

CFN 20240125271
OR BK 34948 PG 806
RECORDED 4/12/2024 4:02 PM
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 806 - 815; (10pgs)

Prepared by and returned to:

Becker & Poliakoff, P.A.
Elizabeth A. Lanham-Patrie, Esquire
111 N. Orange Avenue
Suite 1400
Orlando, FL 32801
(407) 875-0955

**NOTICE OF BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC.,
UNDER SECTION 720.3032, FLORIDA STATUTES, AND NOTICE TO PRESERVE AND
PROTECT COVENANTS AND RESTRICTIONS FROM EXTINGUISHMENT UNDER
THE MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES**

Pursuant to Section 721.05(2)(b), Florida Statutes, and Section 720.3032, Florida Statutes, the undersigned Property Owners' Association files this Notice:

NOTICE TO RECORDER: Please index both the legal name of the Association and the name(s) shown in Item 3.

1. Legal Name of Association: **Boca Isles South Property Owners Association, Inc.**, a Florida Corporation Not-for-Profit
2. Mailing and Physical addresses of the Association:
Mailing – 19951 Ocean Key Drive, Boca Raton, FL 33498
Physical – 19951 Ocean Key Drive, Boca Raton, FL 33498
3. Names of the subdivision plats, or, if none, common name of Community:
 - a. BOCA ISLES SOUTH PHASE 5B;
 - b. BOCA ISLES SOUTH PHASE 5A;
 - c. BOCA ISLES SOUTH PHASE 5C;
 - d. BOCA ISLES SOUTH PHASE 5F;
 - e. BOCA ISLES SOUTH PHASE 5D;
 - f. BOCA ISLES SOUTH PHASE 5E; and
 - g. A PORTION OF BOCA ISLES SOUTH PHASE 5G.all of the Public Records of Palm Beach County, Florida.

4. Name, address, and telephone number for management company if any:
David Schwartz, Boca Isles South, Association Manager,
19951 Ocean Key Drive, Boca Raton, FL 33498
(561)477-7334
5. This notice **does** constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.
6. The following covenants and restriction affecting the Community which the Association desires to be preserved from extinguishment:
 - Declaration of Restrictive Covenants Boca Isles South, recorded on July 12, 1994, at Official Records Book (“O.R.”) 8343, Page 44 *et seq.* (“Original Declaration”), as amended from time to time in accordance with the terms, provisions and conditions thereof, including but not limited to:
 - a. Amendment to Declaration of Restrictive Covenants Boca Isles South recorded on March 23 1995, at O.R. Book 8670, Page 1840 *et seq.*;
 - b. Amendment to Declaration of Restrictive Covenants Boca Isles South recorded on April 18, 1995, at O.R. Book 8705, Page 1826 *et seq.*;
 - c. Certificate of Amendment to the Declaration of Restrictive Covenants Boca Isles South recorded on January 9, 2003, at O.R. Book 14649, Page 0758 *et seq.*;
 - d. Certificate of Amendment to the Declaration of Restrictive Covenants Boca Isles South and Certificate of Filing Affidavit of Scrivener’s Error recorded on July 1, 2003, at O.R. Book 15462, Page 0868 *et seq.*;
 - e. Certificate of Recording of the Restated Declaration of Restrictive Covenants for Boca Isles South recorded on July 10, 2003, at O.R. Book 15510, Page 1295 *et seq.*; and
 - f. Certificate of Amendment to the Declaration of Restrictive Covenants of Boca Isles South recorded on July 14, 2014, at O.R. Book 26914, Page 0226 *et seq.*

all of the Public Records of Palm Beach County, Florida.

