

WATERBERRY SECTION FOUR

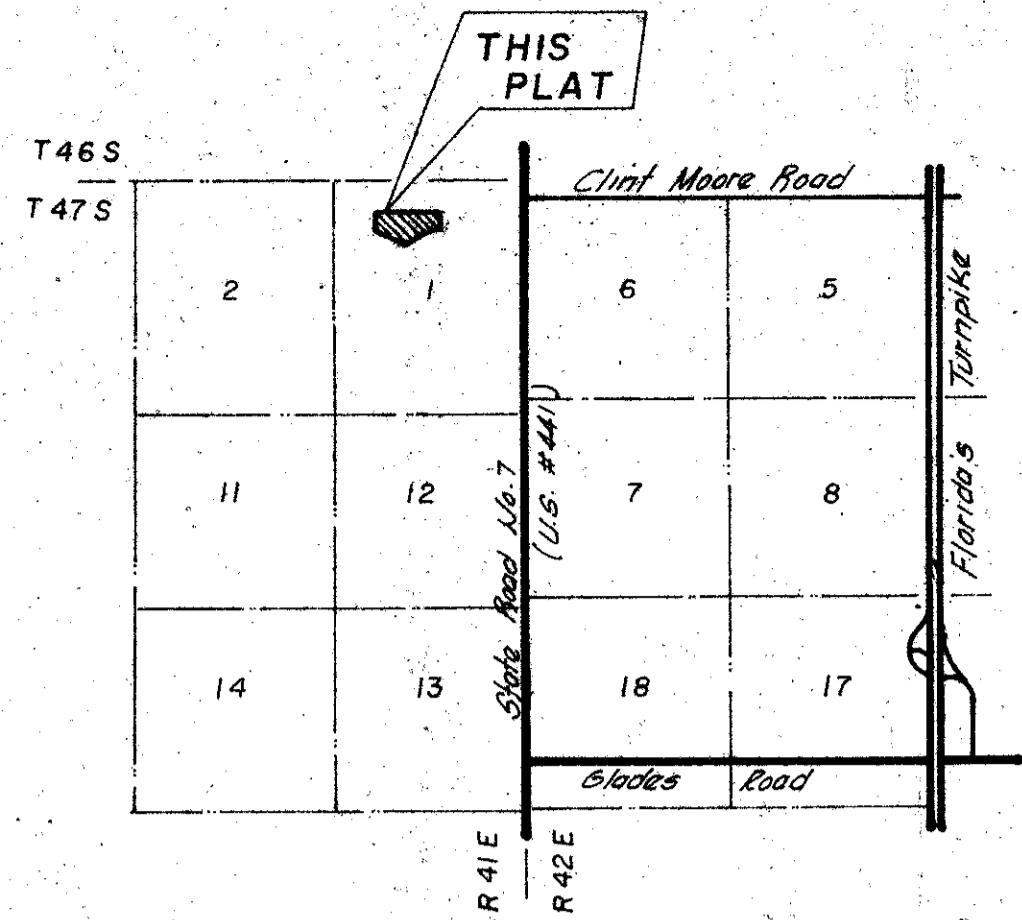
(A PORTION OF RIVIERA P.U.D.),
 A REPLAT OF A PORTION OF TRACT "B", WATERBERRY (P.B. 43 Pgs. 161, 162 and 163),
 AND A REPLAT OF A PORTION OF TRACTS 13, 14, 19, 20, 21, 29 and 30,
 FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2 OF
 SECTION 1, TOWNSHIP 47 S., RANGE 41 E. (1-102 P.B.C.R.),
 PALM BEACH COUNTY, FLORIDA

HELLER - WEAVER and GATO, Inc.
 5667 Coral Gate Boulevard
 Margate, Florida 33063

107

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record on the 5th day of June 1984 at 8:27 AM.
 1984 and duly recorded in Plat Book No. 48 on page 107 & 108.
 B. DUNKLE, Clerk, Circuit Court
 B. DUNKLE, Clerk, Circuit Court

SHEET 1 of 2 SHEETS



LOCATION SKETCH
N.T.S.

DEDICATION AND RESERVATION

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

A portion of Tract "B", "Waterberry", according to the Plat thereof recorded in plot book 43 at pages 161, 162 and 163 of the Public Records of Palm Beach County, Florida, and a portion of Tracts 13, 14, 19, 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 thereof recorded in Plot Book 1 of page 102 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Begin at the Southeast Corner of "Boca Chase Section Three", according to the plat thereof recorded in Plot Book 43 at pages 108 and 109 of the Public Records of Palm Beach County, Florida and run on an Assumed Bearing of 50°27'38"E for 144.28 feet to a Point of Curvature; Thence run Southerly and Southeasterly along a Circular Curve to the Left and Concave to the East having a Radius of 150.00 feet and a Central Angle of 21°05'22" for an Arc Distance of 55.21 feet to a Point of Tangency; Thence run S 21°33'00"E for 112.84 feet; Thence run S 68°27'00"W for 60.00 feet; Thence run S 21°33'00"E for 249.37 feet; Thence run S 23°27'00"W for 79.70 feet; Thence run S 68°27'00"W for 347.84 feet to a Point of Curvature; Thence run Southwesterly, Westerly and Northwesterly along a Circular Curve to the right and Concave to the North having a radius of 298.16 feet and a Central Angle of 63°55'25" for an Arc Distance of 265.71 feet to a point of Tangency; Thence run N 27°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 South having a Radius of 604.00 feet and a Central Angle of 48°00'00" for an Arc Distance of 506.01 feet to a Point of Tangency; Thence run S 84°22'25"W for 151.31 feet 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 264.00 feet and a Central Angle of 32°30'00" for an Arc Distance of 150.88 feet to a Point of Non-Tangency, said Point being on the East Boundary Line of Tract "A", of said "Waterberry"; Thence run N 26°52'25"E for 17.19 feet; Thence continue along the East Boundary of said Tract "A" N 10°03'52"E for 292.12 feet to the Northeast Corner of said Tract "A"; Thence run S 89°30'08"E along the Southerly Boundary of said "Boca Chase Section Three" for 1406.02 feet to the Point of Beginning.

