

RICKIE C. WEINBERG  
**CARMAN-PROCTOR AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 SURVEYORS ENGINEERS PLANNERS  
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063  
 NOVEMBER 1993 8706062A JSH

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

208-019

# BOCA ISLES SOUTH PHASE 5A

A REPLAT OF PORTIONS OF TRACTS 17, 18, 19, 20, 29, AND 30, SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## PALM BEACH COUNTY, FLORIDA

### DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THE PRESENTS THAT BOCA GREENS, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF PORTIONS OF TRACTS 17, 18, 19, 20, 29 AND 30 IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING SHOWN HEREON AS "BOCA ISLES SOUTH PHASE 5A", A REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST; THENCE SOUTH 89°46'57" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 12, A DISTANCE OF 2855.98 FEET TO A POINT LYING ON THE WESTERLY LINE OF AN 80.00 FOOT ROAD RIGHT-OF-WAY (KNOWN AS "CAIN BOULEVARD") AS RECORDED IN OFFICIAL RECORD BOOK 6370 AT PAGE 1418, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 08°47'28" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 343.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 08°47'28" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 685.48 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2754.19 FEET AND A CENTRAL ANGLE OF 04°04'36", A DISTANCE OF 195.97 FEET TO A POINT ON THE NORTHERLY LINE OF AN 82.00 FOOT ROAD RIGHT-OF-WAY (KNOWN AS "PARK ACCESS ROAD") AS RECORDED IN OFFICIAL RECORD BOOK 6705 AT PAGE 391, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 42°32'34" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 36.72 FEET; THENCE SOUTH 89°48'00" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1469.37 FEET; THENCE NORTH 24°17'24" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 48.24 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 253.00 FEET AND A CENTRAL ANGLE OF 28°47'44", A DISTANCE OF 127.15 FEET TO A POINT LYING ON A NON-TANGENT LINE; THENCE NORTH 28°51'11" EAST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 159.53 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1335.50 FEET AND A CENTRAL ANGLE OF 20°22'42", A DISTANCE OF 475.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 08°28'29" EAST, A DISTANCE OF 50.54 FEET; THENCE NORTH 53°01'57" EAST, A DISTANCE OF 75.77 FEET; THENCE NORTH 61°16'15" EAST, A DISTANCE OF 255.24 FEET; THENCE NORTH 28°43'45" WEST, A DISTANCE OF 90.10 FEET; THENCE NORTH 61°16'15" EAST, A DISTANCE OF 13.19 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 27°10'33", A DISTANCE OF 123.32 FEET; THENCE SOUTH 55°54'19" EAST, ALONG A RADIAL BEARING TO THE LAST HEREIN DESCRIBED CURVE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 06°58'06" EAST, A DISTANCE OF 32.84 FEET; THENCE NORTH 41°58'06" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 48°01'54" EAST, A DISTANCE OF 80.20 FEET; THENCE SOUTH 64°37'21" EAST, A DISTANCE OF 66.40 FEET; THENCE NORTH 89°14'52" EAST, A DISTANCE OF 264.95 FEET; THENCE SOUTH 61°11'40" EAST, A DISTANCE OF 123.80 FEET; THENCE SOUTH 32°17'27" EAST, A DISTANCE OF 123.14 FEET; THENCE SOUTH 06°23'06" EAST, A DISTANCE OF 49.26 FEET; THENCE NORTH 81°12'32" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, THE LAST TWELVE (12) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF "BOCA ISLES SOUTH PHASE 5B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, AT PAGES 10 THROUGH 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 28.571 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 SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 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 BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING CODES (ORDINANCE 90-8) AND THE PLAT NOTES.
- 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 SOUTH 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 HEREON ARE HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND 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 ASSIGNS, 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 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 EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF 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 31 DAY OF MARCH, A.D., 1994.

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

WITNESS *Rickie C. Weinberg*  
 (NAME) RICKIE C. WEINBERG  
 WITNESS *James A. Thiele*  
 (NAME) JAMES A. THIELE

### 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 31 DAY OF MARCH, 1994.  
 MY COMMISSION EXPIRES: NOV-16-1996

*Andy Zitman*  
 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: Mar 4, 1994  
 UPDATED 5-19-94

*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 COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, 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 61G17, FLORIDA ADMINISTRATIVE CODE, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 26<sup>th</sup> DAY OF February, 1994.