7. The legal description of the Community affected by the listed covenants or restrictions is described in Exhibits “A” and “B” to the original Declaration attached hereto as Exhibits “A” and “B” and incorporated by reference, and as described in the plats as follows:
 - a. BOCA ISLES SOUTH PHASE 5B, according to the plat thereof, as recorded in Plat Book 73, Page 10;
 - b. BOCA ISLES SOUTH PHASE 5A, according to the plat thereof, as recorded in Plat Book 73, Page 21;

- c. BOCA ISLES SOUTH PHASE 5C, according to the plat thereof, as recorded in Plat Book 73, Page 24;
- d. BOCA ISLES SOUTH PHASE 5F, according to the plat thereof, as recorded in Plat Book 73, Page 179;
- e. BOCA ISLES SOUTH PHASE 5D, according to the plat thereof, as recorded in Plat Book 75, Page 130;
- f. BOCA ISLES SOUTH PHASE 5E, according to the plat thereof, as recorded in Plat Book 75, Page 18; and
- g. BOCA ISLES SOUTH PHASE 5G, according to the plat thereof, as recorded in Plat Book 78, Page 196, less and except the property identified on Exhibit "C" attached hereto and incorporated herein.

all of the Public Records of Palm Beach County, Florida.

This notice is filed on behalf of Boca Isles South Property Owners Association, Inc., as of the date signed below.

WITNESSES (TWO)

BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC.

Witness Signature

BY:

Ramon Luna, President

Creolley Cain
Printed Name

Date:

03/4/24

Address: 10924 NW 8th Bldg
Boca Raton, FL 33486

(CORPORATE SEAL)

Witness Signature

Chris Barney
Printed Name

Address: 20040 Palm Island Dr
Boca Raton, FL 33498

(Notary on Next Page)

STATE OF FLORIDA:
COUNTY OF PALM BEACH:

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 4 day of March 2024, by Ramon Luna, as President of **Boca Isles South Property Owners Association, Inc.**, a Florida Corporation. He is personally known to me or has produced _____ (type of identification) as identification.



Lauren Dale

Notary Public

Printed Name: Lauren Dale

My commission expires: 4/13/24



CARRAHAN-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS

SURVEYORS **LAND DEVELOPMENT CONSULTANTS** **PLANNERS**

8191 West Atlantic Blvd. (305) 972-3988 (FAX) 972-4174 Margate, Florida 33063

NOT A SURVEY
(SKETCH & LEGAL DESCRIPTION)
BOCA ISLES SOUTH
OVERALL

ORB 8343 Pa 95

LEGAL DESCRIPTION:

