0208-023

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
JULY 1994 870606ZE JSH

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

BOCA ISLES SOUTH PHASE 5E

A REPLAT OF A PORTION OF TRACTS 55 AND 56, SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 17, 18, 31 AND 32, SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ALL OF "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, AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:24 Am THIS 19th DAY OF may A.D., 1995 AND DULY RECORDED IN PLAT BOOK 75 ON PAGES 18 THROUGH 21
DOROTHY H. WILKEN, CLERK
BY Barbara A. Platt DC

SHEET 1 OF 4 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 55 AND 56, SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 17, 18, 31 AND 32, SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ALL 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 ABANDONED 15.00 FOOT ROAD RIGHTS OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7927 AT PAGES 501 THOUGH 509 AND OFFICIAL RECORDS BOOK 8328 AT PAGES 1295 THROUGH 1324 BOTH OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BOCA ISLES SOUTH PHASE 5E", AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'57" WEST, ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 3726.20 FEET; THENCE SOUTH 00°13'03" EAST, A DISTANCE OF 179.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 61°16'15" WEST, A DISTANCE OF 161.00 FEET; THENCE SOUTH 28°43'45" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 16°16'15" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 61°16'15" WEST, A DISTANCE OF 75.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY 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; THENCE NORTH 65°07'16" WEST, ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 114.78 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 64°12'09" EAST; THENCE NORTHEASTERLY 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; THENCE SOUTH 89°46'57" WEST, ALONG A LINE NON-RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 246.14 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 33°31'53" WEST; THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY 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; THENCE NORTH 68°42'12" WEST, ALONG A LINE NON-RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 0.61 FEET; THENCE SOUTH 21°17'48" WEST, A DISTANCE OF 110.10 FEET; THENCE NORTH 68°42'12" WEST, A DISTANCE OF 57.30 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY, 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; THENCE SOUTH 42°19'54" WEST, ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 161.59 FEET; THENCE NORTH 46°43'26" WEST, A DISTANCE OF 80.25 FEET; THENCE NORTH 72°23'02" WEST, A DISTANCE OF 70.87 FEET; THENCE SOUTH 66°39'25" WEST, A DISTANCE OF 69.42 FEET; THENCE NORTH 45°26'21" WEST, A DISTANCE OF 162.90 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH 43°18'03" EAST; THENCE SOUTHWESTERLY 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; THENCE NORTH 65°25'42" WEST, ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 111.60 FEET; THENCE SOUTH 89°02'38" WEST, A DISTANCE OF 100.56 FEET (THE LAST TWENTY ONE DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY OF "BOCA ISLES SOUTH PHASE 5F", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73 AT PAGES 179 THROUGH 181 OF SAID PUBLIC RECORDS); THENCE NORTH 00°57'22" WEST, ALONG A LINE PARALLEL WITH AND 115.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST BOUNDARY OF SAID SECTION 14, A DISTANCE OF 413.68 FEET; 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 BOUNDARY OF SAID SECTION 11, A DISTANCE OF 569.61 FEET; THENCE SOUTH 78°01'17" EAST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 70.78 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 252.50 FEET AND A CENTRAL ANGLE OF 88°03'19", A DISTANCE OF 388.06 FEET; THENCE SOUTH 72°03'36" EAST, ALONG A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 243.86 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY, AND NORTHEASTERLY 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 REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 150°22'04", A DISTANCE OF 440.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 64°43'05", A DISTANCE OF 84.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 337.00 FEET AND A CENTRAL ANGLE OF 45°02'42", A DISTANCE OF 264.94 FEET; THENCE SOUTH 09°39'20" EAST, ALONG A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 82.06 FEET; THENCE SOUTH 04°06'43" EAST, A DISTANCE OF 80.24 FEET; THENCE SOUTH 05°48'17" EAST, A DISTANCE OF 90.68 FEET; THENCE SOUTH 88°48'17" EAST, A DISTANCE OF 175.25 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 07°26'26" WEST; THENCE EASTERLY, AND SOUTHEASTERLY 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; THENCE SOUTH 28°43'45" EAST, ALONG A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 112.13 FEET TO THE POINT OF BEGINNING (THE LAST NINE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY BOUNDARIES 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, AND "BOCA ISLES SOUTH PHASE 5B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73 AT PAGES 10 THROUGH 12 OF SAID PUBLIC RECORDS).

