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
NOVEMBER 1993 87060628 JSH

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

208-020

BOCA ISLES SOUTH PHASE 5B

A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND A REPLAT OF PORTIONS OF TRACTS 17 AND 18, SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", (P.B. 1, PG. 102, P.B.C.R.) AND A PORTION OF THE ABANDONED 15.00 FOOT WIDE ROAD RIGHT-OF-WAY (O.R.B. 8328, PGS. 1295-1324, P.B.C.R.)

PALM BEACH COUNTY, FLORIDA

10

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:02 A.M. THIS 21 DAY OF July A.D., 199_ AND DULY RECORDED IN PLAT BOOK 73 ON PAGES 10 THROUGH 12
DOROTHY H. WILKEN, CLERK
BY [signature] 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 PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, AND A REPLAT OF PORTIONS OF TRACTS 17 AND 18 IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", AS RECORDED IN PLAT BOOK 1 AT PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE 15.00 FOOT ABANDONED ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK8328 AT PAGES 1295-1324OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING SHOWN HEREON AS "BOCA ISLES WEST PHASE 5B", A REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'57" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 12, A DISTANCE OF 2855.98 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE WESTERLY LINE OF AN 80.00 FOOT ROAD RIGHT-OF-WAY (KNOWN AS "CAIN BOULEVARD") AS RECORDED IN OFFICIAL RECORD BOOK 6370 AT PAGE 1418, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 08°47'28" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 343.71 FEET; THENCE SOUTH 81°12'32"WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 06°23'06" WEST, A DISTANCE OF 49.26 FEET; THENCE NORTH 32°17'27" WEST, A DISTANCE OF 123.14 FEET; THENCE NORTH 61°11'40" WEST, A DISTANCE OF 123.80 FEET; THENCE SOUTH 89°14'52" WEST, A DISTANCE OF 264.95 FEET; THENCE NORTH 64°37'21" WEST, A DISTANCE OF 66.40 FEET; THENCE NORTH 48°01'54" WEST, A DISTANCE OF 80.20 FEET; THENCE SOUTH 41°58'06" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 06°58'06" WEST, A DISTANCE OF 32.84 FEET; THENCE NORTH 55°54'19" WEST, ALONG A BEARING RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 80.00 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 27°10'33", A DISTANCE OF 123.32 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 61°16'15" WEST, A DISTANCE OF 84.65 FEET; THENCE NORTH 28°43'45" WEST, A DISTANCE OF 112.13 FEET TO A POINT LYING ON THE ARC OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS BEARS SOUTH 56°51'21" WEST; THENCE NORTHWESTERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 337.00 FEET AND A CENTRAL ANGLE OF 49°24'55", A DISTANCE OF 290.65 FEET TO A POINT LYING ON A NON-TANGENT LINE; THENCE NORTH 88°48'17" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 175.25 FEET; THENCE NORTH 05°48'17" WEST, A DISTANCE OF 90.68 FEET; THENCE NORTH 04°06'43" WEST, A DISTANCE OF 80.24 FEET; THENCE NORTH 09°39'20" WEST, A DISTANCE OF 82.06 FEET TO A POINT LYING ON THE ARC OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS BEARS SOUTH 74°10'27" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 337.00 FEET AND A CENTRAL ANGLE OF 38°35'29", A DISTANCE OF 226.99 FEET TO A POINT LYING ON A NON-RADIAL LINE; THENCE NORTH 40°03'05" EAST, ALONG A LINE NON-RADIAL TO THE LAST DESCRIBED CURVE, ALSO BEING RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 346.59 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 493.00 FEET AND A CENTRAL ANGLE OF 09°09'49", A DISTANCE OF 78.85 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 59°06'44" EAST, A DISTANCE OF 37.70 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 54°13'23", A DISTANCE OF 354.89 FEET TO A POINT LYING ON A RADIAL LINE; THENCE SOUTH 23°20'07" EAST, ALONG SAID RADIAL LINE, A DISTANCE OF 50.00 FEET; THENCE SOUTH 25°49'02" WEST, A DISTANCE OF 32.70 FEET; THENCE SOUTH 15°01'48" EAST, A DISTANCE OF 100.87 FEET; THENCE NORTH 61°52'16" EAST, A DISTANCE OF 138.83 FEET; THENCE NORTH 55°30'48" EAST, A DISTANCE OF 91.20 FEET; THENCE NORTH 59°55'56" EAST, A DISTANCE OF 130.40 FEET; THENCE SOUTH 24°05'46" EAST, A DISTANCE OF 52.15 FEET; THENCE SOUTH 18°01'26" EAST, A DISTANCE OF 64.65 FEET; THENCE SOUTH 14°20'04" EAST, A DISTANCE OF 64.61 FEET; THENCE SOUTH 10°36'45" EAST, A DISTANCE OF 64.61 FEET; THENCE SOUTH 14°21'45" WEST, A DISTANCE OF 68.46 FEET; THENCE SOUTH 01°23'11" WEST, A DISTANCE OF 65.61 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY, EASTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.10 FEET AND A CENTRAL ANGLE OF 190°10'39", A DISTANCE OF 564.60 FEET TO A POINT LYING ON A RADIAL LINE; THENCE NORTH 81°12'32" EAST, ALONG SAID RADIAL LINE, A DISTANCE OF 41.63 FEET; THENCE NORTH 05°33'30" WEST, A DISTANCE OF 92.42 FEET TO A POINT LYING ON THE ARC OF A NON-TANGENT CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS BEARS SOUTH 78°38'41" WEST, ALSO BEING THE WESTERLY BOUNDARY OF SAID "CAIN BOULEVARD"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID WESTERLY BOUNDARY, HAVING A RADIUS OF 1830.00 FEET AND A CENTRAL ANGLE OF 02°33'51", A DISTANCE OF 81.90 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 08°47'28" EAST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 366.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 18.872 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.

02. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM-WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

03. **TRACT "C", AS SHOWN HEREON IS HEREBY RESERVED FOR THE PERPETUAL USE OF THE RESIDENTS OF THE DEVELOPMENT AS DEFINED IN THE DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK [illegible] AT PAGE [illegible] OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA ISLES CLUB SOUTH, INC., ITS ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.**

04. **TRACT "D, THE PRESERVE AREA IS THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREA INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.**

05. TRACTS "E", "F", "G", AND "H" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

06. TRACT "I", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

07. 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.

08. 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.

09. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS 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.

10. 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.

11. 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.

12. THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITY DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

13. TRACT "J", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND CROSS-ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

14. THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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: [signature]
STUART MILLER
VICE PRESIDENT

WITNESS [signature]
(NAME) [handwritten name]
WITNESS [signature]
(NAME) JAMES A. THIELE

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
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, 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-16-1994

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

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

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: Mar 4, 1994
UPDATE: May 19, 1994

BY: [signature]
GERALD L. KNIGHT
ATTORNEY AT LAW

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: [signature]
MARY McCARTY, CHAIR

ATTEST: DOROTHY H. WILKEN, CLERK

BY [signature]
DEPUTY CLERK

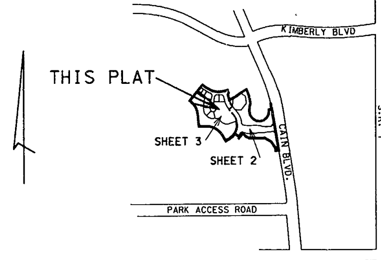
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF July, 1994

BY: [signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

P.U.D. STATISTICS

PETITION NO.	77-13
ACREAGE	18.872
UNITS	9
DENSITY	0.477 D.U./AC.
TYPE OF UNITS	SINGLE FAMILY



LOCATION MAP
NOT TO SCALE

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.

WITNESS [signature]
(NAME) [handwritten name]
WITNESS [signature]
(NAME) Rebecca Harper

BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION INC.
A FLORIDA CORPORATION NOT FOR PROFIT

BY: [signature]
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 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 16th DAY OF June, 1994.

MY COMMISSION EXPIRES: Sept. 3, 1995

[signature]
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NO.

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE BOCA ISLES CLUB SOUTH, 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 24th DAY OF June, 1994.

