

THIS INSTRUMENT PREPARED BY  
 LONDON M. CROSS OF  
**CARNAHAN AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 ENGINEERS SURVEYORS PLANNERS  
 6191 WEST ATLANTIC BLVD. MARGATE, FLORIDA 33063  
 APRIL 1992 8706060 JSH

BOCA GREENS (WEST PHASE) P.U.D.  
**BOCA ISLES WEST PHASE IB**  
 A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41  
 EAST, LYING IN PALM BEACH COUNTY, FLORIDA  
**PALM BEACH COUNTY, FLORIDA**

208-010

**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 IB, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT "E" OF THE PLAT OF "BOCA ISLES WEST PHASE IA" AS RECORDED IN PLAT BOOK 69 AT PAGES 173 AND 194 THROUGH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 30°43'51" WEST, 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 NORTHWESTERLY AND SOUTHWESTERLY 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 35.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83°19'55" WEST, A DISTANCE OF 105.00 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; THENCE NORTH 49°25'23" WEST ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 174.23 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; (THE LAST EIGHT (8) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID PLAT OF BOCA ISLES WEST PHASE IA); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 52°25'08", A DISTANCE OF 153.70 FEET; THENCE SOUTH 02°59'45" WEST ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 181.34 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 82°42'34", A DISTANCE OF 242.52 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°17'41" EAST, A DISTANCE OF 116.65 FEET; THENCE SOUTH 16°19'27" EAST, A DISTANCE OF 72.06 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 17°28'05", A DISTANCE OF 79.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 33°47'32" EAST, A DISTANCE OF 38.27 FEET; THENCE NORTH 56°12'28" EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 33°47'32" EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 56°12'28" EAST, A DISTANCE OF 49.91 FEET; THENCE SOUTH 33°47'32" EAST ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 80.00 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 440.00 FEET AND A CENTRAL ANGLE OF 46°12'13", A DISTANCE OF 354.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 10°00'15" EAST, A DISTANCE OF 165.62 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 16°40'20", A DISTANCE OF 157.13 FEET TO THE POINT OF TANGENCY; THENCE NORTH 06°40'05" WEST, A DISTANCE OF 92.91 FEET; THENCE NORTH 38°19'55" EAST, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 8.636 ACRES, MORE OR LESS.

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

01. TRACT A, 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.
02. TRACT B, 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.
03. TRACT C, THE RECREATION TRACT AS SHOWN IS DEDICATED TO THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
04. THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION.
05. 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.
06. 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.
07. DRAINAGE 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.

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 27 DAY OF August, A.D., 1992.

BOCA GREENS, INC.  
 A FLORIDA CORPORATION

BY: Stuart Miller VICE PRESIDENT  
 ATTESTED: M.E. SALEDA TREASURER  
 BOCA GREENS, INC. NOTARY SURVEYOR COUNTY ENGINEER BOARD OF COUNTY COMMISSIONERS

**ACKNOWLEDGEMENT**

STATE OF FLORIDA SS  
 COUNTY OF DADE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th 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. AA 125362  
 EXP. 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: 8-27-92 BY: Gerald L. Knight  
 UP-DATED: 11-10-92 GERALD L. KNIGHT  
 ATTORNEY AT LAW