A PORTION OF TRACTS 51, 52, 53, 54, 55, 56 AND THE ADJACENT ROAD RIGHTS OF WAY THEREOF, IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, AND A PORTION OF TRACTS 17, 18, 19, 20, 29, 30, 31, 32 AND THE ADJACENT ROAD RIGHTS OF WAY THEREOF, IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST OF THE FLAT OF "FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 2" AS RECORDED IN PLAT BOOK 1, AT PAGE 102 OF SAID PUBLIC RECORDS AND A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, AND A PORTION OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST; THENCE SOUTH 89°46'57" WEST ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 2855.98 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE WEST RIGHT OF WAY LINE OF AN 80.00 FOOT RIGHT OF WAY KNOWN AS "CAIN BOULEVARD" AS RECORDED IN OFFICIAL RECORD BOOK 6370 AT PAGES 1418 THROUGH 1434 OF SAID PUBLIC RECORDS; THENCE SOUTH 08°47'28" EAST, A DISTANCE OF 1029.19 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2754.19 FEET AND A CENTRAL ANGLE OF 04°04'36", A DISTANCE OF 191.97 FEET (THE LAST TWO (2) DESCRIBED COURSES BEING COINCIDENT WITH SAID WEST RIGHT OF WAY LINE); THENCE SOUTH 42°32'34" WEST, A DISTANCE OF 36.72 FEET; THENCE SOUTH 89°44'00" WEST, A DISTANCE OF 2,560.53 FEET; THENCE SOUTH 89°57'57" WEST, A DISTANCE OF 115.01 FEET (THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF AN 82.00 FOOT ROAD RIGHT OF WAY, KNOWN AS "PARK ACCESS ROAD" AS RECORDED IN OFFICIAL RECORD BOOK 6705 AT PAGES 391 THROUGH 397 OF SAID PUBLIC RECORDS); THENCE NORTH 00°57'22" WEST, ALONG A LINE 115.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES TO) THE EASTERLY BOUNDARY OF SAID SECTION 14, A DISTANCE OF 1,238.67 FEET; THENCE NORTH 00°56'14" WEST, ALONG A LINE 115.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES TO) THE EASTERLY BOUNDARY OF SAID SECTION 11, A DISTANCE OF 1898.62 FEET TO A POINT LYING ON A LINE 80.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES TO) THE NORTHERLY BOUNDARY OF SAID TRACT 31; THENCE NORTH 89°58'48" EAST, ALONG SAID LINE, A DISTANCE OF 115.00 FEET TO A POINT LYING ON THE EASTERLY BOUNDARY OF SAID SECTION 11; THENCE NORTH 01°56'14" WEST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 87.41 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH THE RADIUS BEARS SOUTH 01°48'49" EAST, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF "KIMBERLY BOULEVARD", AN 80.00 FOOT ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3159 AT PAGE 816 OF SAID PUBLIC RECORDS; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1960.00 FEET AND A CENTRAL ANGLE OF 29°50'58", A DISTANCE OF 1009.70 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 61°17'51" EAST, A DISTANCE OF 472.00 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 1040.00 FEET AND A CENTRAL ANGLE OF 32°59'43", A DISTANCE OF 598.91 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 03°51'15", A DISTANCE OF 36.32 FEET TO A POINT LYING ON THE WEST RIGHT OF WAY LINE OF SAID "CAIN BOULEVARD"; THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY LINE OF "KIMBERLY BOULEVARD"; THENCE SOUTH 24°02'24" EAST, A DISTANCE OF 538.50 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY

JOB NO. 8700000	DWG. BY: RC	SCALE: 1/8"=1'-0"	P.L.S. OVERALL
FILE NO. 8000 1915 019	CHKD. BY: 998	DATE: 3-18-94	SHEET 1 OF 3 SHEETS

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

EXHIBIT "A"

ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,760.00 FEET AND A CENTRAL ANGLE OF 06°50'21", A DISTANCE OF 329.44 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1830.00 FEET AND A CENTRAL ANGLE OF 08°24'35", A DISTANCE OF 268.61 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 08°47'28" EAST, A DISTANCE OF 366.12 FEET TO THE POINT OF BEGINNING (THE LAST FOUR (4) DESCRIBED COURSES BEING COINCIDENT WITH SAID WEST RIGHT OF WAY LINE).

(BEARINGS BASED ON THE SOUTH LINE OF SAID SECTION 12 HAVING A BEARING OF SOUTH 89°46'57" WEST, ACCORDING TO STATE PLANE COORDINATES AS ESTABLISHED BY PALM BEACH COUNTY, FLORIDA.)

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 166.997 ACRES, MORE OR LESS.

I:\WPCADD\WFO6B\SOUTH.WP
SUNUSHU-13-94 REV 3-24-94

NOTES

01. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
02. THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR & ASSOCIATES, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT AUTHORIZATION.
03. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE UNDERSIGNED FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF RECORDS.
04. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

ABBREVIATION

A	=	ARC LENGTH	R/W	=	RIGHT-OF-WAY
BNDY	=	BOUNDARY	SBC	=	SECTION
C	=	CENTRAL LINE	TWP	=	TOWNSHIP
D	=	CENTRAL ANGLE			
D.E.	=	DRAINAGE EASEMENT			
F.D.O.T	=	FLORIDA DEPARTMENT OF TRANSPORTATION			
O.R.B.	=	OFFICIAL RECORD BOOK			
PG.	=	PAGE (S)			
P.B.C.R	=	PALM BEACH COUNTY RECORDS			
P.B.	=	PLAT BOOK			
P.O.B.	=	POINT OF BEGINNING			
P.O.C.	=	POINT OF COMMENCEMENT			
R	=	RADIUS			
ROE	=	RANGE			