WITNESS [signature]
(NAME) BETTY TIBBETTS
WITNESS [signature]
(NAME) [handwritten name]

BOCA ISLES CLUB SOUTH, INC.
A FLORIDA CORPORATION

BY: [signature]
JONATHAN M. JAFFE, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED JONATHAN M. JAFFE, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOCA ISLES CLUB SOUTH, 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 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 24 DAY OF June, 1994.

MY COMMISSION EXPIRES:

[signature]
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NO.

BOCA ISLES CLUB SOUTH, INC.	NOTARY	BOCA GREENS, INC.	NOTARY	HOMEOWNERS' ASSOCIATION	NOTARY	COUNTY ENGINEER	COUNTY COMMISSION
[seal]	[seal]	[seal]	[seal]	[seal]	[seal]	[seal]	[seal]

208-020

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
NOVEMBER 1993 87060620 JSH

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

BOCA ISLES SOUTH PHASE 5B

A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND A REPLAT OF PORTIONS OF TRACTS 17 AND 18, SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", (P.B. 1, PG. 102, P.B.C.R.) AND A PORTION OF THE ABANDONED 15.00 FOOT WIDE ROAD RIGHT-OF-WAY (O.R.B.8328 , PGS.1295-1324 ,P.B.C.R.)

PALM BEACH COUNTY, FLORIDA

11

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT ____ THIS ____ DAY OF ____ A.D., 199__ AND DULY RECORDED IN PLAT BOOK ____ ON PAGES ____ THROUGH ____
DOROTHY H. WILKEN, CLERK
BY: ____ DC

SHEET 2 OF 3 SHEETS

KEY MAP
NOT TO SCALE

SCALE: 1"=50'

SEE SHEET 3 OF 3

MATCH LINE

UNPLATTED ACREAGE

SEE DETAIL •2

SEE DETAIL •1

PLAT LIMITS

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 2ND DAY OF JUNE, 1994.

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

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.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
04. 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.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
06. 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.

DETAIL •2
NOT TO SCALE

DETAIL •1
NOT TO SCALE

SURVEYOR

LEGEND:

- ⊙ ---------- DENOTES SET PERMANENT REFERENCE MONUMENT P.L.S. NO. 5273 (UNLESS OTHERWISE INDICATED)
- ○ ---------- DENOTES PERMANENT CONTROL POINT
- ℄ ---------- DENOTES CENTERLINE
- A ---------- DENOTES ARC LENGTH
- Δ ---------- DENOTES DELTA (CENTRAL ANGLE)
- D.E. ------- DENOTES DRAINAGE EASEMENT
- L.A.E. ----- DENOTES LIMITED ACCESS EASEMENT
- L.M.A.E. --- DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. ----- DENOTES LAKE MAINTENANCE EASEMENT
- N.R. ------- DENOTES NON-RADIAL
- O.R.B. ----- DENOTES OFFICIAL RECORDS BOOK
- P.B.C.R. --- DENOTES PALM BEACH COUNTY RECORDS
- P.B. ------- DENOTES PLAT BOOK
- PG. ------- DENOTES PAGE
- P.O.B. ----- DENOTES POINT OF BEGINNING
- P.O.C. ----- DENOTES POINT OF COMMENCEMENT
- P.U.D. ----- DENOTES PLANNED UNIT DEVELOPMENT
- R ---------- DENOTES RADIUS
- SF --------- DENOTES SQUARE FEET
- (TYP) ------ DENOTES TYPICAL
- U.E. ------- DENOTES UTILITY EASEMENT
- P.A.E. ----- DENOTES PEDESTRIAN ACCESS EASEMENT

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
NOVEMBER 1993 87060ZB JSH

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

BOCA ISLES SOUTH PHASE 5B

A PORTION OF SECTION 12; TOWNSHIP 47 SOUTH, RANGE 41 EAST AND A REPLAT OF PORTIONS OF TRACTS 17 AND 18, SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", (P.B. 1, PG. 102, P.B.C.R.) AND A PORTION OF THE ABANDONED 15.00 FOOT WIDE ROAD RIGHT-OF-WAY (O.R.B. 8328 , PGS.1295-1324 ,P.B.C.R.)

