

LONDON M. CROSS OF
CARNAHAN-PROCTOR AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 SURVEYORS ENGINEERS PLANNERS
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
 JANUARY 1993 870610R DCD

(RIVIERA P.U.D.)

BOCA CHASE TRACT 4

A REPLAT OF PORTION OF TRACTS 10-12, 20-23, 27-29 AND THE ADJACENT RIGHT-OF-WAYS IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2" (P.B.1, PG.102, P.B.C.R.) AND PORTIONS OF TRACT "C", "WATERBERRY" (P.B.43, PGS.161-163, P.B.C.R.), PALM BEACH COUNTY, FLORIDA

303-018

144

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 11:43 A.M. THIS 20 DAY OF MARCH A.D. 1993 AND DULY RECORDED IN PLAT BOOK 20 ON PAGES 144 THROUGH 147.
 DOROTHY H. WILKEN, CLERK
 BY: *Arbiana K. West* DCD

DESCRIPTION, DEDICATION, AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF TRACTS 10, 11, 12, 20, 21, 22, 23, 27, 28 AND 29 AND THE ADJACENT RIGHT-OF-WAYS THEREOF, OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST OF THE PLAT ENTITLED "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", AS RECORDED IN PLAT BOOK 1 AT PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PORTIONS OF TRACT "C" OF THE PLAT ENTITLED "WATERBERRY" AS RECORDED IN PLAT BOOK 43 AT PAGES 161 THROUGH 163 OF SAID PUBLIC RECORDS, SHOWN HEREON AS "BOCA CHASE TRACT 4", A REPLAT, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "C" OF "WATERBERRY", SAID POINT ALSO LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS BEARS SOUTH 00°37'35" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE (ALSO BEING THE SOUTHERLY BOUNDARY OF SAID TRACT "C"), HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 27°30'00", A DISTANCE OF 74.39 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 63°07'35" EAST, A DISTANCE OF 139.48 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 360.00 FEET AND A CENTRAL ANGLE OF 32°30'00", A DISTANCE OF 204.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH 84°22'25" EAST, A DISTANCE OF 151.31 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 48°00'00", A DISTANCE OF 427.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 47°37'35" EAST, A DISTANCE OF 160.92 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 368.40 FEET AND A CENTRAL ANGLE OF 17°57'21", A DISTANCE OF 115.45 FEET (THE LAST 6 DESCRIBED COURSES ALSO BEING COINCIDENT WITH SAID SOUTHERLY BOUNDARY OF TRACT "C"); THENCE NORTH 26°46'28" WEST, ALONG A LINE NON-RADIAL TO THE LAST AND THE NEXT DESCRIBED CURVES, A DISTANCE OF 16.32 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS BEARS NORTH 26°27'03" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE (ALSO BEING THE NORTHERLY BOUNDARY OF SAID TRACT "C" AND THE SOUTH RIGHT-OF-WAY LINE OF 181ST STREET SOUTH AS SHOWN ON SAID PLAT OF "WATERBERRY"), HAVING A RADIUS OF 358.40 FEET AND A CENTRAL ANGLE OF 19°39'15", A DISTANCE OF 122.94 FEET; THENCE SOUTH 53°23'54" WEST, ALONG A LINE NON-RADIAL TO THE LAST AND THE NEXT DESCRIBED CURVES, A DISTANCE OF 14.34 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS BEARS NORTH 08°25'03" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 368.40 FEET AND A CENTRAL ANGLE OF 29°58'02", A DISTANCE OF 192.68 FEET TO THE POINT OF TANGENCY; THENCE NORTH 68°27'00" EAST, A DISTANCE OF 288.85 FEET (THE LAST 2 DESCRIBED COURSES BEING COINCIDENT WITH SAID SOUTHERLY BOUNDARY OF TRACT "C"); THENCE SOUTH 59°22'23" EAST, ALONG SAID SOUTHERLY BOUNDARY OF 181ST STREET SOUTH, A DISTANCE OF 42.64 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS BEARS SOUTH 82°48'16" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE WESTERLY BOUNDARY OF CAIN BOULEVARD (AN 80.00 FOOT ROAD RIGHT-OF-WAY) AS SHOWN ON THE PLAT ENTITLED "BOCA CHASE SECTION ONE" AS RECORDED IN PLAT BOOK 34 AT PAGES 126 AND 127 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A RADIUS OF 377.87 FEET AND A CENTRAL ANGLE OF 06°44'06", A DISTANCE OF 44.42 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°27'38" EAST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 675.73 FEET; THENCE NORTH 89°44'47" WEST, A DISTANCE OF 1167.15 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 50.00 FEET AND A CENTRAL ANGLE OF 55°18'22", A DISTANCE OF 48.26 FEET TO THE POINT OF TANGENCY; THENCE NORTH 34°22'25" WEST, ALONG THE SOUTHEASTERLY EXTENSION OF THE EASTERLY BOUNDARY OF THE PLAT ENTITLED "SWEETWATER SECTION TWO" AS RECORDED IN PLAT BOOK 54 AT PAGES 91 AND 92 OF SAID PUBLIC RECORDS, A DISTANCE OF 672.77 FEET; THENCE CONTINUE NORTH 34°26'25" WEST, A DISTANCE OF 201.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 290.00 FEET AND A CENTRAL ANGLE OF 33°48'50", A DISTANCE OF 171.15 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°37'35" WEST, A DISTANCE OF 138.96 FEET TO THE POINT OF BEGINNING (THE LAST 3 DESCRIBED COURSES BEING COINCIDENT WITH SAID EASTERLY BOUNDARY OF "SWEETWATER SECTION TWO").