LAST DATE OF FIELD WORK: NOT A SURVEY

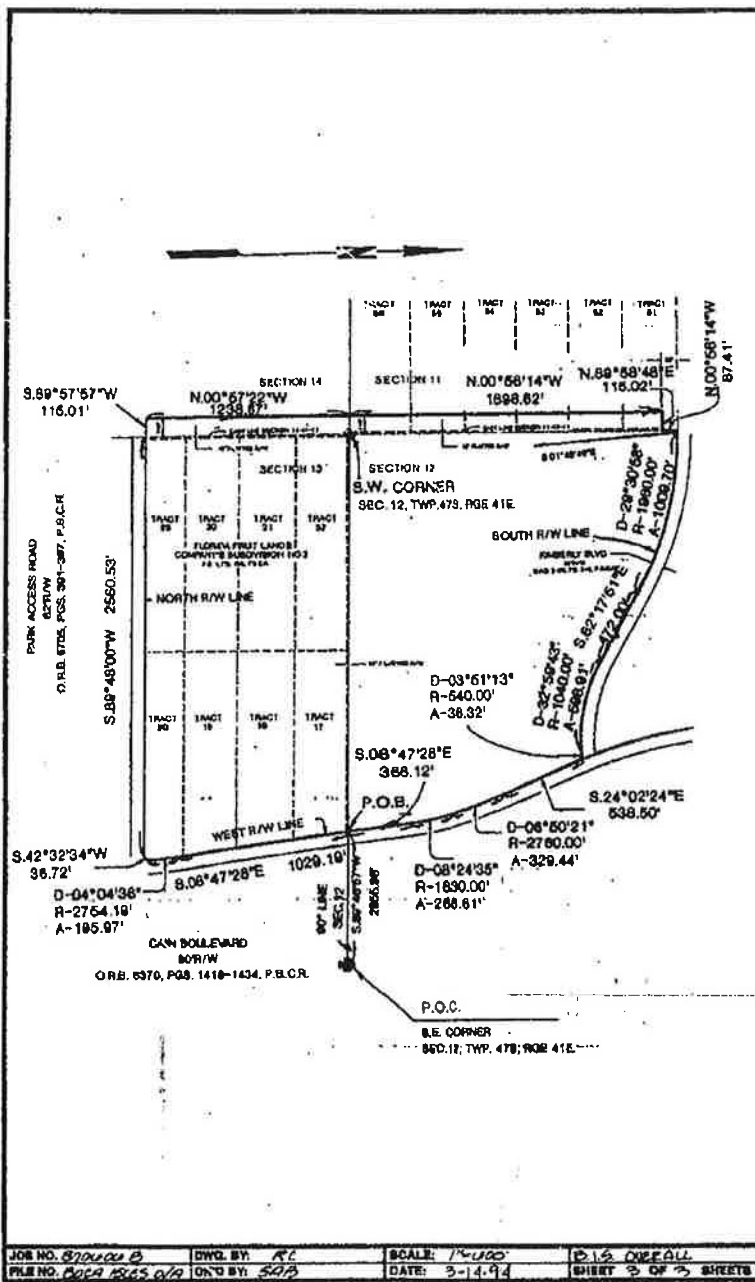
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Steven A. Berg
STEVEN A. BERG
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4086

JOB NO. 8700000	DWG. BY: RC	SCALE: UNL	SIA OVERALL
FILE NO. 000A 1965 01A	CHKD BY: SAB	DATE: 3-16-94	SHEET 2 OF 2 SHEETS

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.