PALM BEACH COUNTY, FLORIDA

12

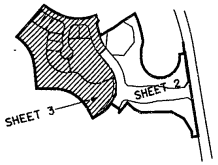
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____ THIS ___ DAY OF _____ A.D., 199__ AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ THROUGH _____

DOROTHY H. WILKEN, CLERK

BY: _____ DC

SHEET 3 OF 3 SHEETS



KEY MAP
NOT TO SCALE

0 20' 40' 100' 200'
10' 30' 50' 150'
SCALE: 1"=50'

UNPLATTED ACREAGE

PLAT LIMITS

RADIUS BEARS S14°10'27"W (NON-TANGENT)

N05°48'17"W 90.88

N04°06'43"W 80.24'

N09°39'20"W 82.06'

R=337.00' D=38°55'29" A=226.99'

N40°03'05"E 346.59' (RADIAL)

TRACT B
(WATER MANAGEMENT TRACT TO BE MAINTAINED BY THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC.)
187777 SF

N14°26'27"W 213.13'

S04°49'48"W 97.05'

S10°24'51"W 83.45'

S59°06'44"E 30.63'

S59°06'44"E 57.70'

R=493.00' D=09°09'49" A=78.85'

R=375.00' D=54°13'23" A=354.89'

SOUTHERLY LINE SECTION 12-47-41

FLORIDA FRUIT LAND COMPANYS SUBDIVISION NO. 2
(P.B. 1, PGS. 102, P.B.C.R.)

TRACT 31 TRACT 32

TRACT 18 TRACT 17

15.00' ROAD RIGHT OF WAY, (ABANDONED PER O.R.B. 8328 , PGS.1295-1324, P.B.C.R.)

N88°48'17"W 115.25'

R=337.00' D=49°24'55" A=290.65'

RADIUS BEARS S 56°51'21"W (NON-TANGENT)

N28°43'45"W 12.13'

S66°16'15"E 84.65'

R=260.00' D=25°10'03" A=114.23'

N55°54'19"W 80.00'

TRACT H
(LANDCAPE BUFFER)
8422 SF

TRACT C
(RECREATION TRACT)
97595 SF

PEDESTRIAN ACCESS EASEMENT

R=150.00' D=72°46'21" A=190.52'

N17°09'50"E 132.23'

R=88.00' D=65°35'48" A=100.75'

MATCH LINE

OCEAN KEY DRIVE

BRICKELL POINT DRIVE

ST. THOMAS DRIVE

BLOCK 2
BLOCK 3

1 9585 SF
2 9810 SF
3 13324 SF
4 7880 SF
5 10286 SF
6 12166 SF
7 12163 SF

TRACT A (PRIVATE STREET)
176606 SF

N15°01'48"W 146.15'

S23°20'07"E 50.00'

S25°49'02"W 32.70'

N61°52'16"E 135.83'

S15°01'48"E 100.87'

SEE SHEET 2 OF 3

LEGEND:

- ⊙ ------- DENOTES SET PERMANENT REFERENCE MONUMENT P.L.S. NO. 5273 (UNLESS OTHERWISE INDICATED)
- ○ ------- DENOTES PERMANENT CONTROL POINT
- ℄ ------- DENOTES CENTERLINE
- A ------- DENOTES ARC LENGTH
- Δ ------- DENOTES DELTA (CENTRAL ANGLE)
- D.E. ---- DENOTES DRAINAGE EASEMENT
- L.A.E. -- DENOTES LIMITED ACCESS EASEMENT
- L.M.A.E. - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. -- DENOTES LAKE MAINTENANCE EASEMENT
- N.R. ---- DENOTES NON-RADIAL
- O.R.B. -- DENOTES OFFICIAL RECORDS BOOK
- P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS
- P.B. ---- DENOTES PLAT BOOK
- PG. ---- DENOTES PAGE
- P.O.B. -- DENOTES POINT OF BEGINNING
- P.O.C. -- DENOTES POINT OF COMMENCEMENT
- P.U.D. -- DENOTES PLANNED UNIT DEVELOPMENT
- R ------- DENOTES RADIUS
- SF ------ DENOTES SQUARE FEET
- (TYP) --- DENOTES TYPICAL
- U.E. ---- DENOTES UTILITY EASEMENT
- P.A.E. -- DENOTES PEDESTRIAN ACCESS EASEMENT