

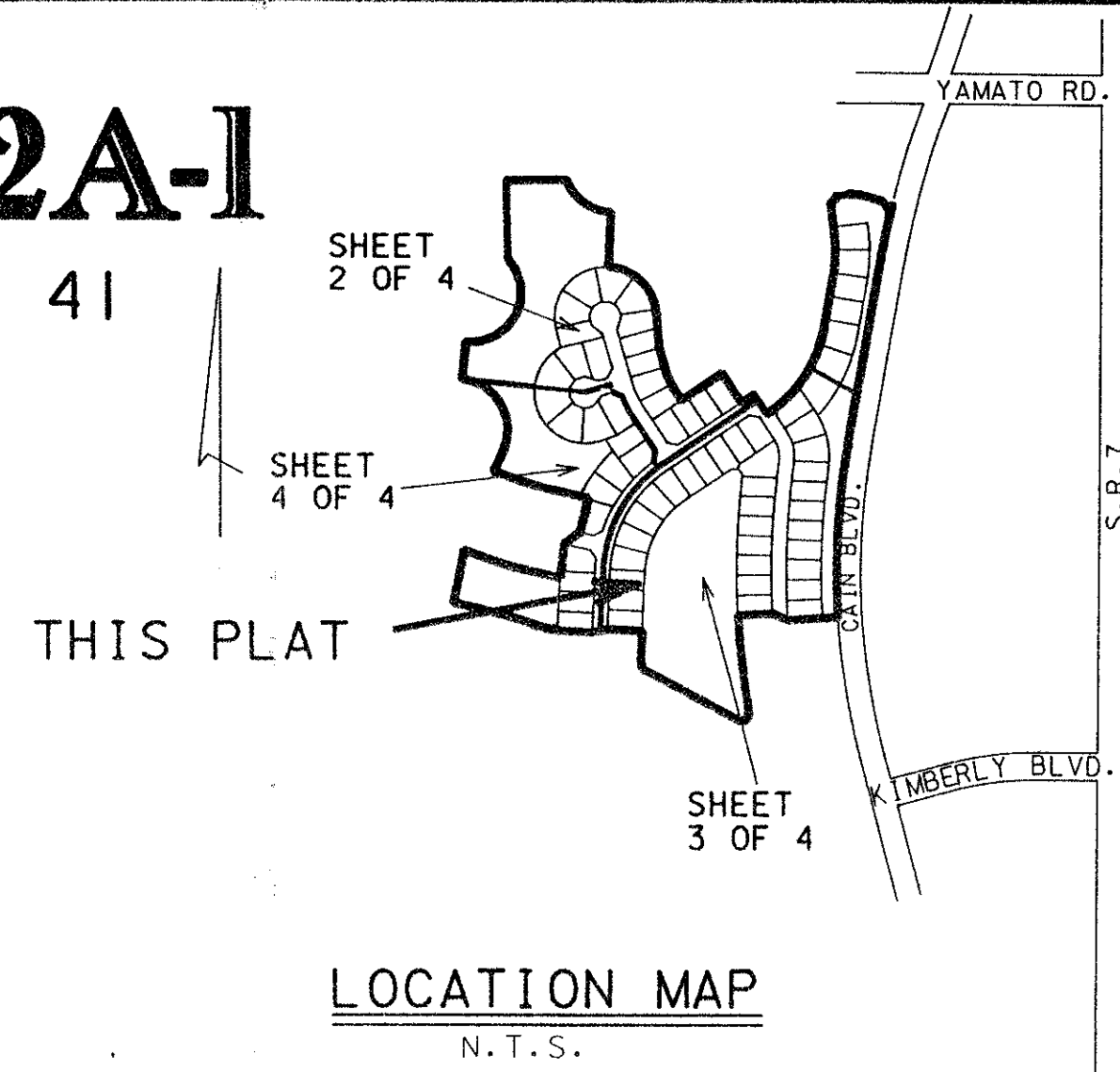
THIS INSTRUMENT PREPARED BY: LONDON M. CROSS OF CARNAHAN AND ASSOCIATES, INC. CONSULTING ENGINEERS ENGINEERS SURVEYORS PLANNERS 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063 SEPT. 1992 870606R JSH

