

SWEETWATER SECTION ONE

(A PORTION OF TRACT 7B-A, BOCA CHASE, RIVIERA P.U.D.) A REPLAT OF A PORTION OF TRACTS 27, 28 and 29 "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2" OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST (1-102 P.B.C.) AND A PORTION OF THE N.E. 1/4 OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

Prepared By: HELLER - WEAVER and CATO, Inc. 5567 Coral Gable Boulevard, Margate, Florida 33063, Order No. 7179

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF June 1986

BY: Karen T. Marcus - Chair

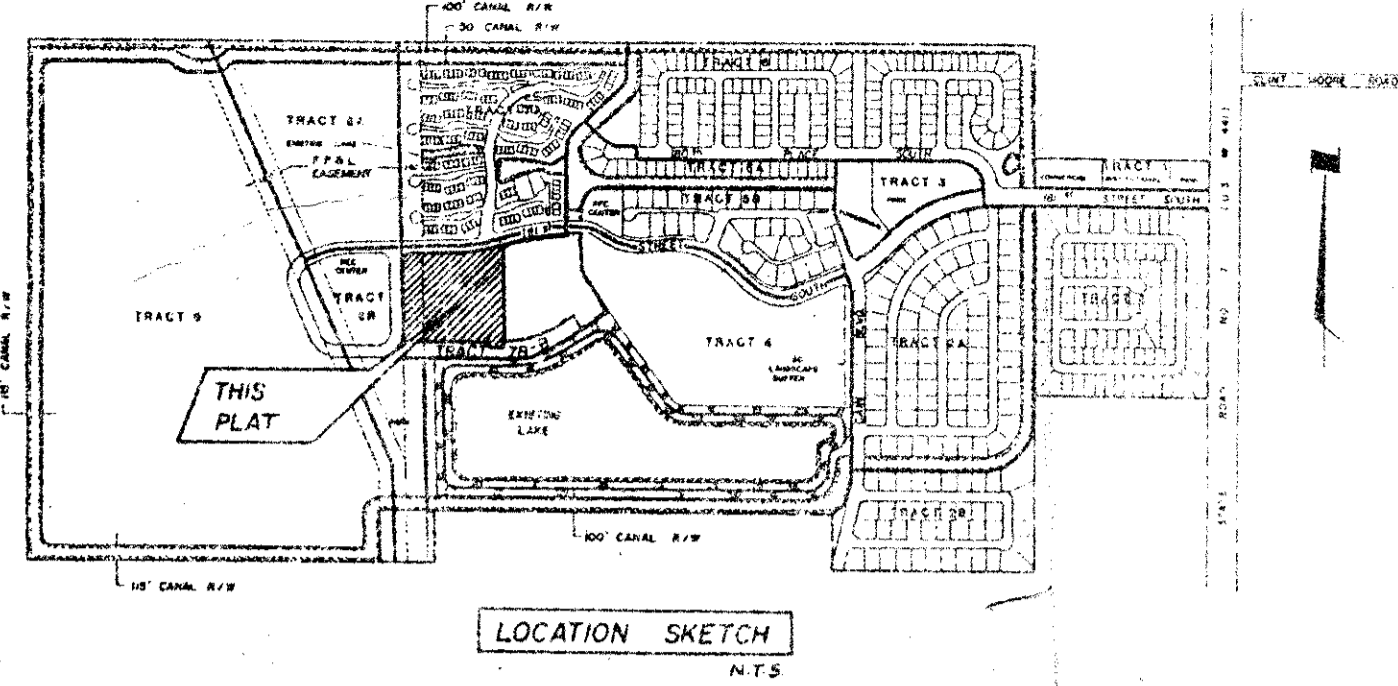
ATTEST: John B. Dunfile, Clerk

DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF June 1986

H. F. KAHLERT, P.E. COUNTY ENGINEER



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON...

A PORTION OF TRACTS 27, 28 AND 29, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2" OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST...

BEGIN AT THE MOST WESTERLY SOUTHWEST CORNER OF "WATERBERRY" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43 AT PAGES 161, 162 AND 163 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA...

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 8.154 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) PARCELS "A", "B", "C" AND "I" ARE HEREBY DEDICATED IN FEE SIMPLE TO THE SWEETWATER HOMEOWNER'S ASSOCIATION, INC. AND ITS SUCCESSORS AND/OR ASSIGNS.
2) THE PRIVATE STREET SHOWN AS 109th AVENUE SOUTH, PRIVATE ACCESS TRACTS "G" AND "H" (LADERA LANE), AND PRIVATE ACCESS TRACTS "D" AND "J" (LAKEMORE LANE) ARE DEDICATED IN FEE SIMPLE TO THE SWEETWATER HOMEOWNER'S ASSOCIATION, INC. AND ITS SUCCESSORS AND/OR ASSIGNS FOR THE USE OF THE RESIDENTS AND THEIR GUEST THEREOF.

