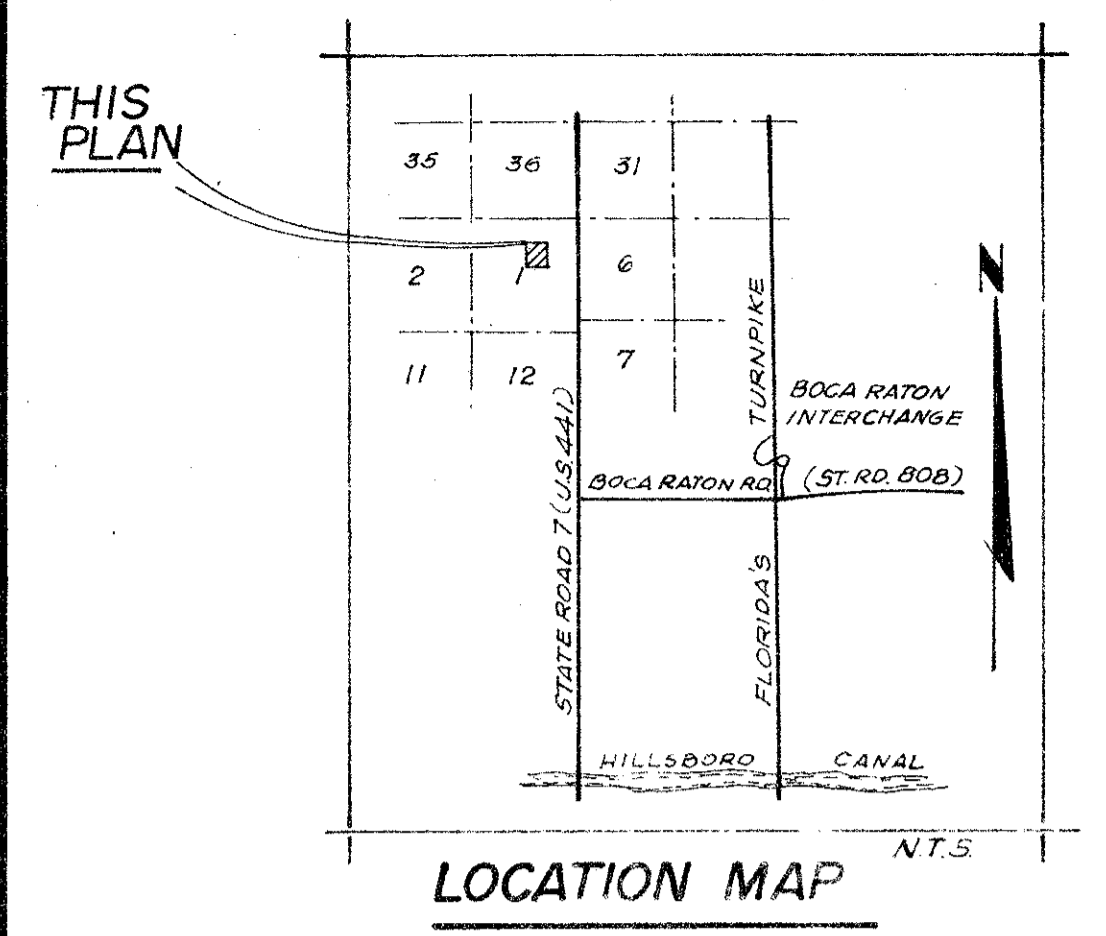


BOCA CHASE SECTION ONE

(A PORTION OF RIVIERA P.U.D.)

A PORTION OF TRACTS 9,10,11,12,13 & 14 FLORIDA FRUIT LANDS COMPANY'S SUB. NO. 2 OF SECTION 1, TOWNSHIP 47 S., RANGE 41 E. (1-102 P.B.R.) PALM BEACH COUNTY, FLORIDA.