*Rickie C. Weinberg*  
 RICKIE C. WEINBERG  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 5273

### 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 19 DAY OF July, 1994

BY: *Mary McCarty*  
 MARY MCCARTY, CHAIR

ATTEST: DOROTHY H. WILKEN, CLERK BY *Dorothy Wilken*  
 DEPUTY CLERK

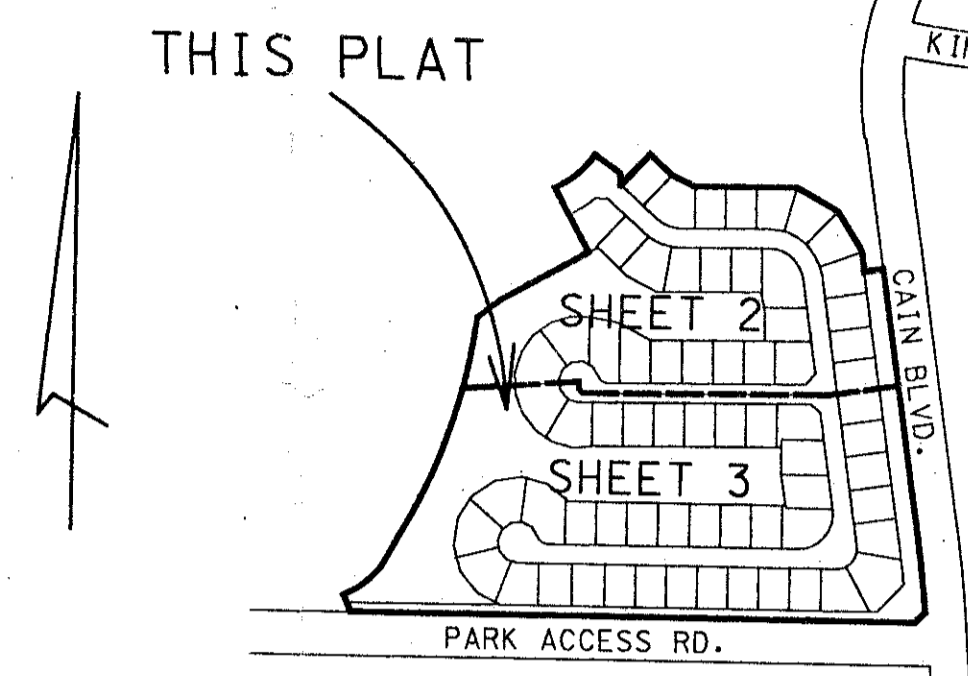
### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF July, 1994

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

### P.U.D. STATISTICS

PETITION NO.	77-13
ACREAGE	28.571
UNITS	68
DENSITY	2.38 D.U./AC.
TYPE OF UNITS	SINGLE FAMILY



Pet. 77-13K  
 Alloc. #0001  
 5/3/3/M

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA ) SS  
 COUNTY OF PALM BEACH )  
 THE BOCA ISLES SOUTH 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 26<sup>th</sup> DAY OF May, 1994.

WITNESS *Tammy McDonald*  
 (NAME) TAMMY McDONALD, PRESIDENT  
 WITNESS *Rebecca S. Harper*  
 (NAME) REBECCA S. HARPER  
 BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT  
 BY: *Tammy McDonald*

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
 COUNTY OF PALM BEACH )  
 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 THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 26<sup>th</sup> DAY OF May, 1994.  
 MY COMMISSION EXPIRES: Sept. 3, 1995

*Sandi M. Cooper*  
 SANDI M. COOPER  
 NOTARY PUBLIC - STATE OF FLORIDA  
 COMMISSION NO.

### NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°46'57" WEST ALONG THE SOUTH LINE OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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.

0208-019 73/21

HOMEOWNERS' ASSOCIATION	NOTARY	BOCA GREENS, INC.	NOTARY	SURVEYOR	COUNTY ENGINEER	COUNTY COMMISSION
<i>BoCA ISLES SOUTH PHASE 5A</i>	<i>Official Notary Seal</i>	<i>Official Notary Seal</i>	<i>Official Notary Seal</i>	<i>Rickie C. Weinberg</i>	<i>George T. Webb</i>	<i>Official Seal</i>

SUBDIVISION Boca Isles South Ph. 5A  
 BOOK 73 PAGE 21  
 RECORD NO. 15008  
 TRACTS 17, 18, 19, 20, 29, 30  
 77-13 ZIP CODE 33434  
 BOCA GREENS P.U.D.  
 TAZ 7777