

BOCA CHASE TRACT 9E
 BEING A PORTION OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST.
 PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
 RECORD AT 9:14 A.M.
 THIS 22ND DAY OF MAY
 A.D., 1992 AND DULY RECORDED
 IN PLAT BOOK 70 ON PAGES
 132, 133, AND 134.

DOROTHY H. WILKEN, CLERK
 BY: *Frances A. Black* DCD

SHEET 1 OF 3 SHEETS

DESCRIPTION, DEDICATION, AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT: H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BOCA CHASE TRACT 9E" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE PLAT ENTITLED "BOCA CHASE TRACT 9B", AS RECORDED IN PLAT BOOK 62 AT PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°23'50" EAST, ALONG THE SOUTHERLY LINE OF SAID PLAT, A DISTANCE OF 1964.10 FEET; THENCE NORTH 00°36'10" EAST, A DISTANCE OF 623.52 FEET TO THE POINT OF BEGINNING (SAID POINT LYING ON THE NORTHERLY LINE OF AN 80.00 FOOT ROAD RIGHT-OF-WAY KNOWN AS 181ST STREET SOUTH, OF THE PLAT ENTITLED "181ST STREET SOUTH PLAT", AS RECORDED IN PLAT BOOK 57 AT PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE NORTH 26°20'25" WEST, A DISTANCE OF 44.48 FEET; THENCE NORTH 83°20'00" WEST, A DISTANCE OF 215.53 FEET; THENCE NORTH 39°02'31" WEST, A DISTANCE OF 130.97 FEET; THENCE NORTH 05°15'00" EAST, A DISTANCE OF 326.13 FEET; THENCE NORTH 27°00'06" WEST, A DISTANCE OF 232.86 FEET; THENCE NORTH 04°45'00" WEST, A DISTANCE OF 168.09 FEET; THENCE NORTH 23°10'22" EAST, A DISTANCE OF 141.71 FEET; THENCE SOUTH 85°45'00" EAST, A DISTANCE OF 184.78 FEET; THENCE NORTH 24°19'21" WEST, A DISTANCE OF 350.93 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID 181ST STREET SOUTH; THENCE NORTH 89°12'25" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 130.88 FEET TO A POINT LYING ON THE CENTERLINE OF A 180.00 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3691 AT PAGES 1037 THROUGH 1039, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 24°19'21" EAST, ALONG SAID CENTERLINE (SAID LINE ALSO BEING NON-RADIAL TO THE NEXT DESCRIBED CURVE), A DISTANCE OF 1135.96 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS BEARS NORTH 59°48'28" WEST (SAID POINT ALSO LYING ON THE NORTHERLY LINE OF SAID 181ST STREET SOUTH); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE (ALSO BEING SAID NORTHERLY LINE), HAVING A RADIUS OF 685.00 FEET AND A CENTRAL ANGLE OF 33°28'03", A DISTANCE OF 400.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 11.287 ACRES, MORE OR LESS.

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

- TRACT "A", THE WATER MANAGEMENT TRACT, IS HEREBY RESERVED FOR THE BOCA CHASE 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.
- TRACTS "B", "C", "D", "E", "F", "G", THE LANDSCAPE BUFFER TRACTS, ARE HEREBY RESERVED FOR THE CORAL ISLE AT BOCA CHASE MASTER HOMEOWNERS 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 (ORDINANCE 90-8) AND THE PLAT NOTES.
- THE ROOF ENCROACHMENT EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER OF THE LOT ADJACENT TO AND CONTIGUOUS WITH SAID EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF ROOF OVERHANG ENCROACHMENT AND MAINTENANCE OF ANY IMPROVEMENT MADE UPON THE LOT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "F", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CORAL ISLE AT BOCA CHASE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AS A RESIDENTIAL ACCESS 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/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS ARE 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. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LAKE MAINTENANCE EASEMENT AS SHOWN IS RESERVED FOR THE BOCA CHASE 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.
- 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.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CORAL ISLE AT BOCA CHASE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 25TH DAY OF SEPTEMBER, A.D., 1992.

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

BY: *Stuart Miller*
 STUART MILLER
 VICE PRESIDENT

ATTESTED: *Kathleen E. Sierra*
 KATHLEEN E. SIERRA
 ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
 COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED STUART MILLER AND KATHLEEN E. SIERRA, WHO ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS 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, 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 25TH DAY OF SEPTEMBER, 1992.

MY COMMISSION EXPIRES: NOV-16-1992

Andy Zitman
 ANDY ZITMAN
 NOTARY PUBLIC-STATE OF FLORIDA
 COMMISSION NO. AA625262

TITLE CERTIFICATION

STATE OF FLORIDA SS
 COUNTY OF DADE

I, MORRIS J. WATSKY, 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 H. MILLER AND SONS OF FLORIDA, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES AND THAT THERE ARE NO DEED RESTRICTIONS WHICH PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED ON THE PLAT.

