

THIS INSTRUMENT PREPARED BY  
 LONDON M. CROSS OF  
**CARNAHAN AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 ENGINEERS SURVEYORS PLANNERS  
 6191 WEST ATLANTIC BLVD. MARGATE, FLORIDA 33063  
 MARCH 1992 870606P JSH

BOCA GREENS (WEST PHASE) P.U.D.

208-009

# BOCA ISLES WEST PHASE IA

A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, LYING IN PALM BEACH COUNTY, FLORIDA

## PALM BEACH COUNTY, FLORIDA

### DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: BOCA GREENS, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, BEING A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, LYING IN PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA ISLES WEST PHASE IA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (N.W.) CORNER OF SAID SECTION 12; THENCE NORTH 89°45'04" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 12; A DISTANCE OF 952.40 FEET; THENCE SOUTH 00°14'56" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE SOUTHERLY BOUNDARY OF YAMATO ROAD, A 120.00 FOOT ROAD RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 6926 AT PAGE 938 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°45'04" EAST, ALONG SAID SOUTHERLY BOUNDARY AND ITS EASTERLY EXTENSION, A DISTANCE OF 1642.41 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS BEARS NORTH 85°11'41" WEST, SAID POINT ALSO LYING ON THE WESTERLY BOUNDARY OF CAIN BOULEVARD, AN 80.00 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 6370 AT PAGES 1418 THROUGH 1434 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 640.00 FEET AND A CENTRAL ANGLE OF 17°15'17", A DISTANCE OF 192.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°03'36" WEST, A DISTANCE OF 1056.81 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2840.00 FEET AND A CENTRAL ANGLE OF 08°50'15", A DISTANCE OF 438.05 FEET TO A POINT LYING ON A NON-RADIAL LINE (THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH SAID WESTERLY BOUNDARY); THENCE NORTH 30°43'51" WEST, ALONG SAID NON-RADIAL LINE, A DISTANCE OF 48.59 FEET; THENCE NORTH 74°41'04" WEST, A DISTANCE OF 67.33 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 21°59'01", A DISTANCE OF 49.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 83°19'55" WEST, A DISTANCE OF 140.48 FEET; THENCE SOUTH 80°48'20" WEST, A DISTANCE OF 278.77 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 40°13'43", A DISTANCE OF 117.96 FEET TO A POINT LYING ON A RADIAL LINE; THENCE NORTH 49°25'23" WEST, ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVE; A DISTANCE OF 174.23 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 104°40'02", A DISTANCE OF 306.90 FEET TO A POINT LYING ON A RADIAL LINE; THENCE SOUTH 25°54'35" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 8.92 FEET; THENCE NORTH 60°06'40" WEST, A DISTANCE OF 115.52 FEET; THENCE SOUTH 81°44'39" WEST, A DISTANCE OF 68.22 FEET; THENCE NORTH 50°12'30" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE; A DISTANCE OF 115.00 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 20°41'32", A DISTANCE OF 46.95 FEET TO THE POINT OF TANGENCY; THENCE NORTH 19°05'58" EAST, A DISTANCE OF 104.44 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 30°15'39", A DISTANCE OF 211.26 FEET TO A POINT LYING ON A NON-RADIAL LINE; THENCE NORTH 34°54'02" WEST, ALONG SAID NON-RADIAL LINE, A DISTANCE OF 87.64 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 33°46'20", A DISTANCE OF 223.99 FEET TO A POINT LYING ON A RADIAL LINE; THENCE NORTH 21°19'38" EAST, ALONG SAID RADIAL LINE, A DISTANCE OF 115.00 FEET; THENCE NORTH 65°14'40" EAST, A DISTANCE OF 66.68 FEET; THENCE NORTH 26°11'44" EAST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE; A DISTANCE OF 115.00 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 660.00 FEET AND A CENTRAL ANGLE OF 07°56'18", A DISTANCE OF 91.44 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS BEARS NORTH 06°54'59" WEST; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 137°10'02", A DISTANCE OF 402.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°05'02" WEST, A DISTANCE OF 80.27 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 44.985 ACRES, MORE OR LESS.

