

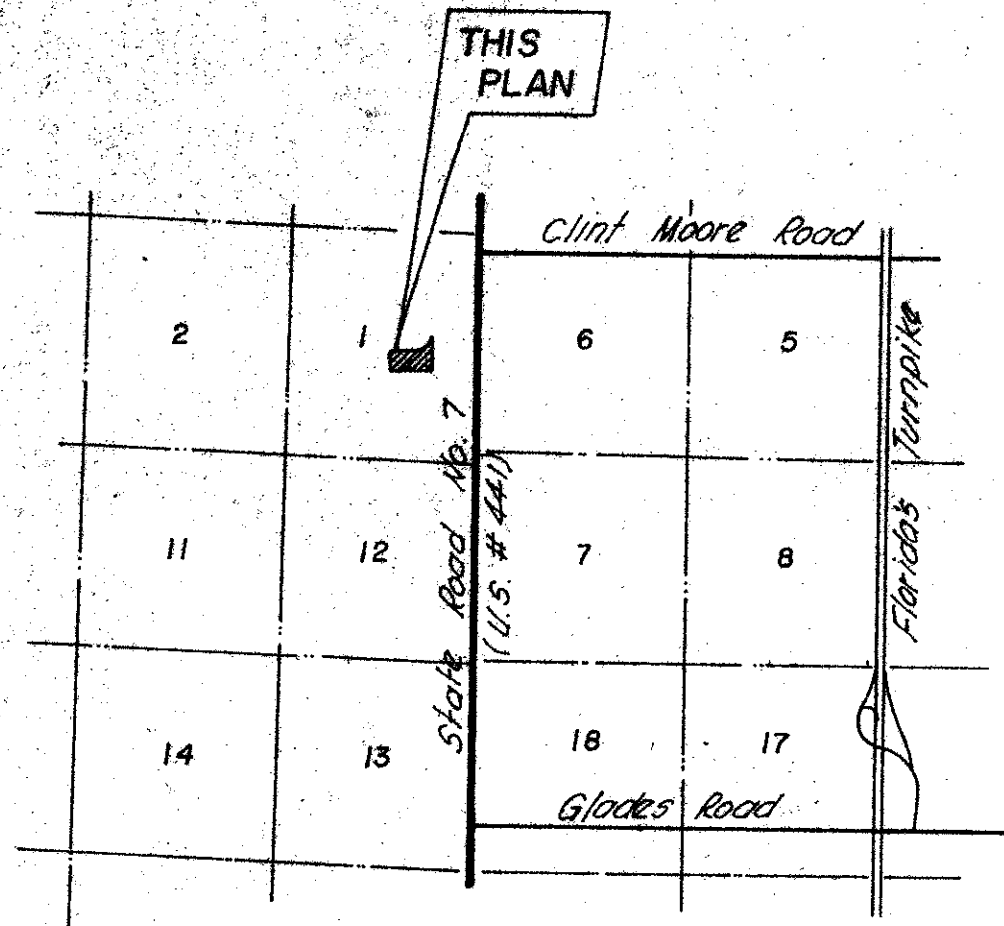
45/197

BOCA CHASE SECTION FOUR

(A PORTION OF BOCA CHASE, RIVIERA P.U.D.)
A REPLAT OF A PORTION OF TRACTS 9, 10 and 64
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2"
OF SECTION 1, TOWNSHIP 47 South, RANGE 41 East
(1-102 P.B.R.) PALM BEACH COUNTY, FLORIDA

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at
this _____ day of _____
19____ and duly recorded in Plat Book
_____ on page _____
JOHN B. DUNKLE, Clerk Circuit Court

Sheet 1 of 2 Sheets



LOCATION SKETCH
NTS.

PREPARED BY
HELLER - WEAVER and ASSOCIATES Inc.
5310 North State Road 7, Suite E
Fort Lauderdale, Florida 33319
ORDER No. 3511

DEDICATION AND RESERVATION

Know all men by these presents that H. Miller and 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 "Boca Chase Section Four", being more particularly described as follows:

A portion of Tracts 9, 10 and 64, "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, being more particularly described as follows:

Begin at the Southwest corner of the Plot "Boca Chase Section One", recorded in Plat Book 34 of Pages 126 and 127 of the Public Records of Palm Beach County, Florida, and run on an assumed bearing of 5°39'42"53"E along the South Line of said Plot "Boca Chase Section One" for 877.02 feet to a Point of Curvature; thence continue along the boundary of said Plot "Boca Chase Section One", being a Circular Curve to the Left and Concave to the Northwest having a Radius of 310.00 feet and a Central Angle of 90°34'54" for an Arc Distance of 490.09 feet to a Point of Cusp; thence run 50°17'47"E along the Easterly Boundary of Tracts 10, 9 and 64 of said Plot "Florida Fruit Lands Company's Subdivision No. 2" for 958.19 feet; thence run N89°42'53"W along the South Line of said Tract 64 for 1324.14 feet; thence run N10°27'38"W along the West Line of said Tract 64 for 374.36 feet to a Point on a Curve, said Point Bearing 50°15'12"W from the Radius Point of the next described curve; thence run along a Circular Curve to the Left and Concave to the Northwest having a Radius of 105.91 feet and a Central Angle of 76°14'55" for an Arc Distance of 140.94 feet to a Point of Tangency; thence run N14°00'17"E for 63.04 feet to a Point of Curvature; thence run along a Circular Curve to the Left and Concave to the West having a Radius of 370.00 feet and a Central Angle of 14°27'55" for an Arc Distance of 128.76 feet to a Point of Tangency; thence run N10°27'38"W for 1.04 feet to the Point of Beginning.

Said Lands situate in Palm Beach County, Florida,
Containing 14.420 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 are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the perpetual use of the Public for proper purposes.
- 2) The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- 3) Tract "A" for Open Space and Planting purposes as shown is hereby dedicated in fee simple to the Boca Chase Property Owner's Association, Inc. and its successors and/or assigns without recourse to Palm Beach County and is the perpetual maintenance obligation of said Association and its successors and/or assigns without recourse to Palm Beach County.
- 4) 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.
- 5) The Planting Screen Easement for Planting purposes as shown is hereby dedicated in fee simple to the Boca Chase Property Owner's Association, Inc., and its successors and/or assigns without recourse to Palm Beach County and is the perpetual maintenance obligation of said Association and its successors and/or assigns without recourse to Palm Beach County.

DEDICATION - CONTINUED

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 18th day of May, 1983.

H. Miller and 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 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 Officer's 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 18th day of May, 1983.
My Commission Expires 01/01/84
Russ Pedone
Notary Public - State of Florida

MORTGAGEE'S CONSENT

State of Florida } ss 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 said dedication by the owner hereof and agrees that its mortgage which is recorded in Official Record Book 3922 of pages 629 through 636 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 Vice President Jeremy S. Lackin and attested to by its Assistant Vice President Andrew G. Bowes and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors this 18th day of May, 1983.

Southeast Bank, N.A., a Corporation of the State of Florida.
By: Jeremy S. Lackin Vice President
Attest: Andrew G. Bowes Assistant Vice President

ACKNOWLEDGEMENT

State of Florida } Before me personally appeared Jeremy S. Lackin and Andrew G. Bowes individuals described in and who executed the foregoing instrument as Vice President and Assistant Vice President of Southeast Bank, N.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 18th day of May, 1983.
My commission expires 01/01/84
Howard J. Olson
Notary Public - State of Florida

TITLE CERTIFICATION

State of Florida } We, Executive Title, a title insurance company, duly licensed in County of Broward } the State of Florida, do hereby certify that we have examined the title to the herein 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 the property is encumbered by the mortgages shown hereon; and that we find that all mortgages shown are true and correct, and there are no other encumbrances of record.
Dated: 5-23-83 Signed: James P. King Executive Title

Subscribed and sworn before me this 23rd day of May, 1983,
at the City of Boca Raton County of Palm Beach State of Florida.

My Commission Expires 01/01/84
Marjorie A. Rice
Notary Public - State of Florida.

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon as "Boca Chase Section Four", is a true correct representation of a survey made under my responsible direction and supervision and that said survey is accurate and correct 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.

Dated: MAY 17, 1983
F.B. 83-7 page 28.

Heller-Weaver and Associates, Inc.
Henry Heller
Registered Land Surveyor No. 600
State of Florida

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY

This Plat is hereby approved for record this 18 day of May, 1983.
Gregory L. Scott
Chairman

COUNTY ENGINEER

This Plat is hereby approved for record this 18 day of May, 1983.
H. F. Kottner, P.E.

ATTEST: JOHN B. DUNKLE
BOARD OF COUNTY COMMISSIONERS

0303-302

BOCA CHASE #4

This Plat Prepared by
Heller-Weaver and Associates, Inc.
Drawn by: John B. Dunkle
Checked by: John B. Dunkle