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 35.022 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. TRACTS "A" AND "B", AS SHOWN HEREON, ARE 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
02. TRACTS "C" AND "D", 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 "E", 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. TRACTS "F" AND "G", THE LAKE MAINTENANCE ACCESS TRACTS, 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 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 15 DAY OF February, A.D., 1995.

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

WITNESS Lynne Hayes Jowers
(NAME) Lynne Hayes Jowers
WITNESS Ruben M. Gell
RUBEN M. GELL
(NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED **JONATHAN M. 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 15 DAY OF February, 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: 2/8/95 UPDATED 4/19/95

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 14TH DAY OF FEBRUARY, 1995.

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

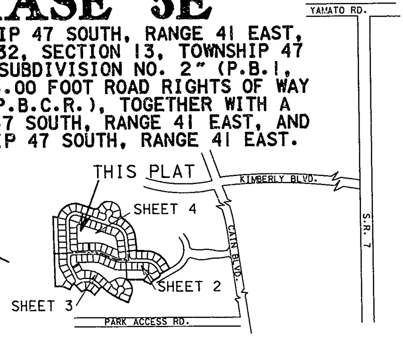
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF MAY, 1995.

BY: George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

P.U.D. STATISTICS

PETITION NO.	77-13
ACREAGE	35.022
UNITS	95
DENSITY	2.71 D.U./AC.
TYPE OF UNITS	SINGLE FAMILY



LOCATION MAP
NOT TO SCALE

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 16 DAY OF MAY, 1995.

BY:
KEN FOSTER, CHAIRMAN

ATTEST: DOROTHY H. WILKEN, CLERK BY: Sarah Wright
DEPUTY CLERK

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 29 DAY OF March, 1995.

WITNESS Rebecca S. Harper
(NAME) Rebecca S. Harper
WITNESS
(NAME) Erik C Weinberg

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)

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 29 DAY OF March, 1995.

MY COMMISSION EXPIRES:

OFFICIAL NOTARY SEAL
SANDI M COOPER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. [illegible]
MY COMMISSION EXP. SEPT 3,1995

Sandi 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. ALL BEARINGS SHOWN ARE PLAT BEARINGS, UNLESS OTHERWISE NOTED.
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.
07. 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.
08. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE SCALE FACTOR USED WAS 1.0000159. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
09. BEARING ROTATION (PLAT TO GRID) IS 00°00'32" CLOCKWISE.

HOMEOWNERS' ASSOCIATION	NOTARY	BOCA GREENS, INC.	NOTARY	SURVEYOR	COUNTY ENGINEER	COUNTY COMMISSION
CORPORATE SEAL	Sealed at Signature	SEAL 1976 FLORIDA	OFFICIAL NOTARY SEAL ANDY ZITMAN COMMISSION NUMBER CC235910 MY COMMISSION EXP. NOV. 16,1996	NO. 5273		

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
JULY 1994 87030SZE JSH

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

BOCA ISLES SOUTH PHASE 5E

A REPLAT OF A PORTION OF TRACTS 55 AND 56, SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 17, 18, 31 AND 32, SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ALL OF "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, AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

