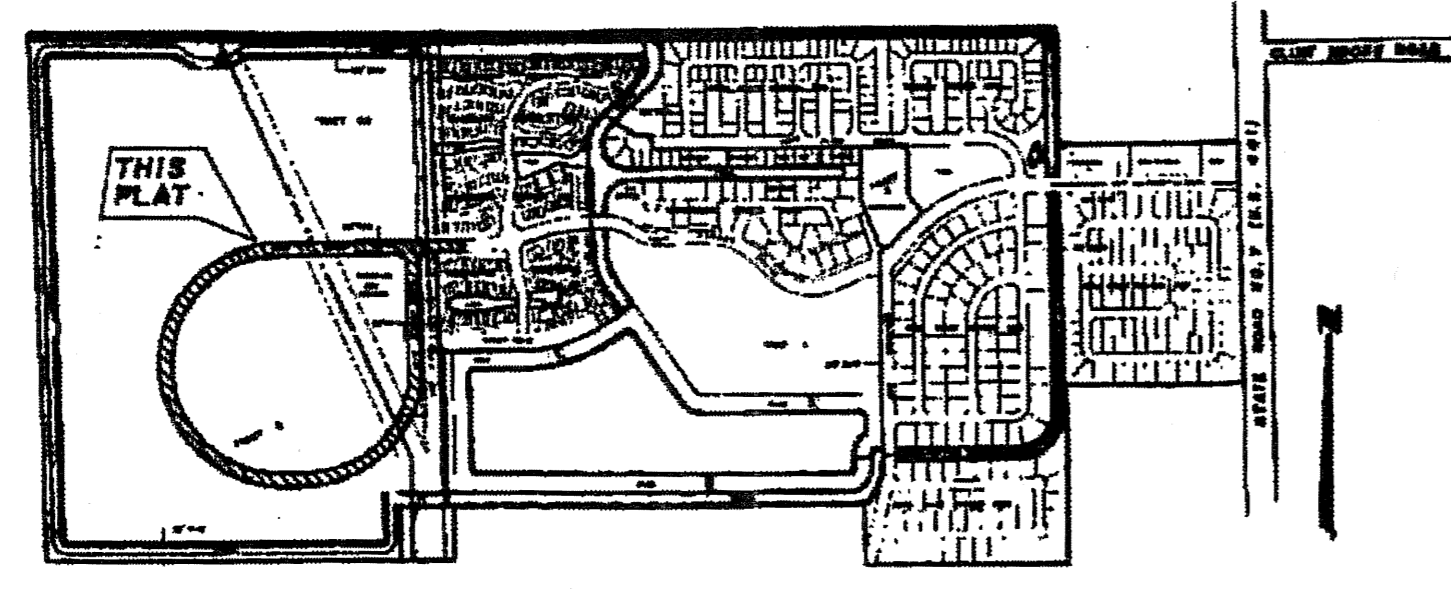


181st STREET SOUTH PLAT

(A PORTION OF TRACT 7A, 7B-A, 8A, 8B-BAND TRACT 9, BOCA CHASE - RIVIERA P.U.D.) BEING A REPLAT OF A PORTION OF TRACT 29, 'FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2', OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST (P.B. 1 - PG. 102 P.B.C.R.) AND A REPLAT OF A PORTION OF PARCEL 'C', WATERBERRY SECTION ONE (P.B. 44 - PGS. 50, 51 AND 52 P.B.C.R.) AND A REPLAT OF A PORTION OF PARCELS 'A' AND 'F' SWEETWATER SECTION ONE (P.B. 53 - PGS. 137, 138 AND 139 P.B.C.R.) AND A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

7



LOCATION SKETCH

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 23rd day of JUNE, 1967, and duly recorded in Plat Book No. 57 on page 7-8
JOHN B. DUNKLE, Clerk, Circuit Court
Palm Beach, Florida

