

(A PORTION OF BOCA CHASE RIVIERA P.U.D.)

BOCA CHASE - TRACT 9B

BEING A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, IN PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
LARRY BIRMINGHAM OF
DANIEL CARNAHAN
CONSULTING ENGINEERS, INC.
6191 W. ATLANTIC BLVD. MARGATE, FLA.
33063
FEB. 1988 8706010 R.C.W.

DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
COUNTY OF DADE } SS

KNOW ALL MEN BY THESE PRESENTS: That H. MILLER & SONS OF FLORIDA, INC. a Florida Corp. owners of the lands shown and described hereon being a portion of the Northeast One-quarter (1/4) of Section 2, Township 47 South, Range 41 East, in Palm Beach County, Florida; Said Parcel of land shown hereon to be known as BOCA CHASE TRACT 9B and being more particularly described as follows:

Commencing at the Northwest corner of the Northeast One-quarter (1/4) of said Section 2, Thence South 00°48'07" East, along the westerly line of said Northeast One-quarter (1/4), a distance of 1857.67 feet to the POINT OF BEGINNING; Thence continue South 00°48'07" East along said Westerly line, a distance of 1483.70 feet to the Southwest corner of said Northeast One-quarter; Thence South 89°23'50" East along the Southerly line of said Northeast One-quarter, a distance of 2379.00 feet; Thence North 00°47'35" West, a distance of 651.36 feet; Thence North 24°19'21" West, a distance of 174.14 feet to a point lying on the arc of a circular curve to the right, at which the radius bears North 55°38'26" West; Thence Southwesterly and Westerly along the arc of said curve, having a radius of 765.00 feet and a central angle of 56°14'36", a distance of 750.95 feet to the point of tangency; Thence North 89°23'50" West, a distance of 158.53 feet to the point of curvature of a circular curve to the right; Thence Westerly, Northwesterly and Northerly along the arc of said curve, having a radius of 765.00 feet and a central angle of 100°44'11", a distance of 1345.01 feet (the last three (3) described courses being coincident with the Southeasterly, Southerly and Southwesterly line of the plat entitled 18th STREET SOUTH PLAT, as recorded in Plat Book 57 at Pages 7 and 8 of the Public Records of Palm Beach County, Florida); Thence North 61°00'00" West along a non-radial line a distance of 168.49 feet; Thence North 87°00'00" West, a distance of 632.29 feet to the POINT OF BEGINNING.

Containing 4761 Acres, more or less.

Has caused the same to be Subdivided and Platted as shown hereon, and do hereby dedicate as follows:

- The Water Management Tracts as shown hereon are hereby dedicated to and shall be the perpetual maintenance obligation of H. MILLER & SONS OF FLORIDA, INC., its successors and/or assigns for Water Management and Drainage Easement purposes, without recourse to Palm Beach County.
- The Maintenance Access Tract and Maintenance Access Easement shown hereon are hereby dedicated to and shall be the perpetual maintenance obligation of H. MILLER & SONS OF FLORIDA, INC., its successors and/or assigns for Lake Maintenance purposes, without recourse to Palm Beach County.
- Tracts 1-A, 20-A, 102-A, 104-A, 125-A, 14-A, 1-B, 4-B, 1-C, 8-C, H-1 and H-2 are Open Spaces and hereby dedicated to and shall be the perpetual maintenance obligation of H. MILLER & SONS OF FLORIDA, INC., its successors and/or assigns for proper purposes without recourse to Palm Beach County.
- The Limited Access Easement as shown hereon is hereby dedicated to the Palm Beach County Board of County Commissioners for the control and jurisdiction over access rights.
- UTILITY EASEMENTS - As shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities, including cable television.
- DRAINAGE EASEMENT - As shown hereon are hereby dedicated to and shall be the perpetual maintenance obligation of H. MILLER & SONS OF FLORIDA, INC., its successors and assigns, for the construction and maintenance of drainage facilities, without recourse to Palm Beach, County.
- Tract A, C, D, E & F as shown hereon are for ingress and egress, Drainage and Utility purposes and are hereby dedicated to and shall be the perpetual maintenance obligation of H. MILLER & SONS OF FLORIDA, INC., its successors and/or assigns for proper purposes, without recourse to Palm Beach County.
- PALM BEACH COUNTY shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public roads.
- Tract B the Private Road Tract, is hereby dedicated to, and shall be the perpetual maintenance obligation of H. MILLER & SONS OF FLORIDA, INC., its successors and assigns, for Private Road purposes, including, but not limited to Ingress, Egress, Utilities, Drainage, and other proper purposes, without recourse to PALM BEACH COUNTY.
- Tract G as shown hereon is hereby dedicated to and shall be the perpetual maintenance obligation of H. MILLER & SONS OF FLORIDA, INC., its successors and/or Assigns for water management, canal and Drainage Easement purposes without recourse to P.B.C. In Witness whereof, H. MILLER & SONS OF FLORIDA, INC., a Florida Corporation, has caused these presents to be signed by its Vice-President and attested by its Assistant Secretary, and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 9th day of December, A.D., 1988.