PREPARED BY
 KEYSTONE ENGINEERING INC.
 6301 N.W. 9th AVE., SUITE B.
 FORT LAUDERDALE, FLORIDA
 ORDER NO. 37213 E.

DESCRIPTION

A portion of Tracts 9, 10, 11, 12, 13 and 14, Florida Fruit Lands Company's Subdivision No. 2 of Section 1, Township 47 South, Range 41 East, according to the Plot thereof recorded in Plat Book 1 of Page 102 of the Public Records of Palm Beach County, Florida being more particularly described as follows:

Commence at the Northeast Corner of Section 1, Township 47 South, Range 41 East and run on an assumed bearing of Due West along the North Line of said Section 1 for 1333.75 feet; Thence run S 0°17'41"E along the West boundary of Tracts 1, 2 and 3, respectively, Florida Fruit Lands Company's Subdivision No. 2 of Section 1, Township 47 South, Range 41 East, according to the Plat thereof recorded in Plat Book 1 of Page 102 of the Public Records of Palm Beach County, Florida for 1050.17 feet to a point on the South R/W Line of 181st Street South according to that certain Plat "Riviera Section One" (P.U.D.) as recorded in Plat Book 30 of Page 101 of the Public Records of Palm Beach County, Florida, said point being the Point of Beginning of the Parcel of Land hereinafter described, said last mentioned course being coincident in part with the Easterly boundary of said "Riviera Section One" (P.U.D.); Thence run E along the Easterly boundary of Tracts 9, 10, 11, 12, 13 and 14, Florida Fruit Lands Company's Subdivision No. 2 of Section 1, Township 47 South, Range 41 East, for 367.59 feet to a Point of Curvature; Thence run S 67°59'30"W along a circular curve to the Right having a Radius of 100.00 feet and a Central Angle of 34°53'53" for an Arc distance of 109.71 feet to a Point of Tangency; Thence run S 21°05'21"W for 53.71 feet; Thence run S 10°27'38"W for 110.9 feet to a Point of Curvature; Thence run S 10°27'38"W along a circular curve to the Right having a Radius of 100.00 feet and a Central Angle of 21°05'21" for an Arc distance of 37 feet to a Point of Tangency; Thence run N 21°33'00"W for 52.29 feet to a Point of Beginning; Thence run N 21°33'00"W for 52.29 feet to a Point of Curvature; Thence run N 21°33'00"W along a circular curve to the Right having a Radius of 350.00 feet and a Central Angle of 20°25'58" for an Arc distance of 185.90 feet to a Point of Tangency; Thence run N 44°34'46"E for 123.23 feet to a Point of Curvature; Thence run N 44°34'46"E along a circular curve to the Right having a Radius of 100.00 feet and a Central Angle of 4°31'03" for an Arc distance of 81.40 feet to a Point of Tangency; Thence run N 21°33'00"W for 141.48 feet; Thence run N 10°27'38"W for 308.62 feet to a Point on the South R/W Line of 180th Place South, as shown on aforesaid Plat "Riviera Section One" (P.U.D.); Thence run S 89°56'12"E along the said South Line of 180th Place South for 501.38 to a Point of Curvature; Thence run Easterly, Southeasterly and Southerly along a circular curve to the Right having a Radius of 176.33 feet and a Central Angle of 89°38'21" for an Arc distance of 275.87 feet to a Point of Tangency; Thence run S 0°17'41"E for 114.75 feet; Thence run S 89°56'12"E for 40.00 feet; Thence run S 0°17'41"E for 10.00 feet; Thence run S 89°56'12"E for 270.01 feet to the Point of Beginning, said last mentioned courses being coincident with the boundary of the aforesaid Plat "Riviera Section One" (P.U.D.).

Said land's containing 48,526 Acres more or less and lying and being in Palm Beach County, Florida.

