NOV-07-1994 7:15am 94-370978

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
FEBRUARY 1994 870606ZF JSH

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

208-022

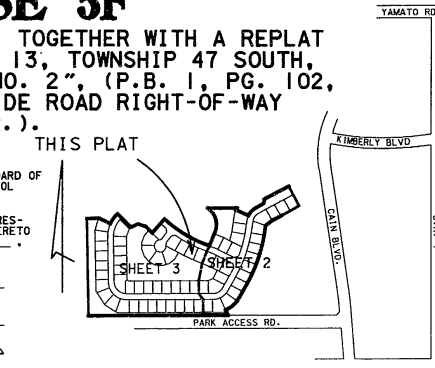
BOCA ISLES SOUTH PHASE 5F

A PORTION OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, TOGETHER WITH A REPLAT OF PORTIONS OF TRACTS 17, 18, 19, 29, 30, AND 31, 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. 7927, PGS. 501 - 509, P.B.C.R.).

PALM BEACH COUNTY, FLORIDA

179

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 9:15 A.M. THIS 7th DAY OF November A.D., 1994 AND DULY RECORDED IN PLAT BOOK 73 ON PAGES 179 THROUGH 181
DOROTHY H. WILKEN, CLERK
BY: [signature] DC



LOCATION MAP
NOT TO SCALE

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 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST TOGETHER WITH A REPLAT OF PORTIONS OF TRACTS 17, 18, 19, 29, 30, 31 IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST OF THE PLAT OF "FLORIDA FRUIT LANDS COMPANYS SUBDIVISION NO. 2" AS RECORDED IN PLAT BOOK 1 AT PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE ABANDONED 15.00 FOOT ROAD RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7927 AT PAGES 501 THROUGH 509 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BOCA ISLES SOUTH PHASE 5F", A REPLAT, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH 89°46'57" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 13, A DISTANCE OF 3663.41 FEET; THENCE SOUTH 00°13'03" EAST, A DISTANCE OF 145.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28°43'45" EAST, A DISTANCE OF 190.10 FEET; THENCE SOUTH 61°16'15" WEST, A DISTANCE OF 255.24 FEET; THENCE SOUTH 53°01'57" WEST, A DISTANCE OF 75.77 FEET; THENCE SOUTH 08°28'29" WEST, A DISTANCE OF 50.54 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1335.50 FEET AND A CENTRAL ANGLE OF 20°22'42", A DISTANCE OF 475.00 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 28°51'11" WEST, A DISTANCE OF 159.53 FEET TO A POINT LYING ON THE ARC OF A NON-TANGENT CIRCULAR CURVE TO THE RIGHT AT WHICH THE RADIUS BEARS NORTH 53°05'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 253.00 FEET AND A CENTRAL ANGLE OF 28°47'44", A DISTANCE OF 127.15 FEET TO A POINT LYING ON A RADIAL LINE; THENCE SOUTH 24°17'24" EAST, ALONG SAID RADIAL LINE, A DISTANCE OF 48.24 FEET TO A POINT LYING ON THE NORTH RIGHT OF WAY LINE OF AN 82.00 FOOT ROAD RIGHT OF WAY KNOWN AS "PARK ACCESS ROAD" AS RECORDED IN OFFICIAL RECORDS BOOK 6705 AT PAGE 391 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°48'00" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1091.16 FEET; THENCE SOUTH 89°57'57" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 115.01 FEET; THENCE NORTH 00°57'22" WEST, ALONG A LINE 115.00 FEET WEST OF AND PARALLEL WITH THE WESTERLY BOUNDARY OF SAID SECTION 13, A DISTANCE OF 824.99 FEET; THENCE NORTH 89°02'38" EAST, A DISTANCE OF 100.56 FEET; THENCE SOUTH 65°25'42" EAST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 111.60 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 268.00 FEET AND A CENTRAL ANGLE OF 22°07'38", A DISTANCE OF 103.50 FEET TO A POINT LYING ON A NON-RADIAL LINE; THENCE SOUTH 45°26'21" EAST, ALONG SAID NON-RADIAL LINE, A DISTANCE OF 162.90 FEET; THENCE NORTH 66°39'25" EAST, A DISTANCE OF 69.42 FEET; THENCE SOUTH 72°23'02" EAST, A DISTANCE OF 70.87 FEET; THENCE SOUTH 46°43'26" EAST, A DISTANCE OF 80.25 FEET; THENCE NORTH 42°19'54" EAST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 161.59 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 1075.00 FEET AND A CENTRAL ANGLE OF 21°02'06", A DISTANCE OF 394.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 68°42'12" EAST, A DISTANCE OF 57.30 FEET; THENCE NORTH 21°17'48" EAST, A DISTANCE OF 110.10 FEET; THENCE SOUTH 68°42'12" EAST, A DISTANCE OF 0.61 FEET TO A POINT LYING OF THE ARC OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS BEARS NORTH 62°07'50" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 167.00 FEET AND A CENTRAL ANGLE OF 84°20'17", A DISTANCE OF 245.82 FEET TO A POINT LYING ON A NON-RADIAL LINE; THENCE NORTH 89°46'57" EAST, ALONG SAID NON-RADIAL LINE, A DISTANCE OF 246.14 FEET TO A POINT LYING ON THE ARC OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS BEARS SOUTH 57°19'23" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 06°52'46", A DISTANCE OF 18.01 FEET TO A POINT LYING ON A NON-RADIAL LINE; THENCE SOUTH 65°07'18" EAST, ALONG A LINE NON-RADIAL TO THE LAST DESCRIBED CURVE AND RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 114.78 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 36°23'32", A DISTANCE OF 88.92 FEET TO THE POINT OF TANGENCY; THENCE NORTH 61°16'15" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 16°16'15" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 28°43'45" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 61°16'15" EAST, A DISTANCE OF 232.46 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 26.706 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. 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.