SHEET 1 OF 2 SHEETS

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT: H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, WATERBERRY HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, SWEETWATER HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION AND BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREOF, BEING IN SECTIONS 1 AND 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOW HEREOF AS 181ST STREET SOUTH PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 29, '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 AT PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF PARCEL 'C', WATERBERRY SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGES 50, 51 AND 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF PARCELS 'A' AND 'F', SWEETWATER SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53 AT PAGES 137, 138 AND 139 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, AND RUN ON AN ASSUMED BEARING OF $81^{\circ}49'33''$ RADIAL TO THE NEXT DESCRIBED CURVE, ALONG THE WESTERLY BOUNDARY OF SAID 'WATERBERRY' FOR A DISTANCE OF 80.00 FEET TO A POINT OF A NON-TANGENT CURVE, SAID POINT BEING ON THE SOUTH BOUNDARY OF PARCEL 'C' OF SAID 'WATERBERRY'; THENCE RUN WESTERLY ALONG SAID SOUTH BOUNDARY OF PARCEL 'C' ALONG A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE NORTH, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF $10^{\circ}01'58''$ FOR AN ARC DISTANCE OF 138.33 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE SAID SOUTH BOUNDARY OF PARCEL 'C' $89^{\circ}12'25''$ FOR 362.00 FEET; THENCE RUN $84^{\circ}12'25''$ FOR 49.50 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL 'C'; WATERBERRY; THENCE RUN $89^{\circ}12'25''$ FOR 80.00 FEET; THENCE RUN $84^{\circ}12'25''$ FOR 49.50 FEET; THENCE RUN $89^{\circ}12'25''$ FOR 808.48 FEET TO A POINT OF CURVATURE; THENCE RUN WESTERLY, SOUTHERLY AND EASTERLY ALONG A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE EAST HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF $178^{\circ}36'15''$ FOR AN ARC DISTANCE OF 2384.68 FEET TO A POINT OF TANGENCY; THENCE RUN $89^{\circ}23'50''$ FOR 128.53 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY AND WESTERLY ALONG A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF $91^{\circ}23'45''$ FOR AN ARC DISTANCE OF 1220.30 FEET TO A POINT OF TANGENCY; THENCE RUN $80^{\circ}17'35''$ 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 SAID SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, FOR A DISTANCE OF 653.86 FEET; THENCE RUN $84^{\circ}12'25''$ FOR 49.50 FEET; THENCE RUN $89^{\circ}12'25''$ FOR 362.00 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 870.00 FEET AND A CENTRAL ANGLE OF $10^{\circ}01'58''$ FOR AN ARC DISTANCE OF 152.34 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PORTION THEREOF:
COMMENCE 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, AND RUN ALONG A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE NORTH HAVING AN ASSUMED RADIAL BEARING OF $81^{\circ}49'33''$ FROM THE RADIAL POINT, HAVING A RADIUS OF 870.00 FEET AND A CENTRAL ANGLE OF $10^{\circ}01'58''$ FOR AN ARC DISTANCE OF 152.34 FEET TO A POINT OF TANGENCY; THENCE RUN $89^{\circ}12'25''$ FOR 512.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE $89^{\circ}12'25''$ FOR 808.48 FEET TO A POINT OF CURVATURE; THENCE RUN WESTERLY, SOUTHERLY AND EASTERLY ALONG A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE EAST HAVING A RADIUS OF 685.00 FEET AND A CENTRAL ANGLE OF $178^{\circ}36'15''$ FOR AN ARC DISTANCE OF 2135.30 FEET TO A POINT OF TANGENCY; THENCE RUN $89^{\circ}23'50''$ FOR 128.53 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY AND WESTERLY ALONG A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 685.00 FEET AND A CENTRAL ANGLE OF $91^{\circ}23'45''$ FOR AN ARC DISTANCE OF 1092.66 FEET TO A POINT OF TANGENCY; THENCE RUN $80^{\circ}17'35''$ ALONG A LINE PARALLEL WITH AND 270.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, FOR A DISTANCE OF 653.86 FEET; THENCE RUN $84^{\circ}12'25''$ FOR 49.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 10.643 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREOF, AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1) THE STAKES SHOWN HEREOF ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 2) THE PRIVATE ACCESS TRACT 'A' SHOWN IS HEREBY 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 GUESTS THEREOF. SAID ACCESS TRACT IS IN THE COMMON PROPERTY OF AND PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND/OR ASSIGNS NAMED HEREBY, WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID ACCESS TRACT IS ALSO DEDICATED AS A DRAINAGE AND UTILITY BASEMENT.
- 3) WATERBERRY HOMEOWNER'S ASSOCIATION, INC., SWEETWATER HOMEOWNER'S ASSOCIATION, INC., AND BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC., ARE FLORIDA CORPORATIONS NOT FOR PROFIT.

prepared by:
heller-weaver and cato inc.
5667 coral gate boulevard
margate, florida 33063
(305) 979-0550
land surveyors...engineers

Corporate Seal	Corporate Seal	Corporate Seal	Corporate Seal

DEDICATION AND RESERVATION - H. MILLER & SONS OF FLORIDA, INC.
IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, IRVING SOLOVIN AND ATTESTED BY ITS ASSISTANT SECRETARY MARY LOU JANSSEN AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF June, 1967.