JOB NO. 870421 B	DWG. BY: RL	SCALE: 1"=100'	D.S. ORZAL
FILE NO. 8029 1565 012	CHK'D BY: SJB	DATE: 3-14-94	SHEET 3 OF 3 SHEETS

07-12-94 10:11 AM FROM CARNAHAN ASSOCIATES

P002

ORE 8343 P= 98

(SKETCH & LEGAL DESCRIPTION)
BOCA ISLES SOUTH
RECREATION AREA

LEGAL DESCRIPTION:

A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST; THENCE SOUTH $89^{\circ}46'57''$ WEST, ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 3531.59 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS NORTH $70^{\circ}13'29''$ WEST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF $35^{\circ}42'33''$, A DISTANCE OF 162.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $71^{\circ}09'50''$ WEST, ALONG A NON-RADIAL LINE, A DISTANCE OF 132.23 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF $72^{\circ}46'21''$, A DISTANCE OF 190.32 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 88.00 FEET AND A CENTRAL ANGLE OF $65^{\circ}35'48''$, A DISTANCE OF 100.75 FEET; THENCE NORTH $11^{\circ}39'37''$ WEST, ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, ALSO BEING RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 114.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 53.00 FEET AND A CENTRAL ANGLE OF $134^{\circ}56'20''$, A DISTANCE OF 124.82 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $50^{\circ}07'54''$, A DISTANCE OF 21.87 FEET TO THE POINT OF TANGENCY; THENCE NORTH $06^{\circ}28'03''$ WEST, A DISTANCE OF 45.19 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF $06^{\circ}50'12''$, A DISTANCE OF 10.74 FEET; THENCE NORTH $89^{\circ}46'35''$ EAST, ALONG A NON-RADIAL BEARING TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 106.85 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS NORTH $74^{\circ}39'42''$ EAST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF $25^{\circ}46'23''$, A DISTANCE OF 152.94 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $41^{\circ}06'40''$ EAST, A DISTANCE OF 125.29 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF $25^{\circ}10'38''$, A DISTANCE OF 114.25 FEET TO THE POINT OF BEGINNING.

(THE BEARINGS REFERENCED HEREIN ARE BASED ON THE SOUTH LINE OF SAID SECTION 12 HAVING A BEARING OF SOUTH $89^{\circ}46'57''$ WEST, ACCORDING TO STATE PLANE COORDINATES AS ESTABLISHED BY PALM BEACH COUNTY, FLORIDA.)

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 2.240 ACRES, MORE OR LESS.

I:\WPCADD\KFP06Z\REC.WP
SUNUVN3-22-94

EXHIBIT "B"



L.B. 7551

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

**LEGAL DESCRIPTION OF:
A PORTION OF TRACTS "A", "A-1", "A-2", "B", "B-1" AND "C"
BOCA ISLES SOUTH PHASE 5G
PLAT BOOK 78, PAGES 196-197, PALM BEACH COUNTY RECORDS, FLORIDA
SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, FLORIDA**

A PORTION OF TRACTS "A", "A-1", "A-2", "B", "B-1" AND "C", OF BOCA ISLES SOUTH PHASE 5G, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 196-197, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "C";

THENCE SOUTH 89°47'27" EAST, ALONG THE SOUTH RIGHT OF WAY LINE AND WESTERLY EXTENSION THEREOF OF KIMBERLY BOULEVARD, A DISTANCE OF 126.17 FEET;

THENCE NORTH 00°38'08" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 18.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 03°50'44" EAST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, ALSO BEING SAID RIGHT OF WAY LINE, HAVING A CENTRAL ANGLE OF 02°01'55" AND A RADIUS OF 1960.00 FEET, FOR AN ARC DISTANCE OF 69.51 FEET TO A POINT ON A NON-TANGENT LINE;

THE FOLLOWING THREE COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF THE OVERALL PROPERTY AND RECREATION AREA DESCRIBED IN DECLARATION OF RESTRICTIVE COVENANTS FOR BOCA ISLES SOUTH, RECORDED ON JULY 12, 1994, IN OFFICIAL RECORDS BOOK 8343, PAGES 44-81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 00°56'14" EAST, A DISTANCE OF 87.41 FEET;