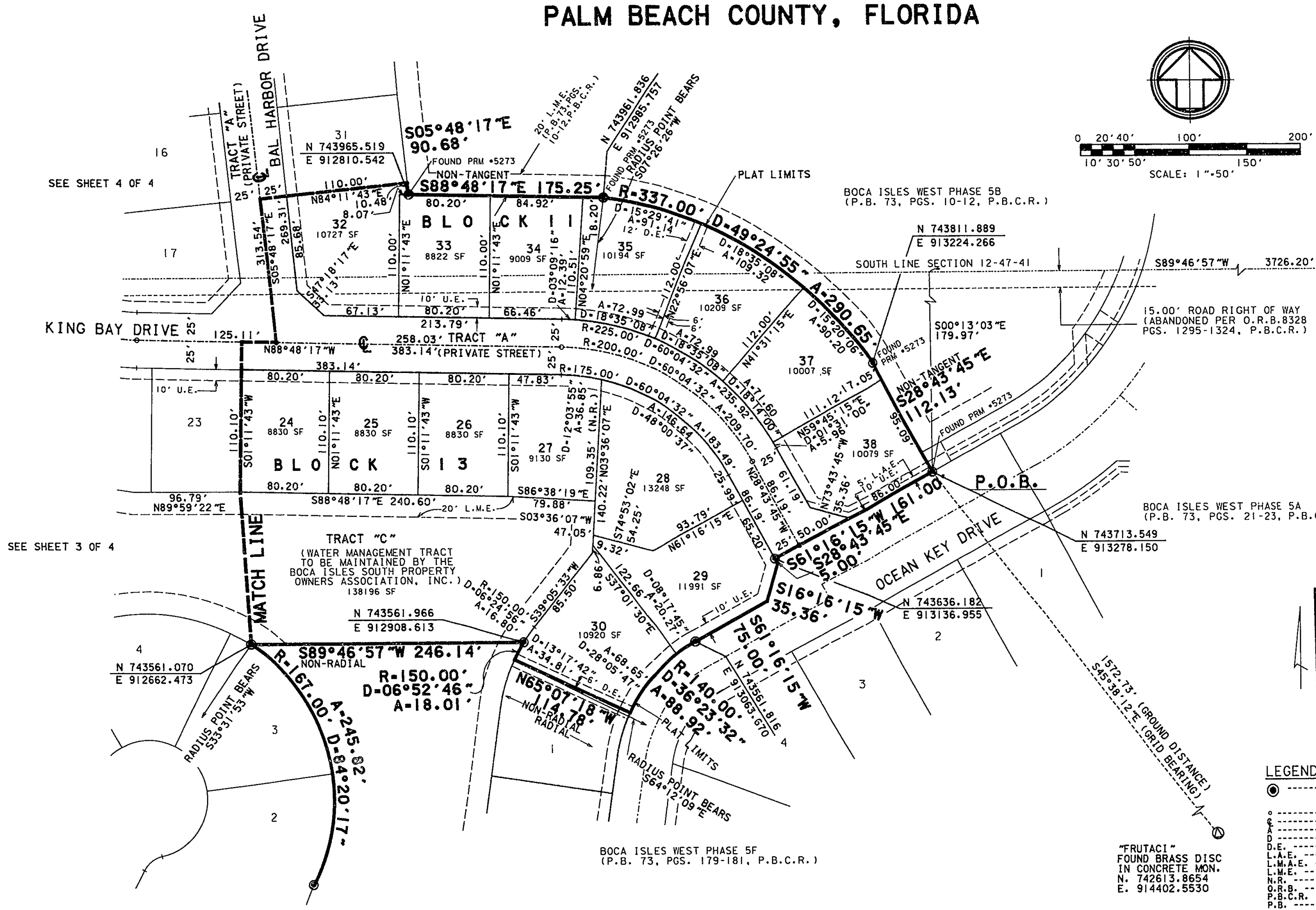
PALM BEACH COUNTY, FLORIDA

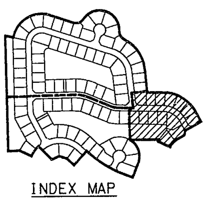
19

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 4 SHEETS





INDEX 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
D ---------- 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

S89°46'57"W (PLAT BEARING)
S89°47'29"W (GRID BEARING)
SOUTH LINE SECTION 12-47-41
00°00'32" BEARING ROTATION (PLAT TO GRID) CLOCKWISE

THIS PLAT WAS PREPARED BY

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

JULY 1994 87030SZE JSH

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

BOCA ISLES SOUTH PHASE 5E

A REPLAT OF A PORTION OF TRACTS 55 AND 56, SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 17, 18, 31 AND 32, SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ALL OF "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, AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

