

# WATERBERRY SECTION ONE

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

A REPLAT OF A PORTION OF TRACTS 29, 30 and 31  
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2 OF  
SECTION 1, TOWNSHIP 47 S., RANGE 41 E. (1-102 P.B.C.R.)  
AND A PORTION OF THE N.E. 1/4 OF SECTION 2, TOWNSHIP 47 S., RANGE 41 E.  
PALM BEACH COUNTY, FLORIDA

PREPARED BY  
HELLER - WEAVER and ASSOCIATES Inc.

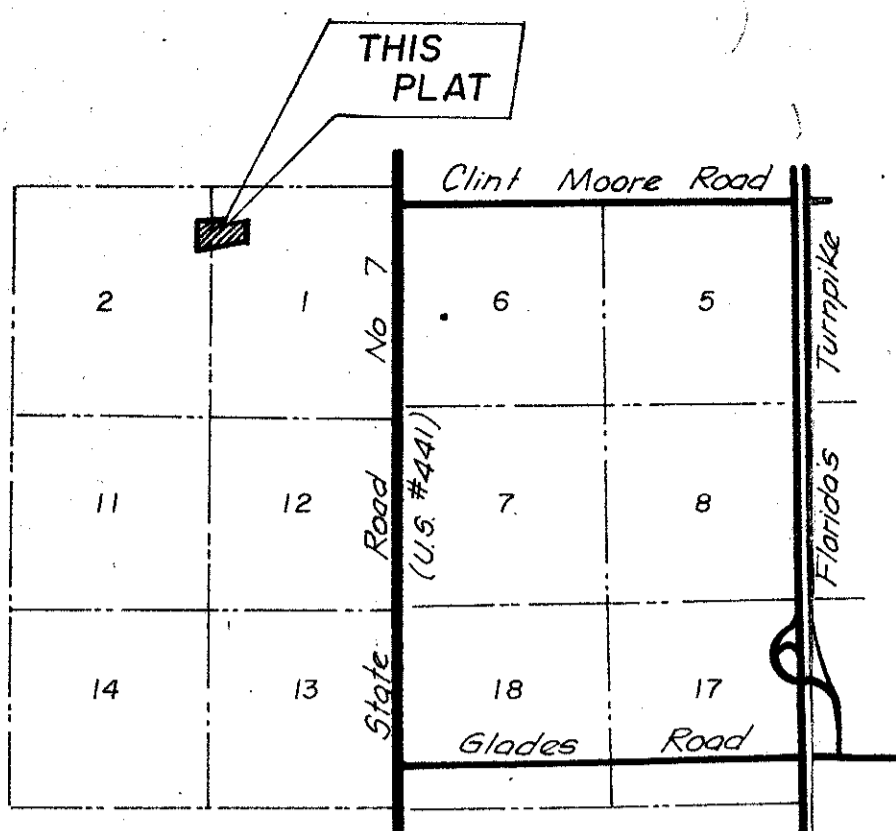
5310 North State Road 7, Suite E  
Fort Lauderdale, Florida 33319

ORDER No. 2212

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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on  
the 4<sup>th</sup> day of March  
1982 and duly recorded in the Book  
44 of page 59, 51 + 52  
By: *John D. Weaver*  
Notary Public

SHEET 1 OF 3 SHEETS



LOCATION SKETCH N.T.S.

### 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 Sections 1 and 2 Township 47 South Range 41 East, Palm Beach County, Florida shown hereon as "Waterberry Section One" being more particularly described as follows:

A portion of Tracts 29, 30 and 31 "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, and a portion of the Northeast One-Quarter (1/4) of Section 2, Township 47 South, Range 41 East, being more particularly described as follows:

Commence at the Southeast Corner of Tract 1, "Boca Chase Section Two" according to the plat thereof recorded in Plat Book 3 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 Line 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° 05' 56" W along the Southerly Right-of-Way Line of a 100 foot Coal Right-of-Way as shown on said Plat "Boca Chase Section Two", for a distance of 100.00 feet; Thence run S 46° 54' 02" W along the Southerly extension of the Westly Boundary of said 100 foot Canal Right-of-Way for 80.00 feet to a Point of Curvature; Thence run Southwesterly along a Circular Curve to the Left and Concave to the Southeast having a Radius of 202.58 feet and a Central Angle of 32° 22' 04" for an Arc Distance of 114.44 feet to the POINT OF BEGINNING; Thence continue along said Circular Curve to the Left and Concave to the Southeast having a Radius of 202.58 feet and a Central Angle of 15° 04' 35" for an Arc Distance of 53.60 feet to a Point of Tangency; Thence run 50° 37' 35" E Radial to the next described curve for 428.9 feet; Thence run Westerly and Southwesterly along a Circular Curve to the Left and Concave to the South having a Radius of 1167.82 feet and a Central Angle of 15° 44' 09" for an Arc Distance of 320.73 feet to a Point of Tangency; Thence run S 73° 38' 16" W for 155.54 feet; Thence run S 56° 11' 32" E for 13.02 feet; Thence run S 73° 38' 16" W for 78.17 feet to a Point of Curvature; Thence run Southwesterly and Westerly along a Circular Curve to the right and Concave to the North having a Radius of 740.00 feet and a Central Angle of 15° 34' 09" for an Arc Distance of 214.67 feet to a Point of Tangency; Thence run S 89° 12' 25" W for 397.00 feet; Thence run N 0° 47' 35" W along a line parallel with and 190.00 feet West of as measured at right angles to the East Line of the Northeast One-Quarter (NE 1/4) of Section 2, Township 47 South, Range 41 East for a distance of 648.62 feet; Thence run S 83° 17' 41" E for 143.57 feet to a Point of Curvature; Thence run Easterly along a Circular Curve to the left and Concave to the North having a Radius of 717.00 feet and a Central Angle of 12° 12' 14" for an Arc Distance of 152.74 feet to a Point of Tangency; Thence run N 84° 30' 00" E for 137.00 feet to a Point of Curvature; Thence run Easterly and Northeastly along a Circular Curve to the left and Concave to the Northwest having a Radius of 15.00 feet and a Central Angle of 37° 36' 45" for an Arc Distance of 9.85 feet to a Point of Reverse Curvature; Thence run Northeastly and Easterly along a Circular Curve to the right and Concave to the Southeast having a Radius of 51.00 feet and a Central Angle of 48° 06' 45" for an Arc Distance of 42.83 feet to a Point of Tangency; Thence run S 85° 00' 00" E for 177.91 feet to a Point on a Curve, said Point Bearing N 84° 11' 50" W from the Radius point of the next described Curve; Thence run Southerly along a Circular Curve to the left and Concave to the East having a Radius of 599.47 feet and a Central Angle of 7° 43' 41" for an Arc Distance of 74.11 feet to a Point of Non-Tangency; Thence run N 90° 00' 00" E for 145.42 feet to a Point of Curvature; Thence run Easterly along a Circular Curve to the right and Concave to the South having a Radius of 818.00 feet and a Central Angle of 15° 45' 58" for an Arc Distance of 225.09 feet to a Point of Reverse Curvature; Thence run Easterly and Northeastly along a Circular Curve to the left and Concave to the North having a Radius of 15.00 feet and a Central Angle of 55° 45' 58" for an Arc Distance of 14.60 feet to a Point of Tangency; Thence run N 50° 00' 00" E for 148.39 feet to the POINT OF BEGINNING.