**SURVEYOR'S CERTIFICATE**

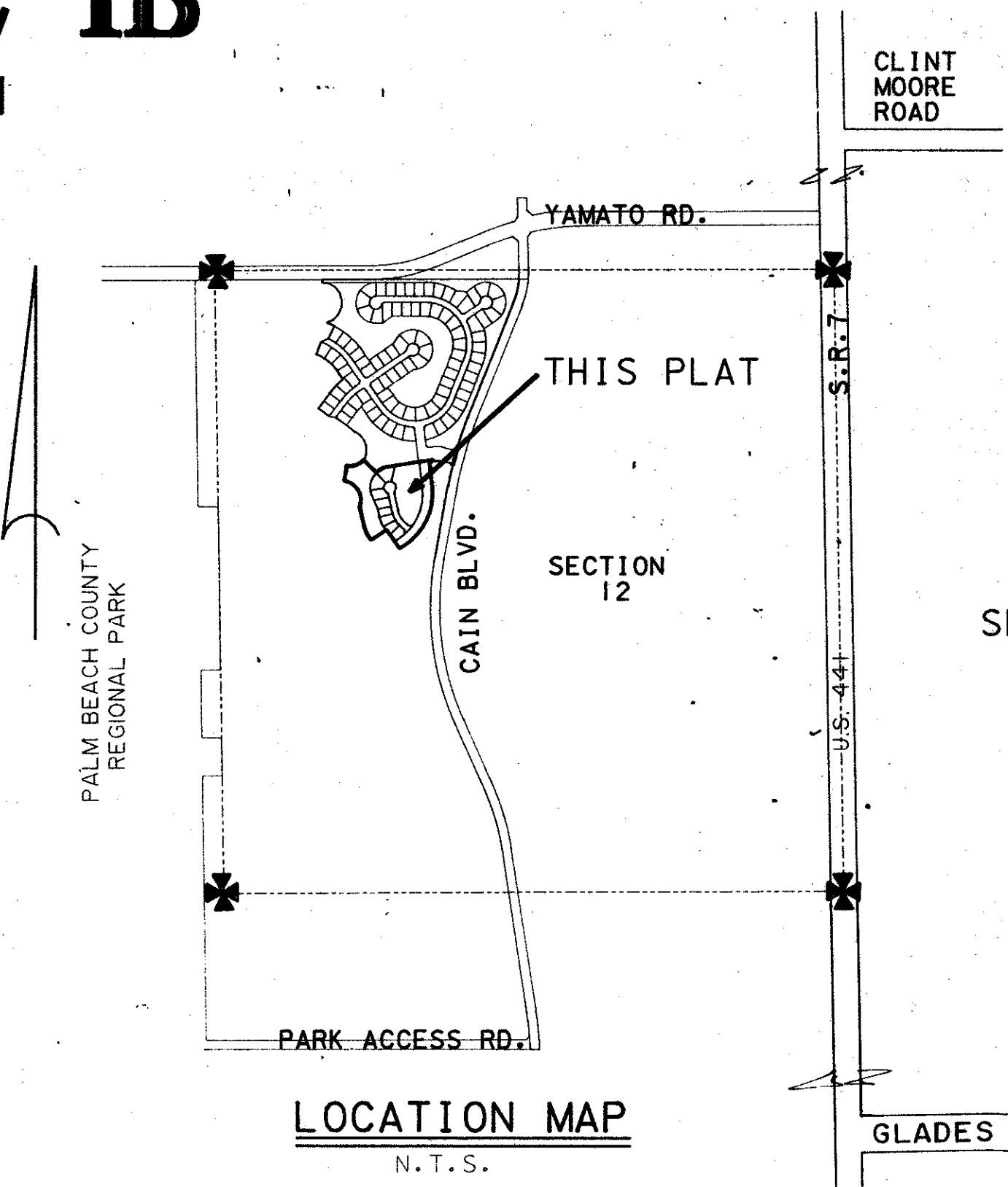
I HEREBY CERTIFY: THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS REQUIRED BY LAW; THAT PERMANENT 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 27 DAY OF August, 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 Lou Berger CHAIR  
 ATTEST: Milton T. Bauer CLERK  
 BY: Mary Lou Berger DEPUTY CLERK



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT 2:13 PM  
 THIS 13 DAY OF December  
 A.D., 1992 AND DULY RECORDED  
 IN PLAT BOOK 69 ON PAGES  
 173 AND 194  
 MILTON T. BAUER, CLERK  
 BY: Milton T. Bauer DC

SHEET 1 OF 2 SHEETS

**COUNTY ENGINEER**

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

BY: George Webb  
 GEORGE WEBB, COUNTY ENGINEER

**NOTES:**

01. 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.
02. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
03. NO STRUCTURES, TREES OR SHRUB SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER USE.
04. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
05. LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
06. 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.
07. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
08. 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.
09. 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.
10. 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**

ACREAGE 8.636  
 UNITS 8  
 DENSITY 1.08  
 TYPE OF UNITS SINGLE FAMILY  
 PETITION NUMBER 77-13

**BOCA ISLES WEST IB**  
 (6)/193

SUBDIVISION # BOCA ISLES WEST PH. IB  
 BOOK 69 PAGE 193  
 FLOOD ZONE B FLOOD MAP # 1008  
 QUAD # 48 ZONING, RE  
 SE 77-13 ZIP CODE 33409  
 PUD NAME BOCA GREENS P.U.D.

TAZ = 88