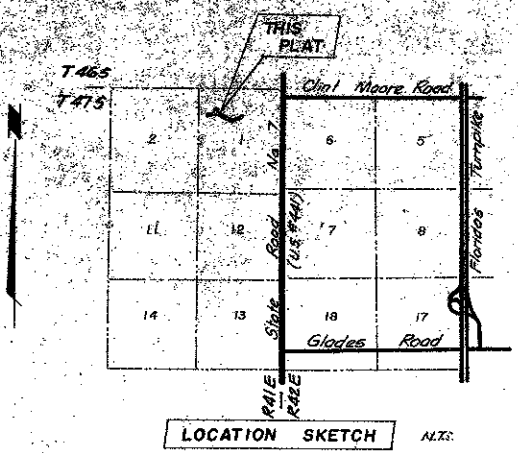


43/16d



LAND USE TABULATION

A) Gross Acres	7.424	
B) Breakdown		
1) Public Streets	4.985 Acres	67%
2) Waterways	0.138 "	2%
3) Private Recreation		
a) Tract A	1.300 "	18%
b) Tract B	0.364 "	5%
c) Tract C	0.425 "	6%
d) Tract D	0.109 "	1%
e) Tract E	0.103 "	1%
Totals	7.424 Acres	100%

WATERBERRY

(A PORTION OF RIVIERA P.U.D.)
 A REPLAT OF A PORTION OF TRACTS 12, 13, 20, 21, 29 and 30
 FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2 OF
 SECTION 1, TOWNSHIP 47 S., RANGE 41 E. (1-102 P.B.C.R.)
 PALM BEACH COUNTY, FLORIDA

PREPARED BY
HELLER - WEAVER and ASSOCIATES Inc.
 5310 North State Road 7, Suite E
 Fort Lauderdale, Florida 33319
 ORDER No. 2301

DEDICATION CONTINUED

3) Tracts C and E are landscape areas and are dedicated in fee simple to the Boca Chase Property Owners Association, Inc. and its successors and/or assigns. Tracts C and E are Common Property of and are the perpetual maintenance obligation of said Association and its successors and/or assigns named herein.

4) The 10-foot Bicycle Easement as shown in Tract A is hereby dedicated in perpetuity to the Boca Chase Property Owners Association, Inc. and its successors and/or assigns.

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PROPERTY OF PALM BEACH COUNTY, FLORIDA
 This Plat was filed for record at 10:21 AM on the 15th day of January, 1982.
 JOHN B. DUNKLE, CLERK OF COUNTY COMMISSIONERS