Said lands situate in Palm Beach County, Florida containing 14.488 Acres more or less.

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

- 1) The Streets as shown as Waterberry Drive, Private Drive Parcel "J", Private Drive Parcel "K" and Private Drive Parcel "L" are dedicated in fee simple to the Waterberry Homeowners' Association, Inc. and its successors and/or assigns for the use of the residents and their guest thereof. Said streets are the Common Property of and perpetual maintenance obligation of said Association and its successors and/or assigns named herein. Said Streets are also dedicated as Drainage and Utility Easements.

### DEDICATION CONTINUED

- 2) The Lake Parcel "F" and Lake Parcel "G" are Water Management Parcels 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. Said Parcels "F" and "G" is the Common Property of and perpetual maintenance obligation of said Association and its successors and/or assigns named herein.
- 3) Parcels "H" and "I" are Lake and Lake Maintenance Easements in favor of the Boca Chase Property Owners Association, Inc. (Master Association) and its successors and/or assigns. Parcels "H" and "I" are hereby dedicated in fee simple to the Waterberry Homeowners' Association, Inc. and its successors and/or assigns. Parcels "H" and "I" are the Common Property of and are the perpetual maintenance obligation of said Association and its successors and/or assigns named herein.
- 4) Parcels "A", "B", "C", "D" and "E" are hereby dedicated in fee simple to the Waterberry Homeowners' Association, Inc. and its successors and/or assigns. Parcels "A", "B", "C", "D" and "E" are the Common Property of and are the perpetual maintenance obligation of said Association and its successors and/or assigns named herein.
- 5) The 10' Bicycle Path Easement as shown in Parcel "C" is hereby dedicated in perpetuity to the Boca Chase Property Owners Association, Inc. and its successors and/or assigns.
- 6) The 8' Bicycle Path Easement as shown in Parcels "A", "B", "D", "E" and "F" are hereby dedicated in perpetuity to the Waterberry Homeowners' Association, Inc. and its successors and/or assigns named herein.
- 7) The Utility Easements and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of Utilities and Drainage.
- 8) The 18' Lake and Lake Maintenance Easement is hereby dedicated in perpetuity to the Boca Chase Property Owners Association, Inc. and its successors and/or assigns for access and maintenance to the Lake Parcel "F" (Drainage Easement) and the Lake Parcel "G" (Drainage Easement).
- 9) Waterberry Homeowners' Association, Inc. is a Florida corporation not for profit.
- 10) 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 attested by its Secretary Mary Lou Jansen and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this day of March 1982.

H. Miller and Sons of Florida Inc. a corporation of the State of Florida

Attest: *Mary Lou Jansen* Secretary  
Mary Lou Jansen

*Michael Miller* President  
Michael Miller

### 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 H. Miller and Sons of Florida, Inc., a corporation of the State of Florida 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 23rd day of December 1981.

My commission expires

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES JAN 10 1982  
BONDED 2500 GENERAL INS. CO. OF FLA.

*John D. Weaver*  
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: 12-7-81 Signed: *John D. Weaver*  
Executive Title

Subscribed and sworn to before me this 23rd day of December A.D. 1981 at the City of Fort Lauderdale County of Palm Beach State of Florida.

My Commission Expires Oct 19 1982

*John D. Weaver*  
Notary Public - State of Florida

### SURVEYOR'S CERTIFICATE

This is to certify that the plot shown as "Waterberry Section One" 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.C.P.'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: 12-7-81

FB 81-21

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

0303-303

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY

This Plat is hereby approved for record this 2 day of March 1982.

*Norman Gregory*  
Chairman - Norman Gregory

### COUNTY ENGINEER

This Plat is hereby approved for record this 2 day of March 1982.

*H.F. Kahlert*  
Chairman - H.F. Kahlert P.E.

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

*Kathryn S. Miller*  
Deputy Clerk

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