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

BOCA ISLES WEST PHASE 2A-1

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

PALM BEACH COUNTY, FLORIDA



110 STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 9:34 A.M. THIS 23 DAY OF APRIL A.D., 1993 AND DULY RECORDED IN PLAT BOOK 70 ON PAGES 110 THROUGH 113 DOROTHY H. WILKEN, CLERK BY: [Signature] DC SHEET 1 OF 4 SHEETS

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA GREENS, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BOCA ISLES WEST PHASE 2A-1" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "E" OF "BOCA ISLES WEST PHASE 1A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, AT PAGES 102 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS SOUTH 76°46'39" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2840.00 FEET AND A CENTRAL ANGLE OF 03°13'06", A DISTANCE OF 159.53 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 10°00'15" WEST, A DISTANCE OF 617.25 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 2440.00 FEET AND A CENTRAL ANGLE OF 13°47'39", A DISTANCE OF 587.44 FEET TO A POINT LYING ON A RADIAL LINE (THE LAST THREE COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF CAIN BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6370, AT PAGES 1418 THROUGH 1434 OF SAID PUBLIC RECORDS); THENCE SOUTH 86°12'36" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 165.00 FEET; THENCE NORTH 67°24'55" WEST, A DISTANCE OF 55.68 FEET; THENCE SOUTH 86°44'38" 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 SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2770.00 FEET AND A CENTRAL ANGLE OF 06°31'26", A DISTANCE OF 315.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 127°28'57", A DISTANCE OF 55.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 62°17'51" WEST, A DISTANCE OF 347.93 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 64°58'57", A DISTANCE OF 28.35 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°41'06" EAST, A DISTANCE OF 109.55 FEET; THENCE NORTH 87°18'54" WEST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 78°13'25" WEST, A DISTANCE OF 51.64 FEET; THENCE NORTH 87°18'54" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 37°56'44" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 13.39 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 57°13'31", A DISTANCE OF 24.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2345.00 FEET AND A CENTRAL ANGLE OF 7°55'37", A DISTANCE OF 324.43 FEET TO A POINT LYING ON A RADIAL LINE; THENCE NORTH 11°21'11" EAST, ALONG SAID RADIAL LINE, A DISTANCE OF 178.22 FEET; THENCE SOUTH 70°11'36" EAST, A DISTANCE OF 92.07 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1090.00 FEET AND A CENTRAL ANGLE OF 6°56'09", A DISTANCE OF 131.95 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 77°07'45" EAST, A DISTANCE OF 107.16 FEET; THENCE NORTH 06°19'22" EAST, A DISTANCE OF 115.76 FEET; THENCE NORTH 53°06'07" EAST, A DISTANCE OF 65.49 FEET; THENCE NORTH 12°52'15" EAST, A DISTANCE OF 113.45 FEET; THENCE NORTH 73°57'44" WEST, A DISTANCE OF 28.00 FEET; THENCE NORTH 77°07'45" WEST, A DISTANCE OF 108.30 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 810.00 FEET AND A CENTRAL ANGLE OF 06°56'09", A DISTANCE OF 98.05 FEET TO THE POINT OF TANGENCY; THENCE NORTH 70°11'36" WEST, A DISTANCE OF 89.97 FEET; THENCE NORTH 25°11'21" EAST, A DISTANCE OF 72.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY, NORTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 109°34'34", A DISTANCE OF 321.29 FEET; THENCE NORTH 05°36'47" EAST, ON A LINE RADIAL TO THE LAST AND THE NEXT DESCRIBED CURVES, A DISTANCE OF 120.77 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY, NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 138°43'39", A DISTANCE OF 406.77 FEET; THENCE NORTH 00°56'14" WEST, A DISTANCE OF 259.20 FEET; THENCE NORTH 89°03'46" EAST, A DISTANCE OF 198.43 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS NORTH 68°58'35" EAST; THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 65°58'50", A DISTANCE OF 193.47 FEET; THENCE SOUTH 02°59'45" WEST, ON A LINE RADIAL TO THE LAST AND THE NEXT DESCRIBED CURVES, A DISTANCE OF 181.34 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY 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 SOUTHERLY 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 ON A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 80.00 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY AND NORTHERLY 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 (THE LAST 15 COURSES BEING COINCIDENT WITH THE BOUNDARY OF "BOCA ISLES WEST PHASE 1B", AS RECORDED IN PLAT BOOK 69, PAGES 102 THROUGH 104, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE NORTH 83°19'55" EAST, A DISTANCE OF 35.48 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY 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 74°41'04" EAST, A DISTANCE OF 67.33 FEET; THENCE SOUTH 30°43'51" EAST, A DISTANCE OF 48.59 FEET TO THE POINT OF BEGINNING (THE LAST FOUR COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID "BOCA ISLES WEST PHASE 1A").