DEDICATION & RESERVATION

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

A portion of Tracts 12, 13, 20, 21, 29 and 30 "Florida Fruit Lands Company's Subdivision No. 2", of Section 1, Township 47 South, Range 41 East according to the Plat hereof 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 Southeast Corner of Tract D, Boca Chase Section Two, according to the Plat thereof recorded in Plat Book 37 of Pages 192 and 193 of the Public Records of Palm Beach County, Florida and run on an assumed bearing of N 89° 56' 08" W along the Southerly Boundary of said Tract D for 99.04 Feet to a Point of Curvature; Thence run Westerly and Northwesterly along said Southerly Boundary of Tract D, being a Circular Curve to the Right and Concave to the Northeast having a Radius of 260.00 Feet and a Central Angle of 46° 50' 12" for an Arc Distance of 212.54 Feet to a Point of Tangency; Thence run N 43° 45' 56" W along the Southerly Right-of-Way Line of a 100 Foot Canal Right-of-Way as shown on said Plat Boca Chase Section Two, for a Distance of 100.00 Feet; Thence run S 46° 54' 04" W along the Southerly Extension of the Westerly Boundary of said 100 Foot Canal Right-of-Way for 80.00 Feet to a Point of Curvature; Thence run Southwesterly and Southerly along a Circular Curve to the Left and Concave to the Southeast having a Radius of 202.58 Feet and a Central Angle of 47° 1' 39" for an Arc Distance of 169.04 Feet to a Point of Tangency; Thence run S 0° 37' 35" E for 378.19 Feet to the POINT OF BEGINNING; Thence run N 89° 22' 25" E Radial to the next described Curve for 100.00 Feet; Thence run Northerly, Northwesterly and Easterly along a Circular Curve to the Right and Concave to the Southeast having a Radius of 150.00 Feet and a Central Angle of 90° 41' 21" for an Arc Distance of 237.43 Feet to a Point of Tangency; Thence run S 89° 56' 08" E for 98.23 Feet; Thence run S 0° 37' 35" W for 282.12 Feet; Thence run S 26° 2' 25" W Radial to the next described Curve for 11.19 Feet; Thence run Southwesterly and Easterly along a Circular Curve to the Left and Concave to the Northeast having a Radius of 260.00 Feet and a Central Angle of 32° 30' 00" for an Arc Distance of 147.48 Feet to a Point of Tangency; Thence run N 84° 22' 25" E for 151.31 Feet to a Point of Curvature; Thence run Easterly and Southwesterly along a Circular Curve to the Right and Concave to the Southwest having a Radius of 510.00 Feet and a Central Angle of 48° 00' 00" for an Arc Distance of 511.03 Feet to a Point of Tangency; Thence run S 47° 37' 35" E for 161.27 Feet to a Point of Curvature; Thence run Southwesterly, Easterly and Northwesterly along a Circular Curve to the Left and Concave to the North having a Radius of 63° 55' 25" for an Arc Distance of 229.02 Feet to a Point of Tangency; Thence run N 66° 27' 00" E for 353.85 Feet; Thence run N 23° 27' 00" E for 21.21 Feet; Thence run S 21° 33' 00" E for 23.71 Feet to a Point on a Curve, said Point lying on the North Right-of-Way Line of 181st Street South as shown on Boca Chase Section One, according to the Plat thereof recorded in Plat Book 34 of Pages 126 and 127 of the Public Records of Palm Beach County, Florida, and said Point Bearing S 16° 37' 38" E from the Radius point of the next described Curve; Thence run Southwesterly along a Circular Curve to the Right and Concave to the Northwest having a Radius of 350.00 Feet and a Central Angle of 1° 39' 43" for an Arc Distance of 10.05 Feet to a Point of Non-Tangency; Thence run S 21° 33' 00" E for 52.29 Feet to a Point of Curvature; Thence run Southerly along a Circular Curve to the Right and Concave to the Southwest having a Radius of 377.87 Feet and a Central Angle of 14° 21' 12" for an Arc Distance of 94.66 Feet to a Point of Non-Tangency, said last three courses being coincident with the Boundary of said Boca Chase Section One; Thence run N 45° 22' 23" W for 42.63 Feet; Thence run S 68° 27' 00" W for 288.85 Feet to a Point of Curvature; Thence run Westerly and Northwesterly along a Circular Curve to the Right and Concave to the North having a Radius of 367.84 Feet and a Central Angle of 63° 55' 25" for an Arc Distance of 410.39 Feet to a Point of Tangency; Thence run N 47° 37' 35" W for 161.27 Feet to a Point of Curvature; Thence run Northwesterly and Westerly along a Circular Curve to the Left and Concave to the Southwest having a Radius of 510.00 Feet and a Central Angle of 48° 00' 00" for an Arc Distance of 421.26 Feet to a Point of Tangency; Thence run S 84° 22' 25" W for 151.31 Feet

(Description Continued Above)

to a Point of Curvature; Thence run Westerly and Northwesterly along a Circular Curve to the Right and Concave to the Northeast having a Radius of 360.00 Feet and a Central Angle of 32° 30' 00" for an Arc Distance of 204.20 Feet to a Point of Tangency; Thence run N 63° 07' 35" W for 199.48 Feet to a Point of Curvature; Thence run Northwesterly and Westerly along a Circular Curve to the Left and Concave to the Southwest having a Radius of 155.00 Feet and a Central Angle of 27° 30' 00" for an Arc Distance of 74.40 Feet to a Point of Non-Tangency; Thence run N 0° 37' 35" W Radial to the last described Curve for 10.00 Feet; Thence run S 89° 22' 25" W for 100.00 Feet; Thence run S 0° 37' 35" E Radial to the next described Curve for 10.00 Feet; Thence run Westerly along a Circular Curve to the Left and Concave to the Southeast having a Radius of 1067.82 and a Central Angle of 15° 44' 09" for an Arc Distance of 293.27 Feet to a Point of Tangency; Thence run S 73° 38' 16" W for 160.37 Feet; Thence run N 25° 38' 16" E for 14.74 Feet; Thence run S 73° 38' 16" W for 75.00 Feet to a Point of Curvature; Thence run Westerly along a Circular Curve to the Right and Concave to the Northwest having a Radius of 870.00 Feet and a Central Angle of 5° 32' 11" for an Arc Distance of 84.07 Feet to a Point of Non-Tangency; Thence run N 10° 49' 33" W Radial to the next and last described Curve for 60.00 Feet; Thence run Easterly along a Circular Curve to the Left and Concave to the Northwest having a Radius of 790.00 Feet and a Central Angle of 5° 32' 11" for an Arc Distance of 76.34 Feet to a Point of Tangency; Thence run N 73° 38' 16" E for 78.17 Feet; Thence run N 56° 11' 32" W for 130.2 Feet; Thence run N 73° 38' 16" E for 155.54 Feet to a Point of Curvature; Thence run Easterly along a Circular Curve to the Right and Concave to the Southeast having a Radius of 1167.82 Feet and a Central Angle of 15° 44' 09" for an Arc Distance of 320.73 Feet; Thence run N 0° 37' 35" W for 50.00 Feet to the POINT OF BEGINNING.