* THE IMPRESSIONS AT BOCA CHASE HOMEOWNERS ASSOCIATION 9B, INC.

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

By: Irving Bolotin
IRVING BOLOTIN
Sr. Vice President

Attested: Kathleen E. Sierra
KATHLEEN E. SIERRA
Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF DADE } SS

BEFORE ME personally appeared IRVING BOLOTIN and KATHLEEN E. SIERRA, to me well known, and known to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of H. MILLER & SONS OF FLORIDA, INC. a Florida corporation, 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 9th day of December, A.D., 1988.

8-10-92
My Commission Expires

Janet S. English
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF DADE } SS

I, MORRIS J. WATSKY, 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 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.

M. J. Watsky
MORRIS J. WATSKY
Attorney at Law
State of Florida

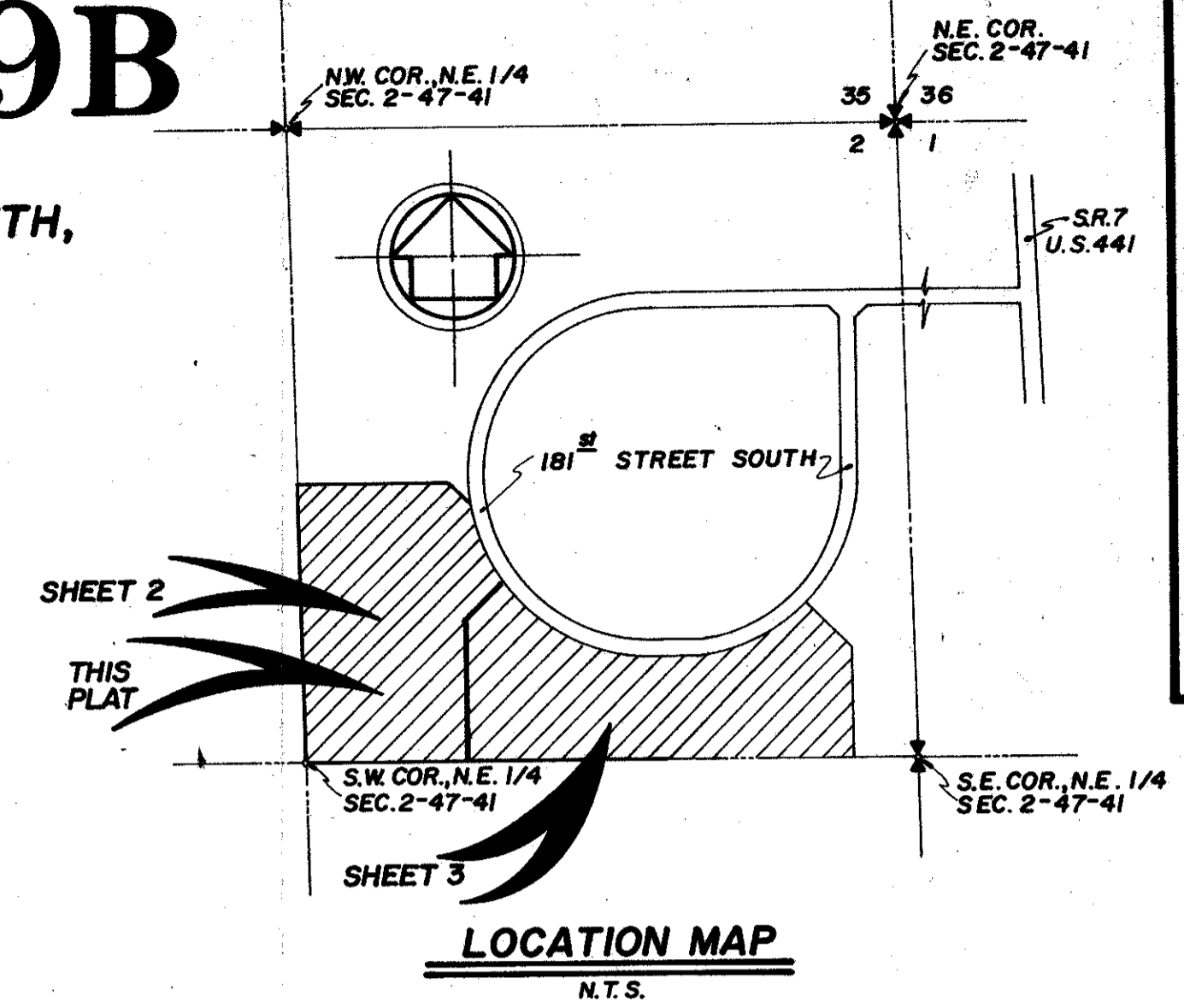
December 8, 1988
Date:

SURVEYOR'S CERTIFICATE

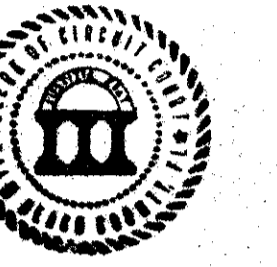
This is to certify that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been set, that (P.C.P.'s) Permanent Control Points will be set under guarantees posted with the Palm Beach County Board of County Commissioners for required improvements, and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended and with the applicable sections of Chapter 21 HH-6, Florida Administrative Code and ordinances of Palm Beach County, Florida.

Larry Birmingham
LARRY BIRMINGHAM
Registered Land Surveyor No. 4020
State of Florida

JUNE 10TH 1988
Date



STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS PLAT WAS FILED FOR
RECORD AT 2:58 P.M. THIS 16
DAY OF FEB 1988 A.D.,
AND DULY RECORDED IN PLATBOOK
No. 62 ON PAGES 38, 39
AND 40
JOHN B. DUNKLE, CLERK
By: Subera A. Mast, D.C.



APPROVALS - BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

This Plat is hereby approved for record this 14 day of Feb, A.D. 1989.

By: Carol Elmqvist
CAROL J. ELMQUIST, Chairman

Attest:
JOHN B. DUNKLE, Clerk

By: Janice Owsen
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 14 day of Feb, A.D. 1989.

By: Herbert F. Kahlert
HERBERT F. KAHLERT P.E., County Engineer

0303-010

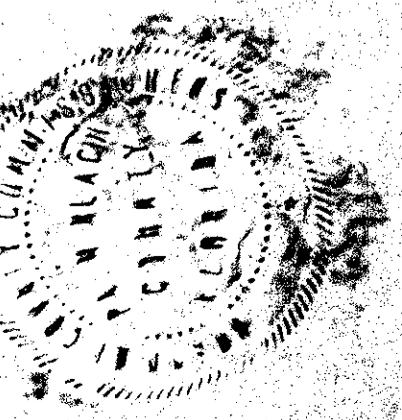
Ret. 72-118

R.U.D. STATISTICS

Acreeage	4.761
Units	165
Density	3.47 Units/Acre
Type of Units	Single Family (zero lot lines)
Open Space	10.48 Acres

LEGEND

P.B.C. INDICATES PALM BEACH COUNTY



BOCA CHASE - TRACT 9B 62/38

T&Z 764

Subdivision - Boca Chase 9B
Block 62
Plat 72-118
AP 72-118
35450
Pub. Map - Boca Chase - 7/7/88