03. 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.

04. 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.

05. 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.

06. 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.

07. 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 FACITITIES 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.

08. 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.

09. 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 2nd DAY OF June, A.D., 1994.

BOCA GREENS, INC.
A FLORIDA CORPORATION
BY: [signature]
STUART MILLER
VICE PRESIDENT

WITNESS [signature] (NAME) SANDRA E. LEYVA
WITNESS [signature] (NAME) [illegible]

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 2 DAY OF June, 1994.

MY COMMISSION EXPIRES: [seal: OFFICIAL NOTARY SEAL ANDY ZITMAN COMMISSION NUMBER CC238810 MY COMMISSION EXP NOV. 10,1996]

[signature]
ANDY ZITMAN
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NO. CC 238810

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: Sep. 12, 1994

BY: [signature]
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 21st DAY OF Oct, 1994

[signature]
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 1 DAY OF Nov, 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 1 DAY OF Nov, 1994.

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

P.U.D. STATISTICS

PETITION NO.	77-13
ACREAGE	26.706
UNITS	68
DENSITY	2.55 D.U./AC.
TYPE OF UNITS	SINGLE FAMILY

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

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) [illegible]
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) SS
COUNTY OF PALM BEACH)

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: 4-9-98

[signature]
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.
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.

HOMEOWNERS' ASSOCIATION	NOTARY	BOCA GREENS, INC.	NOTARY	SURVEYOR	COUNTY ENGINEER	COUNTY COMMISSION
[seal]	[seal]	[seal]	[seal]	[seal]	[seal]	[seal]

THIS INSTRUMENT WAS PREPARED BY:

RICKIE C. WEINBERG
CARPENTER PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
SURVEYORS ENGINEERS PLANNERS
6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063

FEBRUARY 1994 870606ZF JSN

208-022

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

BOCA ISLES SOUTH PHASE 5F

A PORTION OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, TOGETHER WITH A REPLAT OF PORTIONS OF TRACTS 17, 18, 19, 29, 30, AND 31, 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. 7927, PGS. 501 - 509, P.B.C.R.).

