



LOCATION MAP N.T.S.

BOCA CHASE SECTION TWO

A PORTION OF RIVIERA (P.U.D.)
A REPLAT OF PORTIONS OF TRACTS 16, 17, 18, 31 AND 32,
"FLORIDA FRUIT LANDS CO. SUBDIVISION NO. 2" (1-102) IN SECTION 1, TOWNSHIP 47S., RANGE 41E.,
AND A REPLAT OF A PORTION OF "RIVIERA SECTION ONE" (PUD) (30-101), PALM BEACH COUNTY, FLORIDA

PREPARED BY
KEYSTONE ENGINEERING INC.
6301 N.W. 9th AVE. SUITE B
FT. LAUDERDALE, FLORIDA
ORDER NO. 46114 - E

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:58 A.M.
this 26 day of July
1979, and duly recorded in Plat Book No.
57 on page 192 + 193
JOHN B. DUNKLE, Clerk Circuit Court
John B. Dunkle, D.C.

SHEET 1 OF 2 SHEETS
FLOOD ZONE 1B

DEDICATION & RESERVATION

Know all men by these presents that H. Miller & Sons of Florida, Inc., a Florida Corporation, owner of the lands shown hereon, being in Section 1, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as "Boca Chase Section Two" being more particularly described as follows:

A portion of "Florida Fruit Lands Company, Subdivision No. 2," of Section 1, Township 47 South, Range 41 East, according to the Plat thereof recorded in Plat Book 1 at Page 102 of the Public Records of Palm Beach County, Florida, and a portion of "Riviera Section One (P.U.D.)" according to the Plat thereof recorded in Plat Book 30 at Page 101 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 2522.51 feet to the Point of Beginning; thence continue Due West along the last described course for 1478.76 feet; thence run S0°37'35"E for 231.42 feet along the West line of Tract 17 of aforesaid "Florida Fruit Lands Company Subdivision No. 2" of Section 1, Township 47 South, Range 41 East to a Point of Curvature; thence run Southerly and Southwesterly along a circular curve to the right and concave to the Northwest having a Radius of 100.00 feet and a central Angle of 47°31'39" for an Arc distance of 82.95 feet to a point of Tangency; thence run S46°54'04"W for 301.96 feet; thence run S43°05'56"E for 100.00 feet to a point of curvature; thence run Southeasterly and Easterly along a circular curve to the left and concave to the Northeast having a radius of 260 feet and a central Angle 46°50'12" for an Arc distance of 212.54 feet to Point of Tangency; thence run S0°03'52"W for 80.00 feet; thence run S89°56'08"E for 116.61 feet along the North line of Tract 19 of aforesaid "Florida Fruit Lands Company Subdivision No. 2" of Section 1, Township 47 South, Range 41 East; thence run NO°27'38"W along the boundary of "Riviera Section One" (P.U.D.) according to the Plat thereof recorded in Plat Book 30 at Page 101 of Public Records of Palm Beach County, Florida, for 503.91 feet; thence run N89°32'22"E for 60.00 feet; thence run S0°27'38"E along the West line of Lot 51, Block 1, of aforesaid Riviera Section One (P.U.D.) for 56.35 feet; thence run N89°32'22"E along the South line of said Lot 51 for 100.00 feet; thence run NO°27'38"W along the Southerly extension of and the boundary of said "Riviera Section One" (P.U.D.) for 300.46 feet to the Point of Beginning. Said lands containing 24.960 acres more or less and lying and being in Palm Beach County, Florida have caused the same to be surveyed and platted as shown hereon and hereby dedicate as follows:

- The Ingress and Egress Easements as shown are for pedestrian use only and said easements are dedicated in perpetuity to the Greenbriar Homeowners Association Inc. for the use of the residents of Boca Chase Section Two and Riviera Section One (P.U.D.). Said Ingress and Egress Easements are the perpetual maintenance obligation of the Greenbriar Homeowners Association Inc.
- The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the perpetual use of the public for proper purposes.
- The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- The Canal R/W shown "L.W.D. Canal No. 5-11" is dedicated to the Lake Worth Drainage District for proper purposes.
- The Canal R/W shown "Private Canal R/W (Drainage Easement)" for proper purposes, are for the use of the residents of Boca Chase and are dedicated in fee simple to the Boca Chase Property Owners Association Inc. and are the perpetual maintenance obligation of said Association. This Canal is the common property of the Association named herein.
- Tracts A, B, C, and D for recreation purposes as shown, are for the use of the residents of this Subdivision, and the residents of Riviera Section One (P.U.D.) and are dedicated in fee simple to Greenbriar Homeowners Association Inc. Tracts A, B, C, and D are the common property of the Association named herein, and are the perpetual maintenance obligation of said Association.
- The Limited Access Easements as shown are dedicated to the Board of County Commissioners of Palm Beach County Florida, for the purposes of control and jurisdiction over access rights.

In Witness whereof, the above named corporation has caused these presents to be signed by its President, Michael Miller and its Secretary, Mary Lou Jansen and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 19 day of April, A.D. 1979.

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

ACKNOWLEDGEMENT

State of Florida } ss 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 Florida, 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 free act and deed of said corporation.

Witness my hand and official seal this 20 day of April, 1979.
My commission expires Jan. 10, 1982
Russell B. Brown Notary Public

MORTGAGEE'S CONSENT

State of Florida } The undersigned hereby certifies that it is the holder of a mortgage County of Palm Beach } ss upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 2813 at pages 392, 393, 394 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness whereof, the said corporation has caused these presents to be signed by its Assistant Vice President and attested to by its Assistant Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 10 day of April, 1979.

Southeast First National Bank of Miami, a corporation of the State of Florida

Attest: [Signature] Assistant Vice President
By: [Signature] Assistant Vice President

ACKNOWLEDGEMENT

State of Florida } ss Before me personally appeared Donald Rivera and County of Palm Beach } ss James Thomas, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Asst Vice Pres. and Asst Vice Pres. of Southeast First National Bank of Miami, 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 free act and deed of said corporation.

Witness my hand and official seal this 10 day of April, 1979.
My commission expires: Jan. 10, 1982
[Signature] Notary Public

TITLE CERTIFICATION

State of Florida } ss Abstract Co., Inc., a title insurance company, duly licensed in the County of Palm Beach } ss State of 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 Florida, Inc.; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that We find that all mortgages are shown and are true and correct.

EXECUTIVE TITLE AND ABSTRACT CO., INC.
Date: APRIL 19th, 1979 Signed: [Signature]
Executive Title and Abstract Co., Inc.
Subscribed and sworn to before me this 19th day of APRIL, A.D. 1979 at the City of BOCA RATON, County of PALM BEACH, State of Florida.
My commission expires: Nov. 11, 1979.
[Signature] Notary Public - State of Florida

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with the Board of County Commissioners for the Required Improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date 5-21-79
[Signature]
Loren T. Keller
Reg. Land Surveyor No. 1612
State of Florida

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This Plat is hereby approved for record this 24 day of July, 1979.

By: [Signature] Chairman: Bill Bailey

COUNTY ENGINEER

This Plat is hereby approved for record this 24 day of July, 1979.

Attest: John B. Dunkle Board of County Commissioners
By: [Signature] County Engineer: H. E. Koster, Jr.

LAND USE TABULATION

A) Single Family Residential	75 Lots
B) Gross Acres:	24.960 300 U.P.A.
C) Breakdown:	
1) Public Streets	21.7% 5.413 Acres
2) Waterways	3.091 Acres
3) Common Areas	4.261 Acres
4) Residential	(48.9%) 12.195 Acres
	TOTAL 24.960 Acres
D) Green Area:	
1) Common Area	4.261 Acres
2) Waterways (50%)	1.55 Acres
3) Residential Area (50%)	6.10 Acres
	TOTAL 11.91 Acres
Green Area is 47.7% of gross plat.	

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