H. MILLER & SONS OF FLORIDA, INC., A CORPORATION OF THE STATE OF FLORIDA.
BY: Irving Solovine
SENIOR VICE PRESIDENT
ATTEST:
Mary Lou Janssen
ASSISTANT SECRETARY

ACKNOWLEDGEMENT - H. MILLER & SONS OF FLORIDA, INC.
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED IRVING SOLOVIN AND MARY LOU JANSSEN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION 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 11th DAY OF June, 1967.
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES 3-2-68

DEDICATION AND RESERVATION - BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC.
IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, WILLIAM C. GARDNER, AND ATTESTED BY ITS SECRETARY/TREASURER, GAIL KELLER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF June, 1967.

BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC., A CORPORATION OF THE STATE OF FLORIDA.
BY: William C. Gardner
VICE PRESIDENT
ATTEST:
Gail Keller
SECRETARY/TREASURER

ACKNOWLEDGEMENT - BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC.
STATE OF FLORIDA
COUNTY OF DADE
BEFORE ME PERSONALLY APPEARED WILLIAM C. GARDNER AND GAIL KELLER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION 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 11th DAY OF June, 1967.
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES 3-2-68

DEDICATION AND RESERVATION - WATERBERRY HOMEOWNER'S ASSOCIATION, INC.
IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, WILLIAM C. GARDNER, AND ATTESTED BY ITS SECRETARY/TREASURER, GAIL KELLER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF June, 1967.

WATERBERRY HOMEOWNER'S ASSOCIATION, INC., A CORPORATION OF THE STATE OF FLORIDA.
BY: William C. Gardner
VICE PRESIDENT
ATTEST:
Gail Keller
SECRETARY/TREASURER

ACKNOWLEDGEMENT - WATERBERRY HOMEOWNER'S ASSOCIATION, INC.
STATE OF FLORIDA
COUNTY OF DADE
BEFORE ME PERSONALLY APPEARED WILLIAM C. GARDNER AND GAIL KELLER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF WATERBERRY HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION 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 11th DAY OF June, 1967.
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES 3-2-68

DEDICATION AND RESERVATION - SWEETWATER HOMEOWNER'S ASSOCIATION, INC.
IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, WILLIAM C. GARDNER, AND ATTESTED BY ITS SECRETARY/TREASURER, GAIL KELLER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF June, 1967.

SWEETWATER HOMEOWNER'S ASSOCIATION, INC., A CORPORATION OF THE STATE OF FLORIDA.
BY: William C. Gardner
VICE PRESIDENT
ATTEST:
Gail Keller
SECRETARY/TREASURER

ACKNOWLEDGEMENT - SWEETWATER HOMEOWNER'S ASSOCIATION, INC.
STATE OF FLORIDA
COUNTY OF DADE
BEFORE ME PERSONALLY APPEARED WILLIAM C. GARDNER AND GAIL KELLER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF SWEETWATER HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION 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 11th DAY OF June, 1967.
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES 3-2-68

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF DADE
I, MORRIS J. WATSEY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE FOREGOING TO BE THAT OF H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, WATERBERRY HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, SWEETWATER HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION AND BOCA CHASE PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION THAT THE TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES OTHER THAN THOSE.

DATED: May 8, 1967 SIGNED: M. J. Watsey
MORRIS J. WATSEY, ATTORNEY

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY
THIS PLAT IS HEREBY APPROVED AND RECORDED THIS 23rd DAY OF June, 1967.

BY: Carol A. Roberts
CAROL A. ROBERTS - CHAIR
ATTEST: JOHN B. DUNKLE, CLERK
BY: Kathleen A. Thiller
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF JUNE, 1967.

BY: H. Keller
COUNTY ENGINEER

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREOF 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.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE ESTABLISHED POINTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA. I FURTHER CERTIFY THAT THE PROCEDURES USED FOR MEASUREMENTS WERE IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, ESTABLISHED PURSUANT TO CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE.
HELLER-WEAVER AND CATO, INC.

BY: John B. Cato
JOHN B. CATO
COUNTY SURVEYOR NO. 3550
STATE OF FLORIDA

THIS PLAT PREPARED BY:
HELLER-WEAVER AND CATO, INC.
DRAWN BY:
C.A.D.D. & CATY VALENTINE
COMPUTATIONS BY:
DONALD L. CATO & CATHERINE HARRIS
Order No. 8459

Notary Public
For H. Miller & Sons of Florida, Inc.

Notary Public
For Sweetwater Home Owners Association

Notary Public
For Boca Chase Property Owners Assoc.

Notary Public
For Boca Chase Property Owners Assoc.

County Engineer

Board of County Commissioners

Surveyor's Seal

00303-009