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A PLANNED UNIT DEVELOPMENT  
**BOCA GREENS COMMERCIAL**  
 BEING A SUBDIVISION OF LAND IN THE EAST HALF (E 1/2) OF  
 SECTION 12, TWP. 47 SO., RGE. 41 E.  
 PALM BEACH COUNTY, FLORIDA

**DESCRIPTION**

A certain parcel of land lying in Section 12, Township 47 South, Range 41 East, Palm Beach County, Florida, and more particularly described as follows:

Beginning at the Northwest corner of Tract "C-1" as shown on a plat entitled "Planned Unit Development, Boca Greens, Plat No. 13, West Palm Beach, Florida," recorded in Plat Book 26, Pages 122 through 125, inclusive, of the Public Records of Palm Beach County, Florida; thence along the following numbered courses:

- 1) North 0°52'10" West along the easterly line of Tract "C-1" on said Map 725-79 East 180 feet to a point of beginning;
- 2) North 0°43'30" West 1033.60 feet to a point of beginning;
- 3) Northeastly along the arc of a 283.28 foot radius curve, concave southerly, whose long chord bears North 24°54'58" East, an arc distance of 253.27 feet to a point of tangency;
- 4) North 80°25'23" East, 161.47 feet to a point of beginning;
- 5) Southerly along the arc of a 283.28 foot radius curve, concave southerly, whose long chord bears North 24°54'58" East, an arc distance of 253.27 feet to a point of tangency;
- 6) North 44°14'10" East, 35.16 feet to a point in the westerly line of State Road No. 7 (U.S. 1) Highway;
- 7) South 0°45'41" East along the westerly right-of-way line and 250.00 feet to the Northwest corner of Tract "C-1" on the aforementioned map;
- 8) South 89°24'36" West along the northerly line of Tract "C-1" a distance of 60.00 feet to a point of beginning;
- 9) South 0°45'41" West along the westerly line of Tract "C-1", a distance of 124.70 feet to a point of beginning;
- 10) South 0°52'10" West along the same 775.40 feet to a point in the westerly line of the previously mentioned tract "C-1"; thence;
- 11) North 89°02'50" East along said northerly line of Tract "C-1" a distance of 400.00 feet to the POINT OF BEGINNING.


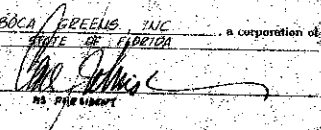
CONTAINING 1.86445 acres.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that BOCA GREENS, INC. owner of the lands shown and described herein and shown herein as BOCA GREENS COMMERCIAL has caused the same to be surveyed and plotted as shown herein and do hereby dedicate as follows:

- EASEMENTS**
- The utility easements as shown herein are hereby dedicated in perpetuity to the construction, operation and maintenance of utilities.
  - The drainage easements as shown herein are hereby dedicated in perpetuity to the construction, operation and maintenance of drainage in accordance with the approved drainage plan.
  - The access easements as shown herein are hereby dedicated in perpetuity to the construction, operation and maintenance of access to the property.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed by its PRESIDENT and attested to by its SECRETARY and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 7 day of June, A.D. 1980.


Attest:  By:   
BOCA GREENS, INC.  
 a corporation of the STATE OF FLORIDA  
Carl Palmisciano  
 its PRESIDENT

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
 COUNTY OF DEDE

BEFORE ME personally appeared CARL PALMISCIANO AND LUIS A. CLARK 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 BOCA GREENS, INC. a corporation, and they severally acknowledged to and before me that they executed such instrument as such officers of said corporation and that the seal affixed to said instrument by one and regular corporate authority and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal, this 7 day of June, A.D. 1980.

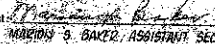

By:   
 Notary Public

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
 COUNTY OF DADE

The undersigned hereby certifies that it is the holder of a mortgage upon the property described herein and does hereby join in and consent to the dedication of the land described in the dedication herein by the owner thereof, and agrees that its mortgage, which is recorded in Official Record Book 1117, at Pages 193, through 194, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown herein.

IN WITNESS WHEREOF, CHASE FEDERAL SAVINGS AND LOAN ASSOCIATION a UNITED STATES CORPORATION has caused these presents to be signed by its VICE PRESIDENT and attested to by its ASSISTANT SECRETARY and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 7 day of June, A.D. 1980.

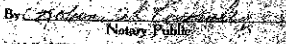
Attest:  By:   
MARJORIE B. BAKER, ASSISTANT SECY. GEORGE ETHERIDGE, VICE PRESIDENT  
CHASE FEDERAL SAVINGS AND LOAN ASSOCIATION  
 a UNITED STATES CORPORATION

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
 COUNTY OF DADE

BEFORE ME personally appeared GEORGE ETHERIDGE AND MARJORIE B. BAKER to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as VICE PRESIDENT and ASSISTANT SECRETARY of CHASE FEDERAL SAVINGS & LOAN ASSOC. a corporation, and they severally acknowledged to and before me that they executed such instrument as such officers of said corporation and that the seal affixed to said instrument by one and regular corporate authority and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal, this 7 day of June, A.D. 1980.


By:   
 Notary Public

NOTARY PUBLIC, STATE OF FLORIDA  
 MY COMMISSION EXPIRES SEPTEMBER 26, 1981

**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF DEDE

I, PAUL E. ANTON, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested in BOCA GREENS, INC.; that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown herein; and that I find all mortgages are shown and are true and correct.

Date: July 7, 1980 By:   
PAUL E. ANTON, ATTORNEY

**NOTES**

Permanent Reference: Manuscript D.K.M. 100-100-100-100

Permanent Control Hatch (P.C.H.) is shown on the plan.

Business and Home are in the middle of the lot.

Building setbacks shall be as required by Palm Beach County Ordinance 10-100-100-100.

There shall be no buildings or other structures placed on the lot.

There shall be no buildings or other structures placed on the lot.

In instances where drawings and other documents are shown on the plan, they shall be construed and interpreted in accordance with the provisions of the plan. There shall not interfere with the drainage facilities shown thereon.

**COUNTY ENGINEER**

The plan is hereby approved for record by me, James H. ...  
 County Engineer

**BOARD OF COUNTY COMMISSIONERS**  
 PALM BEACH COUNTY, FLORIDA

The plan is hereby approved for record by me, James H. ...  
 Board of County Commissioners

**ATTEST** James H. ...  
 BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

**SURVEYOR'S CERTIFICATION**

I hereby certify that the plan shown herein is a true and correct representation of a survey made under my responsible direction and supervision, and that said survey is accurate to the best of my knowledge and belief in accordance with the provisions of the Florida Statutes, Chapter 218, and the Florida Board of Surveyors and the Florida Board of Professional Engineers and Architects, and that the survey data complies with all the requirements of the Florida Statutes, Chapter 218, and the Florida Board of Surveyors and the Florida Board of Professional Engineers and Architects.

Date: July 7, 1980



Field Book No. <u>22-28</u> Pg. <u>28</u>	<b>ROBERT E. OWEN &amp; ASSOCIATES, INC.</b> ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA	<b>BOCA GREENS COMMERCIAL</b>
Design		
Drawn by <u>G. ALONZO</u>		
Checked by <u>MARJORIE BAKER</u>		
Approved		SHEET ONE OF TWO

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