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

- TRACTS A AND B, THE WATER MANAGEMENT TRACTS AS SHOWN ARE DEDICATED TO THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C AND D, THE LANDSCAPE BUFFER TRACTS, ARE DEDICATED TO THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR COMMON AREA AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING WITHIN SAID TRACT MUST BE IN CONFORMANCE WITH PALM BEACH COUNTY LANDSCAPE CODES (ORDINANCE 90-8) AND THE PLAT NOTES.
- TRACT E, THE ROADWAY TRACT AS SHOWN IS DEDICATED TO THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING, BUT NOT LIMITED TO INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION.
- TRACT F, THE PRESERVE ACCESS TRACT AS SHOWN IS DEDICATED TO THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS AND RELATED PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR LAKE MAINTENANCE AND LAKE ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- DRAINAGE EASEMENTS AND DRAINAGE/FLOWAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. TRACT "G" AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, BOCA GREENS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS TREASURER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF August, A.D., 1992.

BOCA GREENS, INC.  
 A FLORIDA CORPORATION

BY: Stuart Miller  
 STUART MILLER  
 VICE PRESIDENT

ATTESTED: M.E. Saleda  
 M.E. SALEDA  
 TREASURER

### ACKNOWLEDGEMENT

STATE OF FLORIDA SS  
 COUNTY OF DADE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF August, 1992, BY STUART MILLER, VICE-PRESIDENT AND M.E. SALEDA, TREASURER OF BOCA GREENS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

ANDY ZITMAN, NOTARY PUBLIC  
 COMMISSION NO. AA125262 EXPIRES: NOV 16, 1992

### TITLE CERTIFICATION

STATE OF FLORIDA SS  
 COUNTY OF BROWARD

I, GERALD L. KNIGHT, ATTORNEY AT LAW DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, AND THAT I FIND THE TITLE TO SAID PROPERTY IS VESTED TO BOCA GREENS INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS FREE OF MORTGAGES AND THAT THERE ARE NO DEED RESTRICTIONS WHICH PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED ON THE PLAT.

DATE: 8-11-92 BY: Gerald L. Knight  
 UP-DATED: 11-10-92 GERALD L. KNIGHT, ESQUIRE  
 ATTORNEY AT LAW

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21-HH-6, FLORIDA ADMINISTRATIVE CODE AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 22nd DAY OF MAY, 1992.