PALM BEACH COUNTY, FLORIDA

20

STATE OF FLORIDA
COUNTY OF PALM BEACH

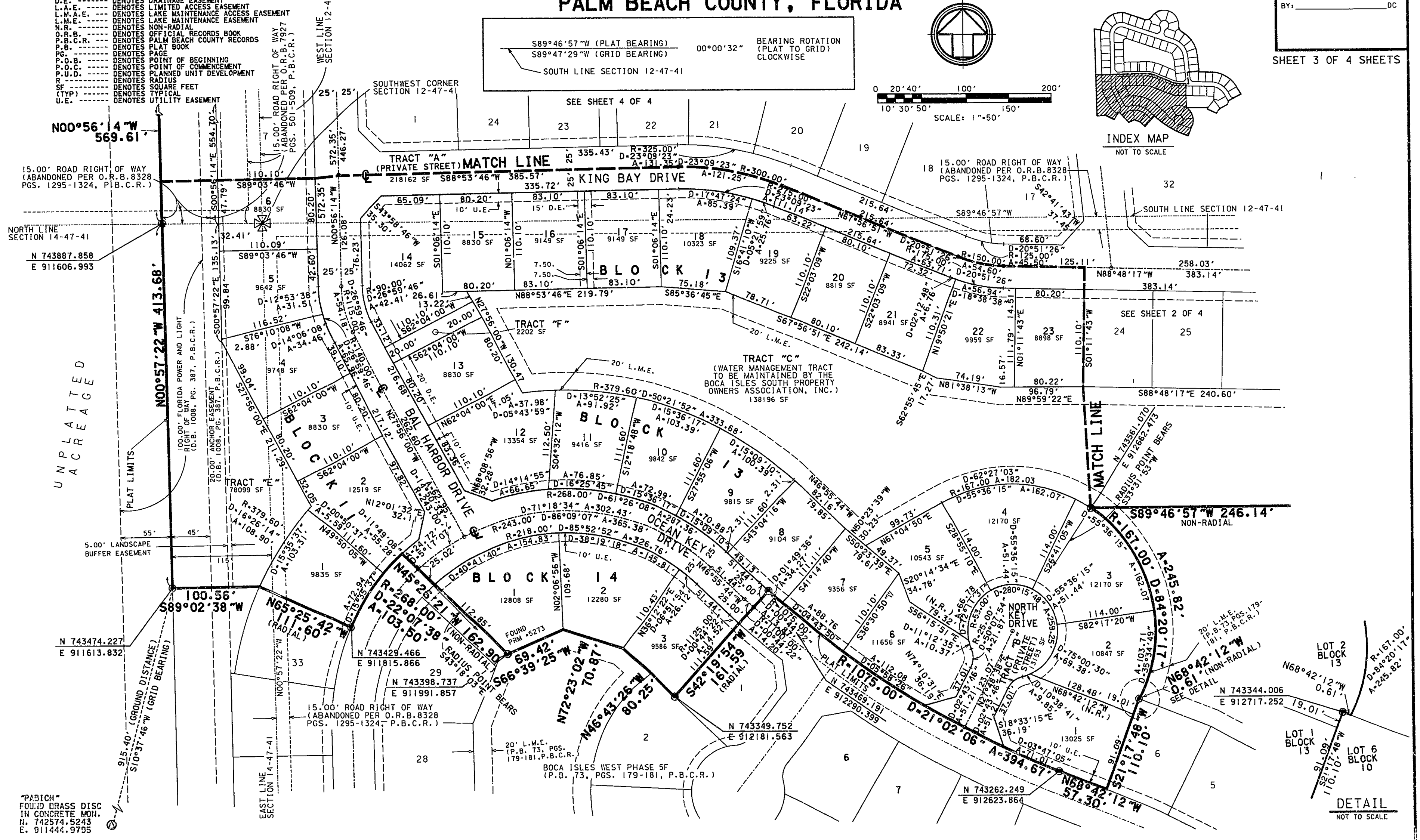
THIS PLAT WAS FILED FOR
RECORD AT__________
THIS____DAY OF__________
A.D., 199__ AND DULY RECORDED
IN PLAT BOOK______ON PAGES
______THROUGH______
DOROTHY H. WILKEN, CLERK
BY:____________DC

SHEET 3 OF 4 SHEETS

LEGEND:

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

S89°46'57"W (PLAT BEARING)
S89°47'29"W (GRID BEARING)
SOUTH LINE SECTION 12-47-41
00°00'32" BEARING ROTATION (PLAT TO GRID) CLOCKWISE