Said Lands Situate in Palm Beach County, Florida.

Containing 14.5381 Acres More or Less.

Have caused the same to be Surveyed and Platted as shown hereon and hereby dedicate as follows:

- The streets as shown as Lady Palm Lane, Parcel "AA" (Private Drive, Lady Palm Lane), Parcel "BB" (Private Drive, Lady Palm Lane), Parcel "CC" (Private Drive, Lady Palm Lane) are hereby dedicated in fee simple to the Waterberry Homeowners' Association, Inc., its successors and/or assigns for the use of the residents and/or their guests thereof. Said streets are the common property of and perpetual maintenance obligation of said Association, its successors and/or assigns named herein. Said streets are also dedicated as Drainage and Utility Easements.
- Parcels "Y" and "Z" for landscaping purposes are hereby dedicated in fee simple to the Boca Chase Property Owners' Association, Inc., its successors and/or assigns named herein.
- The Utility Easements, as shown are dedicated in perpetuity for the construction and maintenance of utilities.
- The Drainage Easements, as shown, are hereby dedicated in perpetuity to the Waterberry Homeowners' Association, Inc., its successors and/or assigns and shall be the maintenance responsibility of said Association without recourse to Palm Beach County.
- Waterberry Homeowners' Association, Inc., and Boca Chase Property Owners' Association, Inc., are Florida Corporations, not for profit.
- The 20 foot Canal Maintenance Easement is hereby dedicated in perpetuity to the Boca Chase Property Owners' Association, Inc., its successors and/or assigns for access and maintenance to the Private Canal Right-of-Way (Drainage Easement).
- The Lift Station as shown hereon is dedicated in perpetuity to Palm Beach County, its successors and/or assigns for lift station and related purposes.
- The Parking Easements, as shown hereon, are hereby dedicated in perpetuity to the Waterberry Homeowners' Association, Inc., its successors and/or assigns for parking purposes without recourse to Palm Beach County.
- The 5 foot Buffer Easement as shown as a portion of the West 5 feet of Lot 6 for the buffer and screening purposes between residential and recreational properties is hereby dedicated (continued)

DEDICATION - CONTINUED

in perpetuity to Waterberry Homeowners' Association, Inc., its successors and assigns and shall be the maintenance responsibility of said Association without recourse to Palm Beach County.
 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 the dedications above, each time "its successors and/or assigns" are mentioned - this is without recourse to Palm Beach County.

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 1st day of May, 1984.

H. Miller & Sons of Florida, Inc. a corporation of the State of Florida.

Attest: Mary Lou Jansen Secretary By: Michael Miller President
 Mary Lou Jansen Michael Miller

In Witness Whereof, the above named corporation has caused these presents to be signed by its President, Murray Newmark and attested by its secretary Garnet H. Cooper and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 1st day of May, 1984.

Boca Chase Property Owners' Association, Inc., a corporation of the State of Florida.

Attest: Garnet H. Cooper Secretary By: Murray Newmark President
 Garnet H. Cooper Murray Newmark

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 several 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 1st day of May, 1984.
 My Commission Expires _____
Dee Felton
 Notary Public - State of Florida.

ACKNOWLEDGEMENT

State of Florida } ss Before me personally appeared Murray Newmark and Garnet H. Cooper 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 Chase Property Owners' Association, Inc., a corporation of the State of Florida and several 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 1st day of May, 1984.
 My Commission Expires _____
Dee Felton
 Notary Public - State of Florida

TITLE CERTIFICATION

State of Florida } ss I, John R. Tatum, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property to be vested to H. Miller & Sons of Florida, Inc. and to Boca Chase Property Owners' Association, Inc.; that I find the current taxes have been paid and that I find the property to be free of encumbrances of record.

Dated: May 2, 1984 Signed: John R. Tatum
 Before me personally appeared John R. Tatum, to me well known to be the person who executed the foregoing Title Certification.
 Subscribed and sworn before me this 2nd day of May, 1984,
 at the City of Deland County of Volusia State of Florida.
 My Commission Expires _____
John R. Tatum
 Notary Public - State of Florida

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown as "Waterberry Section Four", 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 Plat complies with all the requirements of Chapter 177, Florida Statutes, as amended and ordinances of Palm Beach County Florida.

Dated: 5-14-84
John D. Weaver
 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 5 day of June, 1984.
 By: Jim Hillman
 Chairman - Pop Spillias

COUNTY ENGINEER

This Plat is hereby approved for record this 5 day of June, 1984.
 By: H.F. Kohler, P.E.
 H.F. Kohler, P.E.

ATTEST: JOHN B. DUNKLE BOARD OF COUNTY COMMISSIONERS

By: Elm... [Signature]
 Deputy Clerk
 0303-007
 This Plat Prepared By:
 Heller-Weaver and Gato, Inc.
 Drawn By: John D. Weaver & Cathy Valentine
 [Signatures]

DRAWING NUMBER 48/107

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REGISTERED NUMBER 07148