DATE: October 6, 1992 BY: *Morris J. Watsky*
 MORRIS J. WATSKY
 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 COUNTY 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 18TH DAY OF NOVEMBER, 1992.

London M. Cross
 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 4TH DAY OF MAY, 1993.

BY: *Mary McCarty*
 MARY MCCARTY, CHAIR

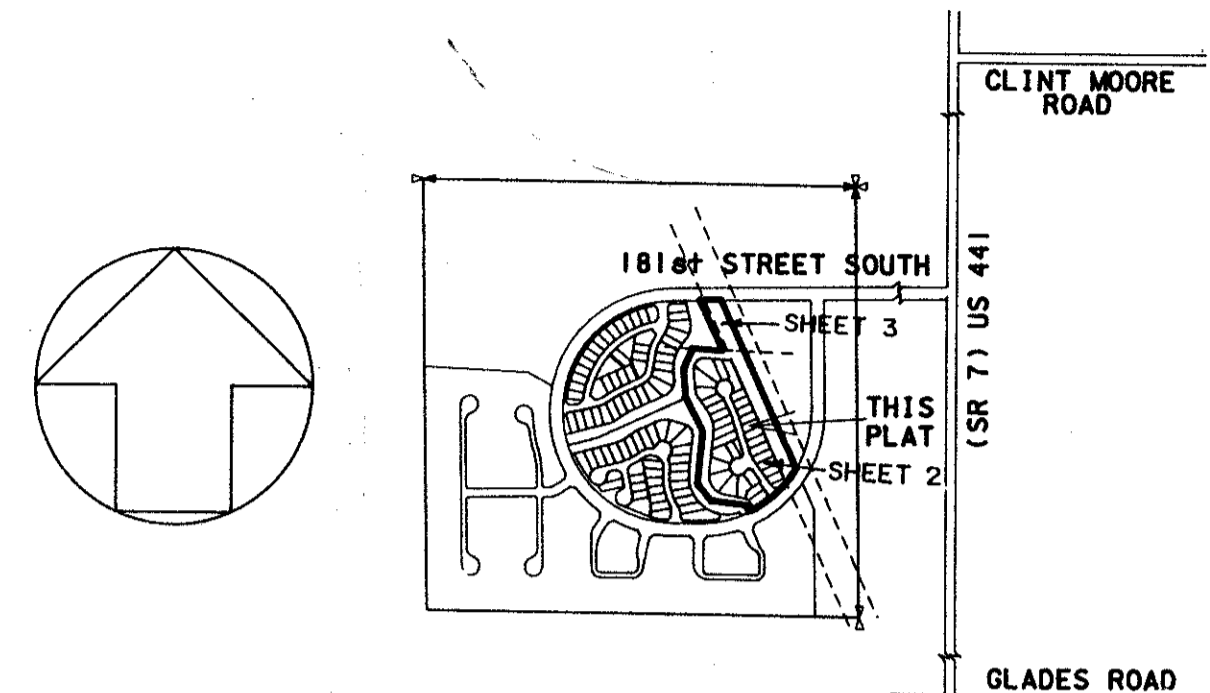
ATTEST: DOROTHY H. WILKEN, CLERK

Dorothy H. Wilken
 DOROTHY H. WILKEN
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4TH DAY OF MAY, 1993

BY: *George T. Webb, Jr.*
 GEORGE T. WEBB, JR.
 COUNTY ENGINEER



LOCATION MAP
 N.T.S.

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 89°23'50" EAST ALONG THE SOUTH LINE OF THE PLAT OF "BOCA CHASE TRACT 9B" (P.B. 62, PGS. 38-40, P.B.C.R.)
- 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 ON UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER USE.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER EASEMENTS, 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 NON-RADIAL UNLESS NOTED AS BEING RADIAL.
- 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 THE LAKE MAINTENANCE EASEMENT MUST BE IN CONFORMANCE WITH ALL REQUIREMENTS OF CURRENT SUBDIVISION, BUILDING, AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

P.U.D. STATISTICS

PETITION NO. 72-118
 ACREAGE 11.287
 UNITS 32
 DENSITY 2.84 D.U./AC.
 TYPE OF UNITS CATEGORY A

0303-017

70/134

H. MILLER & SONS NOTARY SURVEYOR COUNTY ENGINEER COUNTY COMMISSIONER



BOCA CHASE TRACT 9E

SUBDIVISION: BOCA CHASE TRACT 9E
 BOOK 70 PAGE 134
 FLOOD MAP #100B
 ZONING AR
 QUAD #68
 ZIP CODE 33498
 PUD NAME RIVIERA PUD
 2/14/91

TAZ = 881

PET. 72-118B
 Alloc. #0001
 W/PAKES ESCROW AGENT