Said Lands Situate in Palm Beach County, Florida and Containing 7.424 Acres more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 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 as 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 its successors and/or assigns, and are the perpetual maintenance obligation of said Association and its successors and/or assigns. The Canal is the Common property of the Association and its successors and/or assigns named herein.
- Tract A for Recreational purposes is hereby dedicated in fee simple to the Waterberry Homeowners' Association, Inc. and its successors and/or assigns for the use of the Residents thereof. Tract A is the perpetual maintenance obligation of said Association and its successors and/or assigns named herein. Tract A is the Common property of said Association and its successors and/or assigns named herein.
- Tracts B and D are Bicycle Pedestrian Pathways and are dedicated in fee simple to the Boca Chase Property Owners Association, Inc. and its successors and/or assigns. Tracts B and D are the Common property of and are the perpetual maintenance obligation of said Association and its successors and/or assigns named herein.
- Waterberry Homeowners' Association, Inc. is a Florida corporation not for profit.

Note: For Dedications Number 7, 8 and 9 See Above

In Witness Whereof, the above-named corporation has caused these presents to be signed by its President, Michael Miller and attested by its Secretary, Mary Lou Jensen and its Corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 15th day of NOVEMBER 1981.

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

ACKNOWLEDGEMENT

State of Florida } ss Before me personally appeared Michael Miller and Mary Lou Jensen, to me known to be the individuals described in and who executed the foregoing instrument as President and Secretary of H. Miller and Sons of Florida, Inc. a corporation of the State of Florida and severally acknowledged to me that they executed such instrument as such Officers of said corporation and that the seal affixed to said 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 16th day of November 1981.
 My commission expires _____
J. S. P. Jones
 Notary Public - State of Florida

TITLE CERTIFICATION

State of Florida } ss We Executive Title and Abstract Co. Inc., a Title Insurance Company, duly licensed in the 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 and Sons of Florida, Inc.; That the current taxes have been paid; And that we find the property is free of encumbrances.

Date: _____ Signed: _____ Executive Title

Subscribed and sworn to before me this _____ day of _____ A.D. 1981 of the City of _____ County of _____ State of Florida.

My Commission Expires _____

Notary Public - State of Florida

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown as "Waterberry" 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 set and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County Board of County Commissioners for the required improvements and further that the survey complies with all the requirements of Chapter 177 Florida Statutes, as amended and ordinances of Palm Beach County, Florida.

Date: 9-8-81
 E.B. 01-15, P. 54, 57, 61, 62

Heller-Weaver and Associates Inc.
John D. Weaver
 Registered Land Surveyor No. 3550
 State of Florida

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY
 This Plat is hereby approved for record this 4 day of Jan, 1982

By Frank Foster
 Chairman - Frank Foster

COUNTY ENGINEER
 This Plat is hereby approved for record this 4 day of Jan, 1982

By H.F. Kohler
 County Engineer

ARTIST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS

Kenneth J. Miller WATERBERRY
 Deputy Clerk

This Plat Prepared by
 Heller-Weaver and Associates Inc.
 Drawn by: John D. Weaver
 Checked by: John D. Weaver
 Computed by: John D. Weaver