THENCE SOUTH 89°58'48" WEST, A DISTANCE OF 115.02 FEET;

THENCE SOUTH 00°56'14" EAST, A DISTANCE OF 1244.55 FEET;

THE FOLLOWING FOUR COURSES BEING COINCIDENT WITH BOUNDARY LINES OF SAID TRACT "C";

THENCE SOUTH 89°03'46" WEST, A DISTANCE OF 68.00 FEET;

THENCE NORTH 00°56'14" WEST, A DISTANCE OF 1209.85 FEET;

THENCE SOUTH 89°46'24" WEST, A DISTANCE OF 14.72 FEET;

THENCE NORTH 00°02'01" WEST, A DISTANCE OF 101.76 FEET TO THE TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, CONTAINING 2.284 ACRES (99,509 SQUARE FEET), MORE OR LESS.

NOTES:

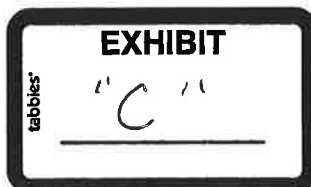
1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY OF OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
3. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY ECS LAND SURVEYORS, INC.
4. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF N.00°56'14"W., ALONG THE EAST LINE OF TRACT "C", BOCA ISLES SOUTH PHASE G, AS RECORDED IN PLAT BOOK 78, PAGES 196-197, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. SEE SHEET 2 OF 2 FOR THE SKETCH OF DESCRIPTION.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.



Digitally signed
by Javier De La
Rocha
Date: 2024.01.30
11:36:03 -05'00'