LAND USE TABULATION

A.) Single Family Residential	
B.) Gross Acres 48,526 U.P.A. 1.3 Total Units	
C.) Breakdown:	
1) Public Streets (23.6%)	11.448 ± Acres
2) Parks (Net)	4.351 ± Acres
3) Waterways	0.543 ± Acres
4) Open Space	0.543 ± Acres
5) Residential (55.9%)	27.133 ± Acres
TOTAL	48,526 ± Acres
D.) Open Space	
1) Parks (Net)	4.351 ± Acres
2) Open Space	0.543 ± Acres
3) Waterways (50%)	2.53 ± Acres
4) Residential Area (50%)	13.51 ± Acres
TOTAL	21.0 ± Acres
43.3% Gross Plot	

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that H. Miller & Sons of Tampa Inc., a Florida corporation, owner of the land shown hereon, being Section 1, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as BOCA CHASE SECTION ONE, being more particularly described hereon have caused the same to be surveyed and platted as shown hereon and do hereby dedicated as follows:

- The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.
- The Canals shown Not LWDD Canals are hereby dedicated to the Boca Chase Property Owners Association, Inc. and are the perpetual, maintenance obligation of said association.
- Utility and Drainage Easements and Canal R/W shown Not LWDD R/W as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- The Limited Access Easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction of ingress rights.
- The recreation areas and Trails shown are dedicated for Open Space purposes to the Boca Chase Property Owners Association, Inc. and are the perpetual maintenance obligation of said association.

HEREOF, the abovesaid named H. Miller & Sons has caused these conditions to be assigned by its President, Michael Miller, and attested by its Secretary, Mary Lou Jansen, its corporate seal to be affixed to this instrument by and with the authority of the Board of Directors, this 25th day of April, 1978.

H. Miller & Sons of Tampa Inc., a Florida corporation of the State of Florida
 By: Michael Miller President
Mary Lou Jansen Secretary
 Attest: Mary Lou Jansen

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF BROWARD
 BEFORE ME personally appeared Michael Miller and Mary Lou Jansen, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the H. Miller & Sons of Tampa Inc., a corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 fee act and deed of said corporation.
 WITNESS my hand and official seal this 25th day of April, 1978.
 My commission expires 1/47/81
John B. Dunkle
 Notary Public - State of Florida

TITLE CERTIFICATION

State of Florida } We, State Title, a Title Insurance Company, duly licensed in the State
 County of Broward } Florida, do hereby certify that we have examined the title to
 the hereon described property, that we find the title to the property is vested to
 H. Miller & Sons of Tampa, Inc., that the current taxes have been paid, and
 that we find the property is free of encumbrances.
 Date February 9, 1978 Signed: Joseph M. Doherty State Title
 Subscribed and sworn to before me this 9th day of February, A.D. 1978 at the
 City of Fort Lauderdale County of Broward State of Florida.
 My Commission Expires 5-23-80
John B. Dunkle
 Notary Public - State of Florida

SURVEYORS CERTIFICATE

This is to certify that the above shown hereon Boca Chase Section One, Florida, is a true and correct representation of a survey made under my personal supervision and that said survey is accurate to the best of my knowledge and that the Permanent Reference Markers have been set and that Permanent Control Points have been set under the supervision of the National Surveying and Mapping Society, Inc. and further that the survey was made in accordance with the Florida Statutes, as amended, and that I am a duly licensed Surveyor in the State of Florida.

John B. Dunkle 12/1/77
 Surveyor No. 1638

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 25th day of April, 1978
 By: Joseph D. Brantner Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 25 day of April, 1978
 By: John B. Dunkle County Engineer

ATTEST: JOHN B. DUNKLE, Clerk
 BOARD OF COUNTY COMMISSIONERS

By: John B. Dunkle Deputy Clerk

0303-307

This Plat Prepared By:
 Keystone Engineering Inc.
 Drawn By:
 John D. Weaver & Harry J. Miller

BOCA CHASE - SECT. 1