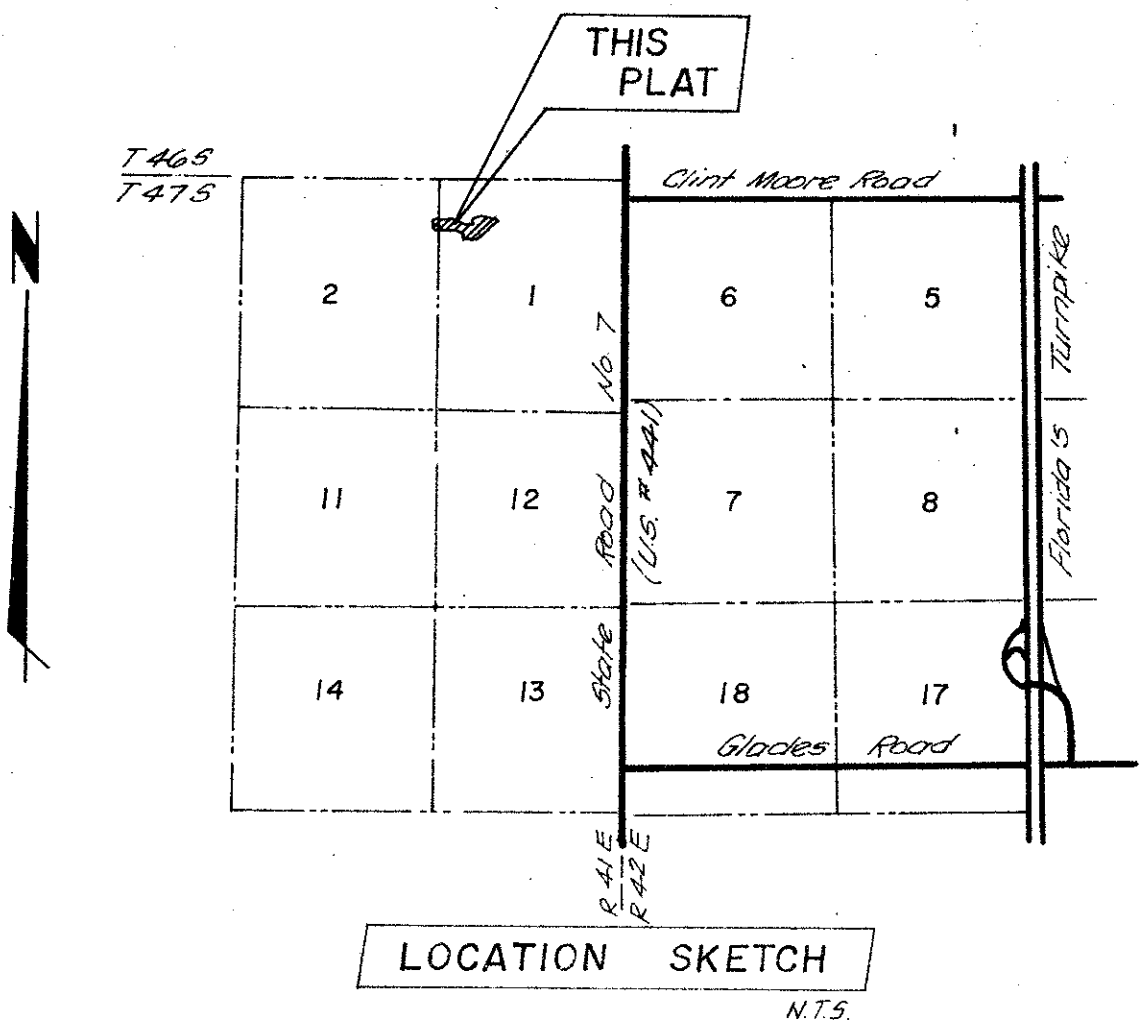


88/97

WATERBERRY SECTION TWO

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

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record on 10:04
 the 15th day of SEPTEMBER
 1983 and duly recorded in this Clerk's
 Office in 46 pages 88+89
 JOHN B. DUNKLE, Clerk, Circuit Court
 P.O. BOX 1155, Palm Beach, Florida



PREPARED BY:
HELLER - WEAVER and ASSOCIATES Inc.
 5310 North State Road 7, Suite E
 Fort Lauderdale, Florida 33319
 ORDER No. 2366

SHEET 1 OF 2 SHEETS

DEDICATION & RESERVATION

Know all men by these presents that H Miller & Sons of Florida, Inc., a Florida Corporation, owners of the lands shown herein, being in Sections 1 & 2, Township 47 South, Range 41 East, Palm Beach County, Florida shown herein as "Waterberry Section Two", being more particularly described as follows:

A portion of Tracts 30 and 31, "Florida Fruit Lands Company's Sub-division 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 (N.E. 1/4) of Section 2, Township 47 South, Range 41 East, 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 $N89^{\circ}56'08''W$ 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 200.00 feet and a Central Angle of $46^{\circ}50'12''$ for an Arc Distance of 22.54 feet to a Point of Tangency; thence run $N43^{\circ}05'50''W$ 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 to the Point of Beginning; thence run $N46^{\circ}54'04''E$ along the Westerly boundary of said 100 foot Canal Right-of-Way for 38.59 feet; thence run $N73^{\circ}00'00''W$ for 243.91 feet; thence run $S85^{\circ}30'00''W$ for 100.00 feet; thence run $S4^{\circ}30'00''E$ for 56.68 feet; thence run $N90^{\circ}00'00''W$ for 176.48 feet; thence run $N77^{\circ}03'11''W$ for 74.27 feet; thence run $N59^{\circ}00'18''W$ for 62.00 feet; thence run $N85^{\circ}00'00''W$ for 120.47 feet; thence run $N77^{\circ}25'26''W$ for 115.28 feet; thence run $S84^{\circ}30'00''W$ for 135.00 feet; thence run $S73^{\circ}55'17''W$ for 54.18 feet; thence run $S89^{\circ}12'25''W$ for 248.00 feet; thence run $S0^{\circ}47'35''E$ 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 (N.E. 1/4) of Section 2, Township 47 South, Range 41 East, for a distance of 229.99 feet; thence run $S85^{\circ}17'41''E$ 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 $12^{\circ}12'19''$ for an Arc Distance of 152.74 feet to a Point of Tangency; thence run $N84^{\circ}30'00''E$ for 137.00 feet to a Point of Curvature; thence run Easterly and Northwesterly along a Circular Curve to the left and concave to the Northwesterly having a Radius of 1500 feet and a Central Angle of $37^{\circ}36'45''$ for an Arc Distance of 9.85 feet to a Point of Reverse Curvature; thence run Northwesterly 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 $48^{\circ}06'45''$ for an Arc Distance of 44.83 feet to a Point of Tangency; thence run $S85^{\circ}00'00''E$ for 177.59 feet to a Point on a Curve, said Point Bearing $N84^{\circ}11'50''W$ 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 549.47 feet and a Central Angle of $7^{\circ}43'41''$ for an Arc Distance of 74.11 feet to a Point of Non-Tangency; thence run $N90^{\circ}00'00''E$ 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 $15^{\circ}45'58''$ for an Arc Distance of 225.09 feet to a Point of Reverse Curvature; thence run Easterly and Northwesterly along a Circular Curve to the left and concave to the North, having a Radius of 15.00 feet and a Central Angle of $55^{\circ}45'58''$ for an Arc Distance of 14.60 feet to a Point of Tangency; thence run $N50^{\circ}00'00''E$ for 148.39 feet to a Point on a Non-Tangent Curve said point bearing $N75^{\circ}28'00''W$ from the Radius Point of the next described Curve; thence run Northwesterly along said Circular Curve to the right and concave to the Southeast having a Radius of 202.58 feet, and a Central Angle of $32^{\circ}22'04''$ for an Arc Distance of 144.44 feet to a Point of Tangency; thence run $N46^{\circ}54'04''E$ for 80.00 feet to the Point of Beginning.

Said Lands situate in Palm Beach County, Florida, containing 7.192 acres more or less.

DEDICATION CONTINUED

- Have caused the same to be surveyed and platted as shown herein and do hereby dedicate as follows:
- The Streets as shown as Waterberry Drive, Private Drive Parcel "Q" and Private Drive Parcel "R" are dedicated in fee simple to the Waterberry Homeowner's 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, without recourse to Palm Beach County. Said Streets are also dedicated as Drainage and Utility Easements.
 - Parcels "M", "N", "O", and "P" are hereby dedicated in fee simple to the Waterberry Homeowner's Association, Inc. and its successors and/or its assigns. Parcels "M", "N", "O", and "P" are the Common Property of and are the perpetual maintenance obligation of said Association and its successors and/or assigns named herein, without recourse to Palm Beach County.
 - The 8' Bicycle Path Easements as shown in Parcels "M" and "N" are hereby dedicated in perpetuity to the Waterberry Homeowner's Association, Inc., its successors and/or assigns named herein, without recourse to Palm Beach County, and are the perpetual maintenance obligation of said Association.
 - The Utility Easements and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of Utilities and Drainage.
 - Waterberry Homeowner's Association, Inc. is a Florida corporation not for profit.

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 13 day of June, 1983

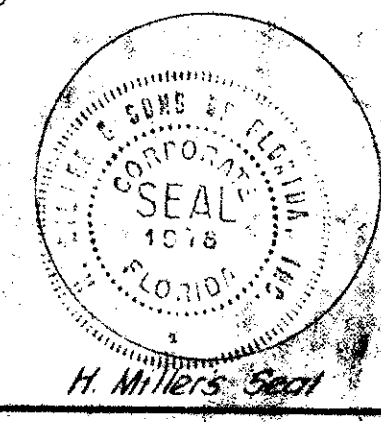
H. Miller & Sons of Florida, Inc. a corporation of the State of Florida.
 Attest: Mary Lou Jansen Secretary By Michael Miller President

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 & 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 13 day of June, 1983

My commission expires _____
 Notary Public - State of Florida



TITLE CERTIFICATION

State of Florida } ss We, Executive Title and Abstract Co., Inc., County of Palm Beach } 55 a Title Insurance Company, duly licensed in 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 & Sons of Florida, Inc.; that the current taxes have been paid; and that we find the property is free of all encumbrances of record.

Date: _____ Signed: _____ Executive Title
 "Subscribed and sworn to before me this _____ day of _____ A.D., 1983 at _____ 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 Section Two", 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 Commissioners for the required improvements and further that the survey complies with all the requirements of Chapter 117 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Heller-Weaver and Associates, Inc.
 Date: March 11th 1982
 F.S. 81.21 Pgs. 48, 49, 51, 52, 53, 78
 F.B. 82-1 Pg. 16
 F.B. 82-3 Pg. 22
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 13 day of September, 1983

By: Peggy B. Ewalt
 Chairman - Peggy B. Ewalt

COUNTY ENGINEER

This Plat is hereby approved for record this 13 day of September, 1983

By: H.E. Kallert P.E.
 County Engineer

WATERBERRY SEC 2
 ATTEST: John B. Dunkle, Clerk
 BOARD OF COUNTY COMMISSIONERS
 By: Elizabeth Richards
 Deputy Clerk
46/88
 This Plat Prepared By:
 Heller-Weaver and Associates, Inc.
 Drawn By: John Weaver & Cathy Valentine
 Computed By: Don Carb