REVISIONS	DATE	BY

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
01/30/24	J.E.C.	JDLR	N/A

JAVIER DE LA ROCHA

PROFESSIONAL SURVEYOR AND MAPPER NO. 6080 - STATE OF FLORIDA

SHEET 1 OF 2

SKETCH No.
ECS3513 TASK 2

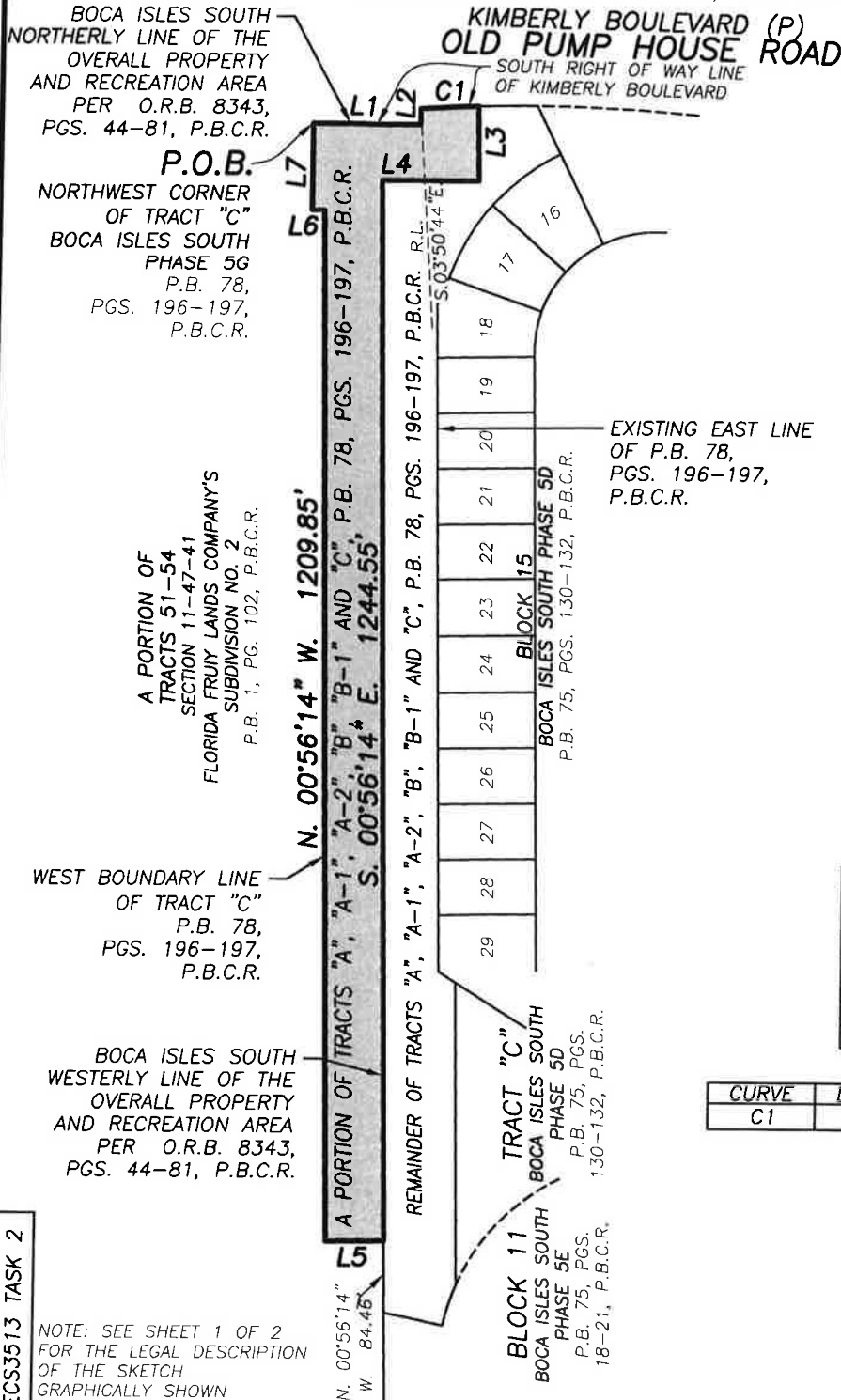


L.B. 7551

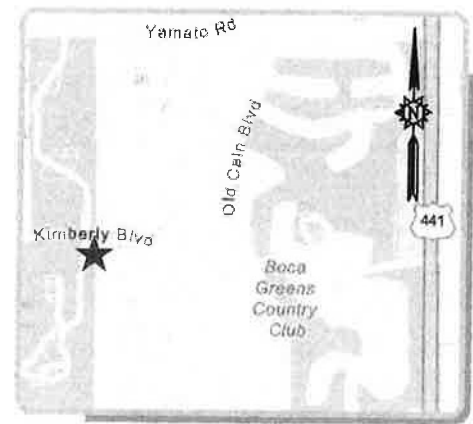
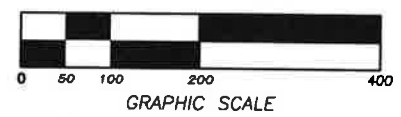
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

**SKETCH OF DESCRIPTION OF:
A PORTION OF TRACTS "A", "A-1", "A-2", "B", "B-1" AND "C"
BOCA ISLES SOUTH PHASE 5G**

PLAT BOOK 78, PAGES 196-197, PALM BEACH COUNTY RECORDS, FLORIDA
SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, FLORIDA



SCALE: 1" = 200'



LOCATION MAP
NOT TO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S. 89°47'27" E.	126.17'
L2	N. 00°38'08" E.	18.58'
L3	S. 00°56'14" E.	87.41'
L4	S. 89°58'48" W.	115.02'
L5	S. 89°03'46" W.	68.00'
L6	S. 89°46'24" W.	14.72'
L7	N. 00°02'01" W.	101.76'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	2°01'55"	1960.00'	69.51'

LEGEND:

- P.B.C.R. PALM BEACH COUNTY RECORDS
- L.B. LICENSED BUSINESS
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PGS. PAGES
- P.O.B. POINT OF BEGINNING
- (P) DATA PER PLAT
- L# LINE NUMBER
- C# CURVE NUMBER
- R.L. RADIAL LINE

SKETCH No. ECS3513 TASK 2