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 27.500 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" AS SHOWN HEREON IS HEREBY RESERVED FOR THE HIDDEN LAKE AT BOCA CHASE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES 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.
- TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HIDDEN LAKE AT BOCA CHASE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "D", "E", "F", "G", "H", "I", "J", "K", AND "L" (THE LANDSCAPE BUFFER TRACTS) AND THE LANDSCAPE EASEMENTS ARE HEREBY RESERVED FOR THE HIDDEN LAKE AT BOCA CHASE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE 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.
- TRACT "C" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HIDDEN LAKE AT BOCA CHASE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE 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 DRAINAGE 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 HIDDEN LAKE AT BOCA CHASE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ROOF ENCROACHMENT EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER(S) 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.
- 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 STREETS, 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, H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF MARCH, A.D. 1993.

WITNESS: *[Signature]* H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION
 (NAME) ANDY ZITMAN
 WITNESS: *[Signature]* BY: STUART MILLER
 (NAME) RUBEN M. GELL VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
 COUNTY OF DADE)
 BEFORE ME PERSONALLY APPEARED STUART MILLER, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF H. MILLER & SONS OF FLORIDA, INC., A FLORIDA 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 23rd DAY OF MARCH, 1993.
 MY COMMISSION EXPIRES: NOV-16-1996
 COMMISSION NO.:
 ANDY ZITMAN CC 23810
 NOTARY PUBLIC - STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA) SS
 COUNTY OF DADE)
 THE HIDDEN LAKE AT BOCA CHASE HOMEOWNERS 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 20th DAY OF MARCH, 1993.

WITNESS: *[Signature]* HIDDEN LAKE AT BOCA CHASE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
 (NAME) REBECCA HAZPEK
 WITNESS: *[Signature]* BY: TOMMY McDONALD
 (NAME) CHRISTINE F. ROY PRESIDENT