- 3) THE LAKE PARCEL "E" (DRAINAGE EASEMENT) IS A WATER MANAGEMENT PARCEL FOR PROPER PURPOSES AND IS FOR THE USE OF THE RESIDENTS OF BOCA CHASE AND IS DEDICATED IN FEE SIMPLE TO THE BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC. (MASTER ASSOCIATION) AND ITS SUCCESSORS AND/OR ASSIGNS. SAID PARCEL "E" IS 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.
4) PARCEL "M" IS FOR LANDSCAPE PURPOSES AND IS HEREBY DEDICATED IN FEE SIMPLE TO THE BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC. (MASTER ASSOCIATION) AND ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID PARCEL "M" IS 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.
5) THE 20' LAKE MAINTENANCE EASEMENTS ARE FOR USE BY THE BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC. (MASTER ASSOCIATION) AND ITS SUCCESSORS AND/OR ASSIGNS IN PERPETUITY FOR THE PURPOSE OF LAKE MAINTENANCE. THE 20' LAKE MAINTENANCE EASEMENTS ARE THE COMMON PROPERTY OF AND PERPETUAL MAINTENANCE OBLIGATION OF SWEETWATER HOMEOWNER'S ASSOCIATION, INC. AND ITS SUCCESSORS AND/OR ASSIGNS NAMED HEREIN, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6) THE 8' BICYCLE PATH EASEMENT IS HEREBY DEDICATED IN PERPETUITY TO THE SWEETWATER HOMEOWNER'S ASSOCIATION, INC., AND ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7) THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
8) 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.
9) SWEETWATER HOMEOWNER'S ASSOCIATION, INC., AND BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC. (MASTER ASSOCIATION) ARE FLORIDA CORPORATIONS NOT FOR PROFIT.

DEDICATION AND RESERVATION

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, IRVING BOLOTIN AND ATTESTED BY ITS ASSISTANT SECRETARY, MARY LOU JANSEN AND ITS CORPORATE SEAL TO BE APPLIED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF July 1986.

H. MILLER & SONS OF FLORIDA, INC., A CORPORATION OF THE STATE OF FLORIDA.

WITNESS AS TO BOTH SENIOR VICE PRESIDENT - IRVING BOLOTIN ASSISTANT SECRETARY - MARY LOU JANSEN

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, IRVING BOLOTIN, SENIOR VICE PRESIDENT, AND MARY LOU JANSEN, ASSISTANT SECRETARY OF H. MILLER & SONS OF FLORIDA, INC. A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS DAY OF July 1986.

BY COMMISSION EXPIRES NOTARY PUBLIC STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH I, MORRIS J. WATSKI, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATED: April 16th, 1986 SIGNED: MORRIS J. WATSKI, ATTORNEY

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON 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 PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

HELLER-WEAVER AND CATO, INC.

BY: John D. Weaver REGISTERED SURVEYOR NO. 2550 STATE OF FLORIDA

DATE: 7-26-86 F.B. 85-9 PGS. 52, 55

LAND USE TABULATION:

Table with columns: GROSS ACREAGE (8.154), BREAKDOWN, ACRES, TOTAL ACRES, PERCENTAGE. Includes categories like PRIVATE ACCESS TRACTS, RESIDENTIAL - SINGLE FAMILY ATTACHED DESIGN (37 UNITS), COMMON AREA, WATERWAYS - LAKE PARCEL "E", LANDSCAPE AREA - PARCEL "M", ROAD R/W - 109th AVENUE SOUTH. GRAND TOTAL: 8.154 ACRES, 100%.

Subdivision information: SUBDIVISION Boca Chase P.U.D. 1, BOOK 50, PAGE 137, FLOOD MAP # 1, QUAD # 17, ZONING, SE, ZIP CODE 33434, PUD NAME

COUNTY ENGINEER

H. MILLER & SONS

NOTARY PUBLIC FOR H. MILLER & SONS

BOARD OF COUNTY COMMISSIONERS

SURVEYOR

0303-305 53/137

SWEETWATER SEC. 1 HELLER-WEAVER AND CATO, INC. DRAWN BY: A.D.D. & CATHY VALENTINE IMPROVEMENTS BY: L. CATO

DRAWING NUMBER 53/137

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER