

LANDON M. CROSS OF
CARNAHAN-PROCTOR AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 SURVEYORS ENGINEERS PLANNERS
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
 MARCH 1993 870606T JSH

BOCA ISLES WEST PHASE 3A

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

20

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 4:00 P.M.
 THIS 23rd DAY OF July
 A.D., 1993, AND DULY RECORDED
 IN PLAT BOOK 71 ON PAGES
 20 THROUGH 22
 DOROTHY H. WILKEN, CLERK
 BY: *Steph A. Stanley* DC

SHEET 1 OF 3 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, LYING IN PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BOCA ISLES WEST PHASE 3A" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 00°56'14" EAST, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 1886.88 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS BEARS NORTH 43°40'52" EAST; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 178°03'01", A DISTANCE OF 522.07 FEET TO A POINT LYING ON A NON-RADIAL LINE; THENCE NORTH 00°56'14" WEST, ALONG SAID NON-RADIAL LINE, A DISTANCE OF 92.71 FEET; THENCE NORTH 89°03'46" EAST, A DISTANCE OF 205.77 FEET; THENCE SOUTH 00°56'14" EAST, A DISTANCE OF 213.30 FEET; THENCE SOUTH 03°46'13" WEST, A DISTANCE OF 145.40 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 168.00 FEET AND A CENTRAL ANGLE OF 88°09'26", A DISTANCE OF 258.49 FEET, TO A POINT LYING ON A RADIAL LINE; THENCE SOUTH 05°36'47" WEST, ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 120.77 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY 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 TO THE POINT OF TANGENCY; THENCE SOUTH 25°11'21" WEST, A DISTANCE OF 72.16 FEET; THENCE SOUTH 70°11'36" EAST, A DISTANCE OF 89.97 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 810.00 FEET AND A CENTRAL ANGLE OF 06°56'09", A DISTANCE OF 98.05 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 77°07'45" EAST, A DISTANCE OF 108.30 FEET; THENCE SOUTH 73°57'44" EAST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 12°52'15" WEST, A DISTANCE OF 113.45 FEET; THENCE SOUTH 53°06'07" WEST, A DISTANCE OF 65.49 FEET; THENCE SOUTH 06°19'22" WEST, A DISTANCE OF 115.76 FEET; THENCE NORTH 77°07'45" WEST, A DISTANCE OF 107.16 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 1090.00 FEET AND A CENTRAL ANGLE OF 06°56'09", A DISTANCE OF 131.95 FEET TO THE POINT OF TANGENCY (THE LAST TWELVE (12) DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY OF THE PLAT OF "BOCA ISLES WEST PHASE 2A-1", AS RECORDED IN PLAT BOOK 70 AT PAGES 110 THROUGH 113 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE NORTH 70°11'36" WEST, ALONG THE NORTHERLY BOUNDARIES OF SAID "BOCA ISLES WEST PHASE 2A-1" AND THE PLAT OF "BOCA ISLES WEST PHASE 2A-2", AS RECORDED IN PLAT BOOK AT PAGES THROUGH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 416.91 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS BEARS NORTH 35°29'52" WEST; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHERLY BOUNDARY OF SAID "BOCA ISLES WEST PHASE 2A-2", HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 124°33'38", A DISTANCE OF 365.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°56'14" WEST, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 644.45 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 14.553 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 BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 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.
- TRACT "B", THE WATER MANAGEMENT TRACT, IS HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR STORM-WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN ARE HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, 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, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE LIMITED ACCESS EASEMENT IS DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, BOCA GREENS, 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 23rd DAY OF March, A.D., 1993.

BOCA GREENS, INC.
 A FLORIDA CORPORATION
 BY: Stuart Miller
 VICE PRESIDENT

WITNESS Andy Zitman
 (NAME) ANDY ZITMAN
 WITNESS Ruben M. Gell
 (NAME) RUBEN M. GELL

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 BOCA GREENS, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 23rd DAY OF March, 1993.

MY COMMISSION EXPIRES: Nov-16-1996

ANDY ZITMAN
 NOTARY PUBLIC-STATE OF FLORIDA
 COMMISSION NO. CC-235910

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: May 17, 1993

BY: Gerald L. Knight
 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 10th DAY OF MAY, 1993.

Landon M. Cross
 LANDON 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 20 DAY OF July, 1993

BY: Mary McArthur
 MARY MCARTHUR, CHAIR

ATTEST: DOROTHY H. WILKEN, CLERK

Milla Dewalt
 DEPUTY CLERK

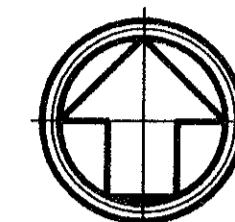
COUNTY ENGINEER

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

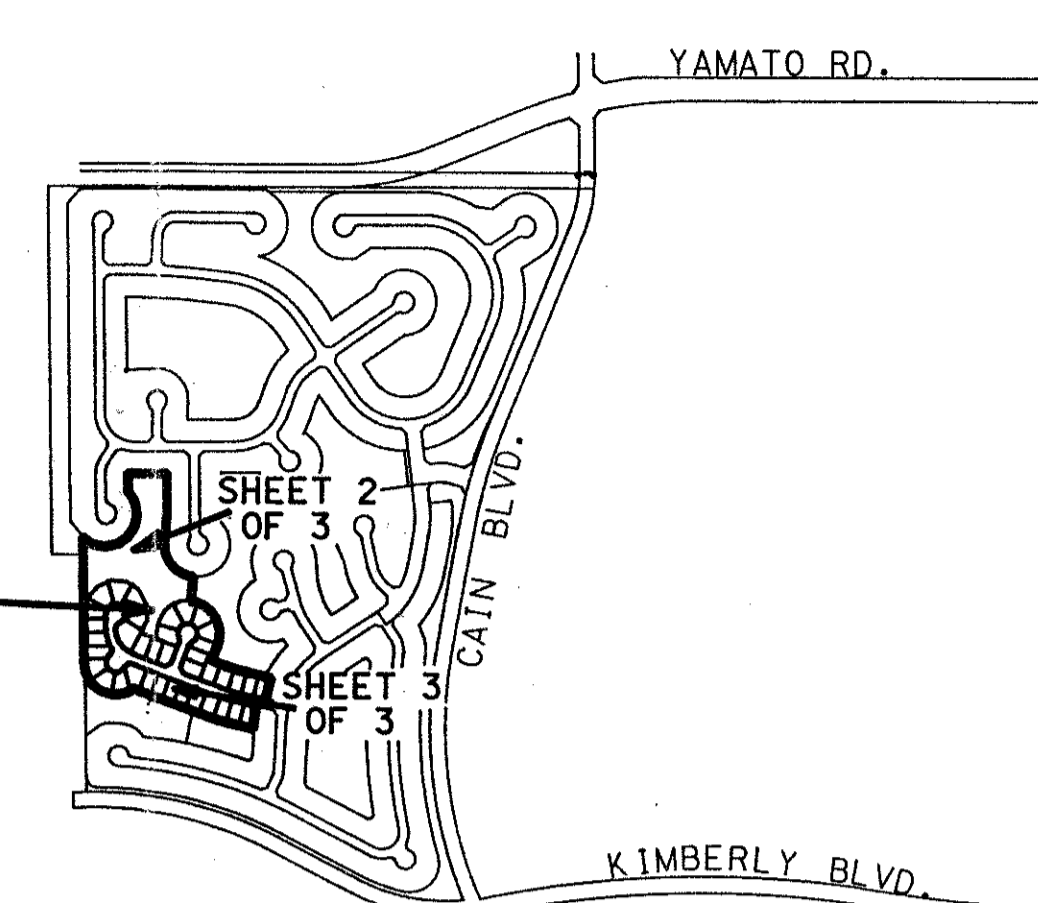
BY: George T. Webb
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

P.U.D. STATISTICS

PETITION NO. 77-13
 ACREAGE 14.553
 UNITS 38
 DENSITY 2.61 D.U./AC.
 TYPE OF UNITS SINGLE FAMILY



THIS PLAT



LOCATION MAP

NOT TO SCALE

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

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 23rd DAY OF March, 1993.

WITNESS Rebecca Hoopes

WITNESS Christine Holt

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

BY: Sammy McDonald
 PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF) SS

BEFORE ME PERSONALLY APPEARED Sammy 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 29th DAY OF March, 1993.

MY COMMISSION EXPIRES:

Jandi M. Cooper
 NOTARY PUBLIC - STATE OF FLORIDA
 COMMISSION NO.

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 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, SHALL BE WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 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.
- 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 EASEMENTS MUST BE IN CONFORMANCE WITH ALL REQUIREMENTS OF CURRENT SUBDIVISION, BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

HOMEOWNERS' ASSOCIATION	NOTARY	BOCA GREENS, INC.	NOTARY	SURVEYOR	COUNTY ENGINEER	COUNTY COMMISSION

BOCA ISLES WEST PHASE 3A 7/1/21

TAZ: 881

SUBDIVISION Boca Isles West Ph. 3A
 BOOK 71
 PAGE 20
 FLOOD ZONE 100B
 ZONING RE
 QUAD # 68
 SE 77-13
 ZIP CODE 33434
 PUD NAME BOCA GREENS