ACKNOWLEDGEMENT

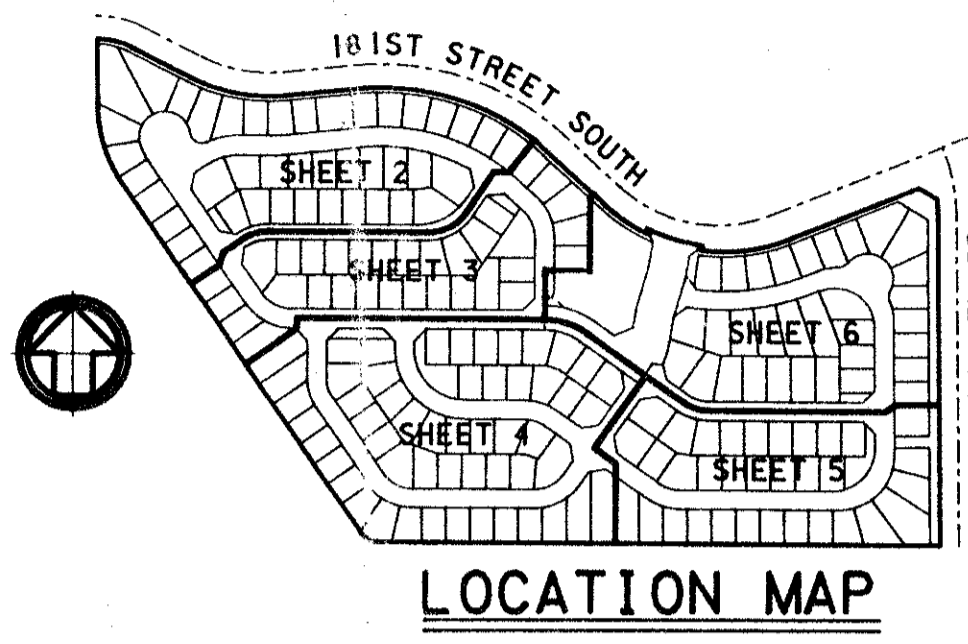
STATE OF FLORIDA) SS
 COUNTY OF)
 BEFORE ME PERSONALLY APPEARED Tommy McDonald, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HIDDEN LAKE AT BOCA CHASE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED 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 29th DAY OF March, 1993.
 MY COMMISSION EXPIRES:
 SANDY M. COOPER
 NOTARY PUBLIC - STATE OF FLORIDA
 COMMISSION NO.:

P.U.D. STATISTICS

PETITION NO.	72-118
ACREAGE	27.500
UNITS	192
DENSITY	6.977 D.U./AC.
TYPE OF UNITS	CATEGORY A

H. MILLER & SONS NOTARY HIDDEN LAKE HOMEOWNERS ASSOC. NOTARY SURVEYOR COUNTY ENGINEER COUNTY COMMISSION



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 THE 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, WITH THE APPLICABLE SECTIONS OF CHAPTER 21-HH-6, FLORIDA ADMINISTRATIVE CODE, AND WITH THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 30th DAY OF March, 1993.
 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 18 DAY OF MAY, 1993.
 ATTEST: DOROTHY H. WILKEN, CLERK
 BY: *[Signature]* DEPUTY CLERK
 BY: *[Signature]* CHAIR

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 H. MILLER & SONS OF FLORIDA, 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.

BY: *[Signature]* GERALD L. KNIGHT, ATTORNEY AT LAW
 DATE: April 12, 1993

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF MAY, 1993.
 BY: *[Signature]* GEORGE E. WEBB, P.E.
 COUNTY ENGINEER

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 00°27'38" WEST ALONG THE WESTERLY BOUNDARY OF SAID CAIN BOULEVARD, ACCORDING TO THE PLAT OF "BOCA CHASE SECTION ONE" (P.B. 34, PGS. 126-127, 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 MUST HAVE THE APPROVAL OF ALL OCCUPYING UTILITY COMPANIES.
- 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 OTHERWISE NOTED.
- 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.

0303-018
 70/144
 BOCA CHASE TRACT 4

TAZ = 881

FLOOD ZONE B
 QUAD #68
 ZIP CODE 33408 (33404)
 PUD NAME Boca Chase Tract 4