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 30.156 ACRES, MORE OR LESS.

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

- 01. TRACT "A", THE LANDSCAPE BUFFER TRACT, IS HEREBY RESERVED FOR 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 TRACTS MUST BE IN CONFORMANCE WITH PALM BEACH COUNTY LANDSCAPE CODES (SECTION 7 ORDINANCE 92-20) AND THE PLAT NOTES.
02. TRACTS "B", "C" AND "D" THE WATER MANAGEMENT TRACTS, ARE HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
03. TRACT "E", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE STREET FOR PRIVATE STREET PURPOSES, INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- 04. DRAINAGE EASEMENTS AND DRAINAGE/FLOWAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
05. THE LIMITED ACCESS EASEMENTS ARE DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
06. THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
07. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN ARE RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR LAKE MAINTENANCE AND LAKE ACCESS PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
08. 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, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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 28th DAY OF JANUARY, A.D., 1993.

BOCA GREENS, INC. A FLORIDA CORPORATION BY: [Signature] STUART MILLER VICE PRESIDENT

ATTESTED: [Signature] M.E. SALEDA TREASURER

ACKNOWLEDGEMENT

STATE OF FLORIDA SS COUNTY OF DADA

BEFORE ME PERSONALLY APPEARED STUART MILLER AND M.E. SALEDA, WHO ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND TREASURER OF BOCA GREENS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 28th DAY OF JANUARY, 1993.

MY COMMISSION EXPIRES: OCTOBER 14, 1994

ANDY ZITMAN NOTARY PUBLIC-STATE OF FLORIDA COMMISSION NUMBER CC 235910 MY COMMISSION EXP. NOV. 16, 1996

TITLE CERTIFICATION

STATE OF FLORIDA ) SS COUNTY OF BROWARD )

I, GERALD L. KNIGHT, 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 BOCA GREENS, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: February 3, 1993

BY: [Signature] 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; AND THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE 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 28th DAY OF JANUARY, 1993.

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

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF APRIL, 1993.

BY: [Signature] GEORGE T. WEBB, P.E. COUNTY ENGINEER

P.U.D. STATISTICS

Table with 2 columns: STATISTIC and VALUE. Rows include PETITION NO. (77-13), ACREAGE (30.156), UNITS (69), DENSITY (2.29 D.U./AC.), and TYPE OF UNITS (SINGLE FAMILY).

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 20 DAY OF APRIL, 1993

BY: [Signature] MARY MCCARTY, CHAIR

ATTEST: DOROTHY H. WILKEN, CLERK BY: [Signature] DEPUTY CLERK

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA ) SS COUNTY OF BROWARD )

THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28th DAY OF February, 1993.

WITNESS: [Signature]

BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION-NOT FOR PROFIT

WITNESS: [Signature]

BY: [Signature] PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF BROWARD )

BEFORE ME PERSONALLY APPEARED TAMMY McDONALD, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 28th DAY OF FEBRUARY, 1993.

MY COMMISSION EXPIRES: September 10, 1995

NOTARY PUBLIC - STATE OF FLORIDA COMMISSION NO. CC 137922

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 SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR ON UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER USE.
04. BUILDING SETBACK 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, UTILITIES 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 EASEMENT MUST BE IN CONFORMANCE WITH ALL REQUIREMENTS OF CURRENT SUBDIVISION, BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY. PRIOR APPROVAL BY THE COUNTY ENGINEER IS REQUIRED.

SUBDIVISION: BOCA WEST WEST PH. 2A-1 BOOK 70 PAGE 110 FLOOD ZONE: FLOOD MAP #1008 QUAD: 68 ZONING: RTS ZIP CODE: 33498 PUB NAME: BOCA GREENS

PET. 77-131 Alloc. #0001

0208-011 BOCA ISLES WEST PHASE 2A-1