SCALE: 1"=50'
0 20' 40' 100' 200'
10' 30' 50' 150'
INDEX MAP
NOT TO SCALE
SEE SHEET 4 OF 4
SEE SHEET 2 OF 4
MATCH LINE
TRACT "A" (PRIVATE STREET)
KING BAY DRIVE
BAL HARBOR DRIVE
OCEAN KEY DRIVE
NORTH KEY DRIVE
TRACT "B" (PRIVATE STREET)
TRACT "C" (WATER MANAGEMENT TRACT TO BE MAINTAINED BY THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC.) 138196 SF
TRACT "E" 78099 SF
TRACT "F" 2202 SF
BLOCK 11
BLOCK 13
BLOCK 14
N00°56'14"W 569.61'
N00°57'22"W 413.68'
S89°02'38"W 100.56'
N65°25'42"W 111.60' (RADIAL)
N45°26'21"W 162.90'
R=268.00' D=22°07'38" A=103.50'
S66°39'25"W 69.42'
N72°23'02"W 70.87'
N46°43'26"W 80.25'
S42°19'54"W 161.59' (RADIAL)
R=1075.00' D=21°02'06" A=394.67'
N68°42'12"W 57.30'
S21°17'48"W 110.10'
N68°42'12"W 0.61' (NON-RADIAL)
R=167.00' D=84°20'17" A=245.82'
S89°46'57"W 246.14' NON-RADIAL
RADIUS POINT BEARS S33°51'53"W
15.00' ROAD RIGHT OF WAY (ABANDONED PER O.R.B. 8328 PGS. 1295-1324, P.B.C.R.)
15.00' ROAD RIGHT OF WAY (ABANDONED PER O.R.B. 7927 PGS. 501-509, P.B.C.R.)
100.00' FLORIDA POWER AND LIGHT RIGHT OF WAY (O.B. 1008, PG. 387, P.B.C.R.)
20.00' ANCHOR EASEMENT (O.B. 1008, PG. 387, P.B.C.R.)
5.00' LANDSCAPE BUFFER EASEMENT
PLAT LIMITS
UNPLATTED ACREAGE
WEST LINE SECTION 12-47-41
SOUTHWEST CORNER SECTION 12-47-41
SOUTH LINE SECTION 12-47-41
NORTH LINE SECTION 14-47-41
EAST LINE SECTION 14-47-41
N 743887.858 E 911606.993
N 743474.227 E 911613.832
N 743429.466 E 911815.866
N 743398.737 E 911991.857
N 743349.752 E 912181.563
N 743469.191 E 912280.399
N 743262.249 E 912623.864
N 743344.006 E 912717.252
N 743561.070 E 912662.473
"PABICH" FOUND BRASS DISC IN CONCRETE MON. N. 742574.5243 E. 911444.9795
915.40' (GROUND DISTANCE) S10°37'46"W (GRID BEARING)
FOUND PRM #5273
20' L.M.E.
BOCA ISLES WEST PHASE 5F (P.B. 73, PGS. 179-181, P.B.C.R.)
DETAIL NOT TO SCALE
LOT 2 BLOCK 13
LOT 1 BLOCK 13
LOT 6 BLOCK 10

THIS INSTRUMENT [illegible]

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

JULY 1994 870S0GZE JSH

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

BOCA ISLES SOUTH PHASE 5E

A REPLAT OF A PORTION OF TRACTS 55 AND 56, SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 17, 18, 31 AND 32, SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ALL OF "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, AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