PALM BEACH COUNTY, FLORIDA

180

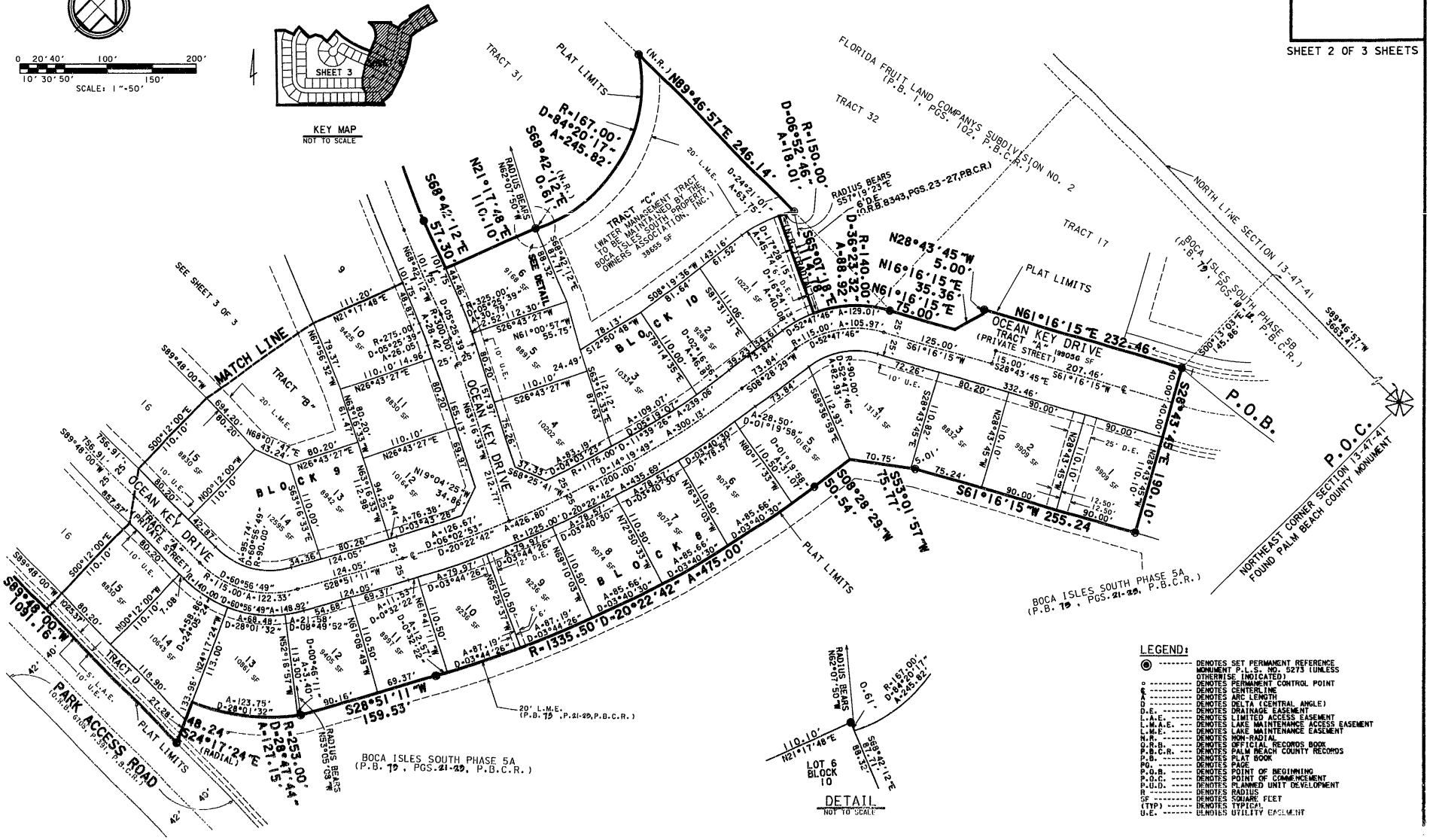
STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

KEY MAP
NOT TO SCALE



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

THIS INSTRUMENT WAS PREPARED BY:

RICKIE C. WEINBERG
CARPENTER-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
SURVEYORS ENGINEERS PLANNERS
6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063

FEBRUARY 1994 870505ZF JSH

208-022

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

BOCA ISLES SOUTH PHASE 5F

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PALM BEACH COUNTY, FLORIDA

181

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

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

KEY MAP
NOT TO SCALE

UNPLATTED ACREAGE

BOCA GREENS PARK (P.B. 36, P.62, P.B.C.R.)

PLAT LIMITS

TRACT "D" (LANDSCAPE BUFFER) 83485 SF

100' F.P.L. RIGHT OF WAY (O.R.B.1008 P.387, P.B.C.R.)

20' ANCHOR EASEMENT (O.R.B.1008 P.387, P.B.C.R.)

15' RIGHT OF WAY (P.B.36, P.62, P.B.C.R.) (ABANDONED P.B.1, P.102, P.B.C.R.)

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

PLAT LIMITS

TRACT 31

OCEAN KEY DRIVE

TRACT "A" (PRIVATE STREET) 199056 SF

TRACT "B" (WATER MANAGEMENT TRACT TO BE MAINTAINED BY THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC.) 167800 SF

TRACT "C" 2220 SF

TRACT "D" (LANDSCAPE BUFFER)

BLOCK 9

BLOCK 8

PARK ACCESS ROAD (O.R.B. 6705, P.391, P.B.C.R.)

MATCH LINE

SEE SHEET 2 OF 3

LAST LINE SECTION 13-47-41 — WEST LINE SECTION 13-47-41

LEGEND:

- ◉ ------- DENOTES SET PERMANENT REFERENCE MONUMENT P.L.S. NO. 5273 (UNLESS OTHERWISE INDICATED)
- ○ ------- DENOTES PERMANENT CONTROL POINT
- ℄ ------- DENOTES CENTERLINE
- A ------- DENOTES ARC LENGTH
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- D.E. ----- DENOTES DRAINAGE EASEMENT
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- 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
- Po. ------ 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