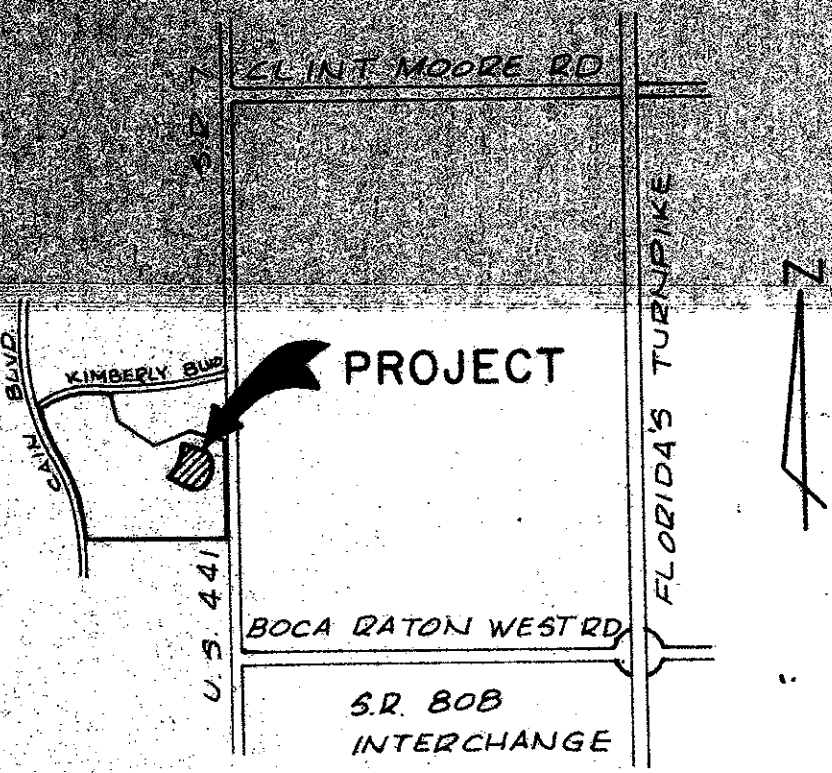


42/17

17

A PLANNED UNIT DEVELOPMENT
BOCA GREENS PLAT NO. 5
 (BEING A REPLAT OF A PORTION OF BOCA GREENS PLAT NO. 2)
 AS RECORDED IN PLAT BOOK 39, PAGES 161 THROUGH 163
 IN THE EAST HALF (E 1/2) OF SECTION 12, TWP. 47 SO., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 2

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record on 11-30-80
 at 10 o'clock AM
 by John P. Dunkle
 Clerk of the County



LOCATION MAP
 NOT TO SCALE

DESCRIPTION
 Tract "A", Boca Greens Plat No. 2, a Planned Unit Development as recorded in Plat Book 39, Pages 161 - 163, Public Records of Palm Beach County, Florida.

DEDICATION & RESERVATION
 KNOW ALL MEN BY THESE PRESENTS that BOCA GREENS, INC., a Florida Corporation, owner of the lands shown hereon, being in Sections 12 Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as BOCA GREENS PLAT NO. 5 and as described hereon, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and/or reserve as follows:

- STREETS**
 The streets, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the Public for proper purposes.
- EASEMENTS**
 - The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.
 - The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.
- WATER MANAGEMENT TRACT**
 The Water Management Tract, shown hereon as Tract L-1, is hereby reserved for water management purposes and is the perpetual maintenance obligation of BOCA GREENS HOMEOWNERS ASSOCIATION, INC., a Florida Corporation not for profit.

IN WITNESS WHEREOF the above named BOCA GREENS, INC. 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 19th day of November, A.D. 19 80.

Attest: [Signature]
 Luis A. Clark, Secretary

By: [Signature]
 Carl Palmisciano, President

ACKNOWLEDGMENT
 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 Florida 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 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 19 day of November, A.D. 19 80.

By: [Signature]
 Notary Public

My Commission Expires:

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 hereon and does hereby join in and consent to the dedication of the land described in the dedication hereon by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 2748 at Page 1953, Public Records of Palm Beach County, Florida, shall be subordinate to the said dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Senior Vice President and attested to by its Assistant Secretary and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 19 day of November, A.D. 19 80.

CHASE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation of the United States of America

Attest: [Signature] By: [Signature]

ACKNOWLEDGMENT
 STATE OF FLORIDA
 COUNTY OF DADE
 BEFORE ME personally appeared George E. Hendy & Marvin S. Baker to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President & Assistant Secretary of the CHASE FEDERAL SAVINGS AND LOAN ASSOCIATION, a United States of America 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 the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by and regular corporate authority and that said instrument is the free act and deed of said Corporation.

WITNESS MY hand and official seal, this 19 day of November, A.D. 19 80.

By: [Signature]
 Notary Public

My Commission Expires:

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF BROWARD
 I, PAUL B. ANTON, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; and 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 all mortgages are shown and are true and correct; and that I find all easements lying over and/or encumbering the hereon described property are shown.

Date: FEB. 9th 1981 By: [Signature]
 PAUL B. ANTON, Attorney

COUNTY APPROVALS

This plat is hereby approved for record this 17th day of March, A.D. 19 81.

By: [Signature]
 Herbert F. Kahlert, Engineer
 Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 17th day of March, A.D. 19 81.

By: [Signature]
 Frank H. Foster, Jr., Chairman
 Board of County Commissioners

Attest: John P. Dunkle, Clerk

By: [Signature]
 Deputy Clerk

P.U.D. DATA

Total Area	-	11.588 Acres
Single Family Lots	-	45 D.U.
Overall Density	-	3.88 D.U./Acre

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon 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, 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 Palm Beach County, Florida, 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: FEB 18th 1981 BY: [Signature]
 PROFESSIONAL LAND SURVEYOR
 FLA. CERT. NO. 3748

NOTES:

- Permanent Reference Monuments (P.R.M.'s) are designated thus:
- Permanent Control Points (P.C.P.'s) are designated thus:
- Bearings cited herein are in the meridian of Boca Greens Plat No. 2, Plat Book 39, Pages 161, 162 and 163.
- D.E. denotes drainage easement.
 U.E. denotes utility easement.
- Building setbacks shall be as required by Palm Beach County Zoning Regulations.
- There shall be no buildings or other structures placed on utility easements.
- There shall be no building or any kind of construction or trees or shrubs placed on drainage easements.
- In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
- All lot lines are radial unless otherwise shown.

0208-303

RE-Paid
 12-47-41 \$300
 FSZ-32-
 FH-70
 JWP (588)

This instrument was prepared by PETER T. KRICK in the offices of Robert E. Owen & Associates, Inc., Engineers and Planners, Forum III Building, 1675 Palm Beach Lakes Boulevard, West Palm Beach, Florida.

Field Book No. D-102 Pg. 43	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH, FLORIDA <small>Not to be used for Construction until Approved.</small> Approved	BOCA GREENS PLAT NO. 5 A REPLAT OF A PORTION OF BOCA GREENS PLAT NO. 2 PALM BEACH COUNTY, FLORIDA	Job No. 80-1141
Design L. GEARY			Scale
Drawn T. FROEHLICH			Date MAR., 1980
Field FRALICK			Sheet 1
Approved			File No. BF-2305

RE-Paid
 12-47-41 \$300
 FSZ-32-
 FH-70
 JWP (588)