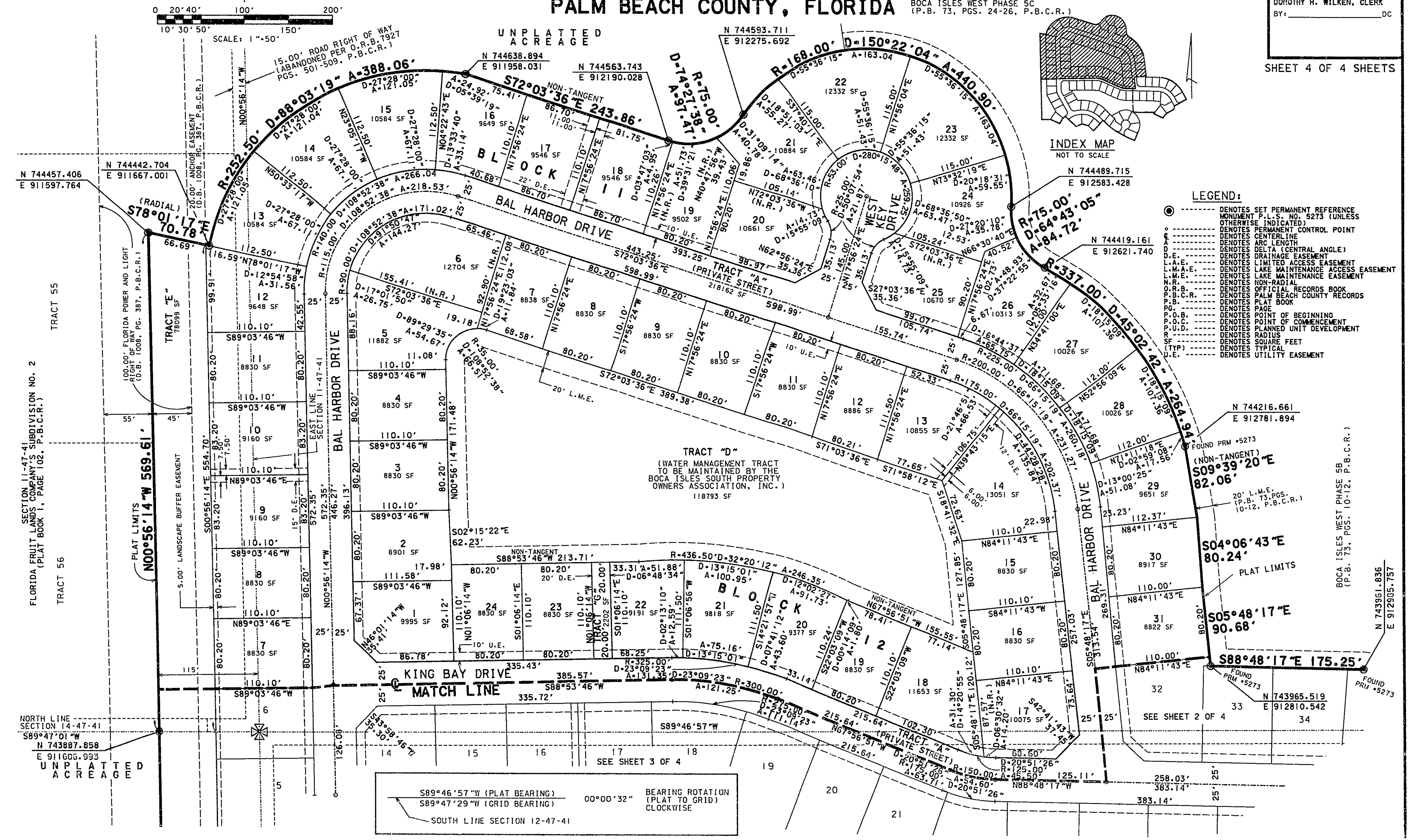
PALM BEACH COUNTY, FLORIDA

21

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 4 OF 4 SHEETS



0 20'40' 100' 200'
10' 30' 50' 150'
SCALE: 1"=50'
UNPLATTED ACREAGE
BOCA ISLES WEST PHASE 5C (P.B. 73, PGS. 24-26, P.B.C.R.)
INDEX MAP
NOT TO SCALE
15.00' ROAD RIGHT OF WAY (ABANDONED PER O.R.B. 7927 PGS. 501-509, P.B.C.R.)
N 744638.894
E 911958.031
N 744563.743
E 912190.028
N 744593.711
E 912275.692
N 744489.715
E 912583.428
N 744419.161
E 912621.740
N 744216.661
E 912781.894
N 744457.406
E 911597.764
N 744442.704
E 911667.001
N 743887.858
E 911605.993
N 743965.519
E 912810.542
N 743961.836
E 912905.757
R=252.50' D=88°03'19" A=388.06'
S72°03'36"E 243.86'
R=75.00' D=74°27'38" A=97.47'
R=168.00' D=150°22'04" A=440.90'
R=75.00' D=64°43'05" A=84.72'
R=337.00' D=45°02'42" A=264.94'
(NON-TANGENT) S09°39'20"E 82.06'
S04°06'43"E 80.24'
S05°48'17"E 90.68'
S88°48'17"E 175.25'
N00°56'14"W 569.61'
(RADIAL) S78°01'17"E 70.78'
PLAT LIMITS
FOUND PRM #5273
BLOCK 11
BLOCK 12
BAL HARBOR DRIVE
WEST KEY DRIVE
KING BAY DRIVE
TRACT "A" (PRIVATE STREET) 218162 SF
TRACT "E" 78099 SF
TRACT "C"
TRACT "D" (WATER MANAGEMENT TRACT TO BE MAINTAINED BY THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC.) 118793 SF
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5.00' LANDSCAPE BUFFER EASEMENT
20' L.M.E.
20' L.M.E. (P.B. 73, PGS. 10-12, P.B.C.R.)
EAST LINE SECTION 11-47-41
NORTH LINE SECTION 14-47-41
S89°47'01"W
MATCH LINE
SEE SHEET 2 OF 4
SEE SHEET 3 OF 4
BOCA ISLES WEST PHASE 5B (P.B. 73, PGS. 10-12, P.B.C.R.)
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 (PLAT BOOK 1, PAGE 102, P.B.C.R.)
SECTION 11-47-41
TRACT 55
TRACT 56
S89°46'57"W (PLAT BEARING)
S89°47'29"W (GRID BEARING)
00°00'32"
BEARING ROTATION (PLAT TO GRID) CLOCKWISE
SOUTH LINE SECTION 12-47-41

LEGEND:

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