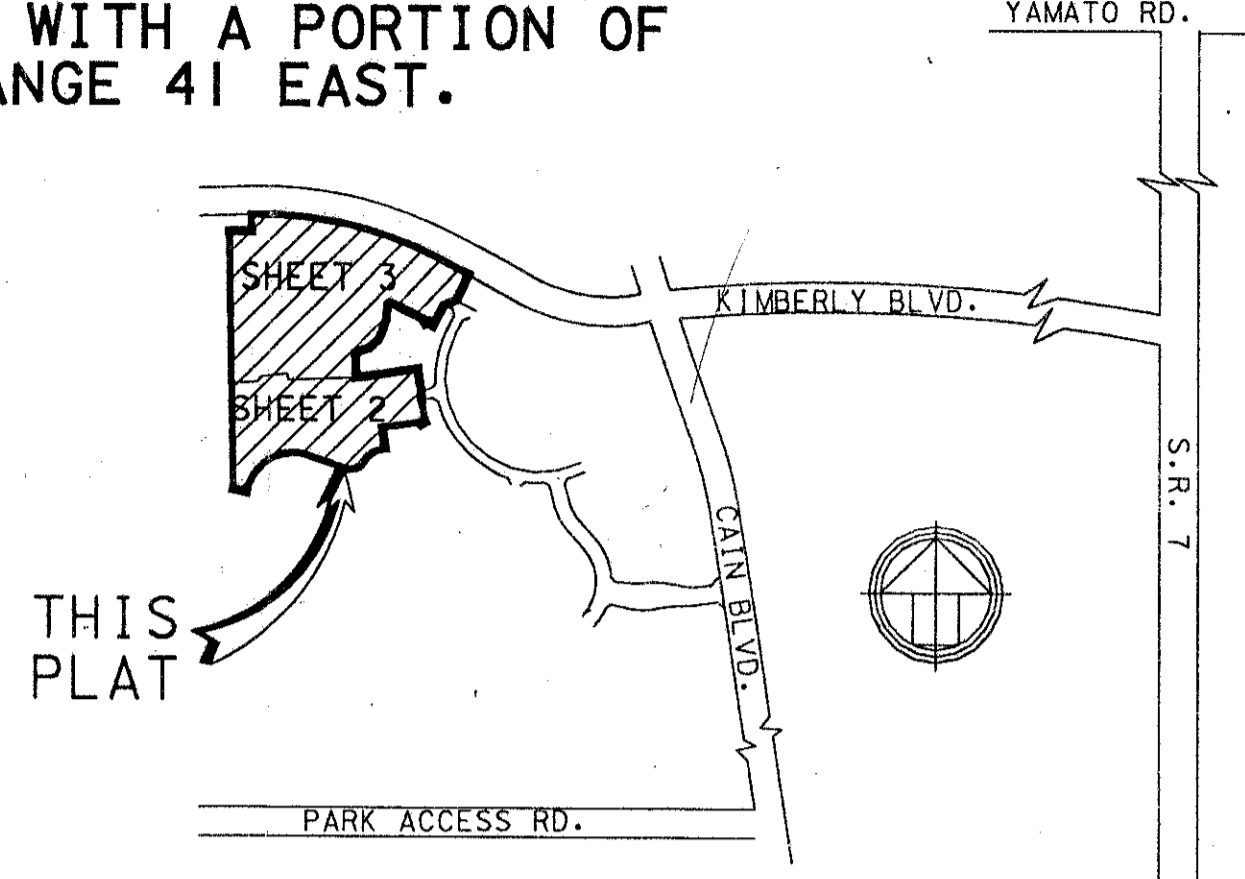
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF July, 1995

BY: Ken Foster, Chairman  
 ATTEST: Dorothy H. Wilken, Clerk  
 DEPUTY CLERK

HOMEOWNERS' ASSOCIATION  
 NOTARY  
 BOCA GREENS, INC.  
 NOTARY  
 SURVEYOR  
 COUNTY ENGINEER

### P.U.D. STATISTICS

PETITION NO. 77-13  
 ACREAGE 26.340  
 UNITS 79  
 DENSITY 3.00 D.U./AC.  
 TYPE OF UNITS SINGLE FAMILY



LOCATION MAP  
 NOT TO SCALE

PET. 77-13M  
 ALLOC. #0001  
 5/3/3/M

BOCA GREENS PAD  
 PARCEL 5D

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA ) SS  
 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 7<sup>TH</sup> DAY OF June, 1995.

WITNESS: Rebecca S. Harper  
 (NAME) Rebecca S. Harper  
 WITNESS: Tammy McDonald  
 (NAME) Tammy McDonald

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

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
 COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED TAMMY McDONALD, WHO IS PERSONALLY KNOWN TO ME, 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 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 7<sup>TH</sup> DAY OF June, 1995.  
 MY COMMISSION EXPIRES: Sept. 3, 1995

ANDY M. COOPER  
 NOTARY PUBLIC - STATE OF FLORIDA  
 COMMISSION NO.

### NOTES:

- 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.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITIES SHALL HAVE SECOND PRIORITY, ACCESS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE SCALE FACTOR USED WAS 1.0000159. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
- BEARING ROTATION (PLAT TO GRID) IS 00°00'32", CLOCKWISE.
- ALL BEARINGS SHOWN ARE PLAT BEARINGS, UNLESS OTHERWISE NOTED.

SUBDIVISION Boca Isles South Ph. 5D  
 BOOK 75 PAGE 130  
 FLOOD ZONE 8 FLOOD MAP #100B  
 QUAD # 68 ZONING RT5  
 SE 77-13 ZIP CODE 33498  
 PUD NAME Boca Greens 12/17/94

TAZ-777

0208-204  
 BOCA ISLES SOUTH PHASE 5D  
 SEAL  
 SEAL  
 SEAL