LONDON M. CROSS  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 3348

### APPROVALS-BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

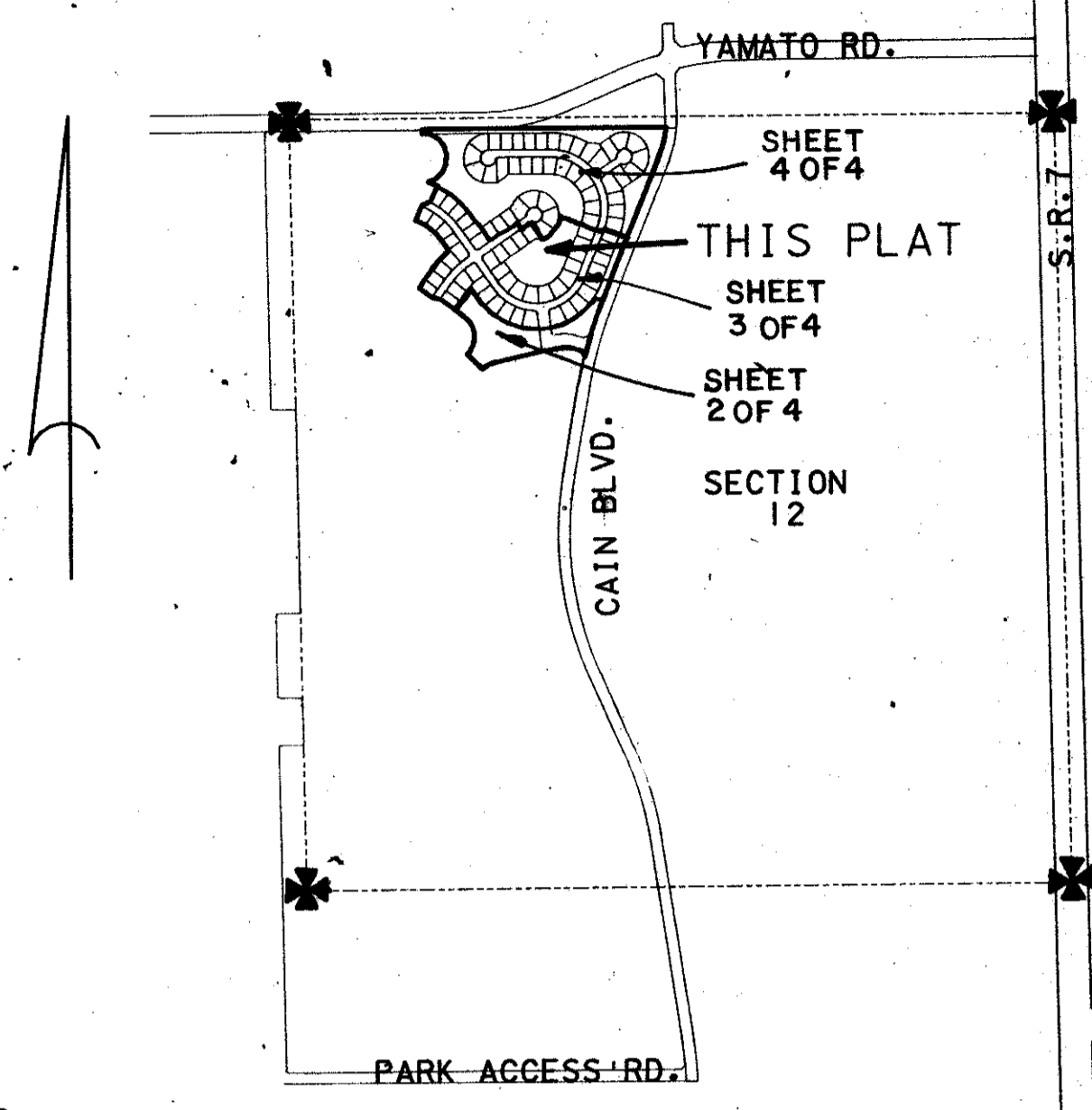
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF Dec, 1992.

BY: Mary McLeach  
 MARY MCLEACH, CHAIR

ATTEST: MILTON T. BAUER, CLERK

BY: Will Cowart  
 DEPUTY CLERK



LOCATION MAP  
 N.T.S.

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR RECORD AT 1:29 PM. THIS 11 DAY OF December, A.D., 1992 AND DULY RECORDED IN PLAT BOOK 69 ON PAGES 182 AND 185  
 MILTON T. BAUER, CLERK  
 By: Milton T. Bauer DC

SHEET 1 OF 4 SHEETS

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF Dec, 1992.

BY: George T. Webb  
 GEORGE T. WEBB, P.E.  
 COUNTY ENGINEER

### NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°45'04" EAST, ALONG THE NORTH LINE OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER USE.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITY SHALL HAVE SECOND PRIORITY, ACCESS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- CONSTRUCTION OR LANDSCAPING UPON LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL REQUIREMENTS OF CURRENT SUBDIVISION, BUILDING AND ZONING CODES AND/OR ORDINANCE OF PALM BEACH COUNTY.
- PERMANENT CONTROL POINTS (P.C.P.'S) FALLING ON MANHOLE LOCATIONS WILL BE ESTABLISHED BY THE USE OF STRADDLERS TO IDENTIFY THE POINT.

P.U.D. STATISTICS ALLOC. 0001

PET. 77-130  
 0208-009

ACREAGE	44.985	SURVEYOR	COUNTY ENGINEER	BOARD OF COUNTY COMMISSIONERS
UNITS	93			
DENSITY	2.07			
TYPE OF UNITS	SINGLE FAMILY			
PETITION NUMBER	77-13(G)			

BOCA ISLES WEST PHASE IA 69/182

SUBDIVISION: BOCA ISLES WEST PHASE IA  
 BOOK 69 PAGE 182  
 FLOOD ZONE: FLOOD MAP #1008  
 QUAD #68 ZONING: R-TS  
 SE ZIP CODE: 33434  
 SUB NAME: Boca Greens

TAZ = 881