

OCTOBER 1993 8706060 JSH

AND BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT BOCA GREENS INC. AND BOCA ISLES CLUB, INC., BOTH FLORIDA CORPORATIONS, OWNERS OF THE LANDS SHOWN HEREON, BEING A REPLAT OF ALL OF THE PLAT ENTITLED "BOCA ISLES WEST PHASE 1B" AS RECORDED IN PLAT BOOK 69 AT PAGES 193 AND 194 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BOCA ISLES WEST PHASE 1B REPLAT". SAID LANDS CONTAIN 8.636 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 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 ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
02. TRACT "B". AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET 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.
03. TRACT "C". AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PERPETUAL USE OF THE RESIDENTS OF THE DEVELOPMENT AS DEFINED IN THE DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK B348 AT PAGE 1845 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOCA ISLES CLUB, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
04. 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.
05. THE LAKE MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY RESERVED FOR THE BOCA ISLES 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.
06. 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 EASEMENTS AND LAKE MAINTENANCE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
07. 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 BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 27th DAY OF June, A.D., 1994.

BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT BY: TAMMY McDONALD, PRESIDENT. WITNESS: (NAME) Rick Weisburger, (NAME) Janette S. Gosselin.

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 2 DAY OF MARCH, A.D., 1994.

BOCA GREENS, INC. A FLORIDA CORPORATION BY: STUART MILLER, VICE PRESIDENT. WITNESS: (NAME) Rick Weisburger, (NAME) James A. Thible.

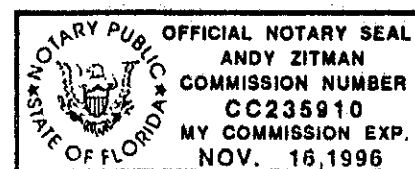
IN WITNESS WHEREOF, BOCA ISLES CLUB, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3RD DAY OF MARCH, A.D., 1994.

BOCA ISLES CLUB, INC. A FLORIDA CORPORATION BY: STUART MILLER, VICE PRESIDENT. WITNESS: (NAME) Rick Weisburger, (NAME) James A. Thible.

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 ISLES CLUB, INC., A FLORIDA CORPORATION, AND SEVERALLY 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 3RD DAY OF MARCH, 1994. MY COMMISSION EXPIRES: NOV-16-1996



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

BOCA ISLES WEST PHASE 1B REPLAT

A REPLAT OF ALL OF THE PLAT ENTITLED "BOCA ISLES WEST PHASE 1B" AS RECORDED IN PLAT BOOK 69 AT PAGES 193 AND 194 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

PALM BEACH COUNTY, FLORIDA

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 PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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.

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 SEVERALLY 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 3 DAY OF MARCH, 1994.

MY COMMISSION EXPIRES: NOV-16-1996

Jandi M. Cooper, Notary Public-State of Florida, Commission No. CC 235910

ANDY ZITMAN, Notary Public-State of Florida, Commission No. CC 235910

TITLE CERTIFICATION

STATE OF FLORIDA ) 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., BOCA ISLES CLUB, INC., AND THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC. ALL FLORIDA CORPORATIONS; 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 2, 1994 BY: 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; AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, 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 61 G17-6, FLORIDA ADMINISTRATIVE CODE, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 3rd DAY OF MARCH, 1994. 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 16 DAY OF Aug, 1994 BY: Mark McCarty, Chair ATTEST: Dorothy H. Wilken, Clerk BY: James Stewart, Deputy Clerk

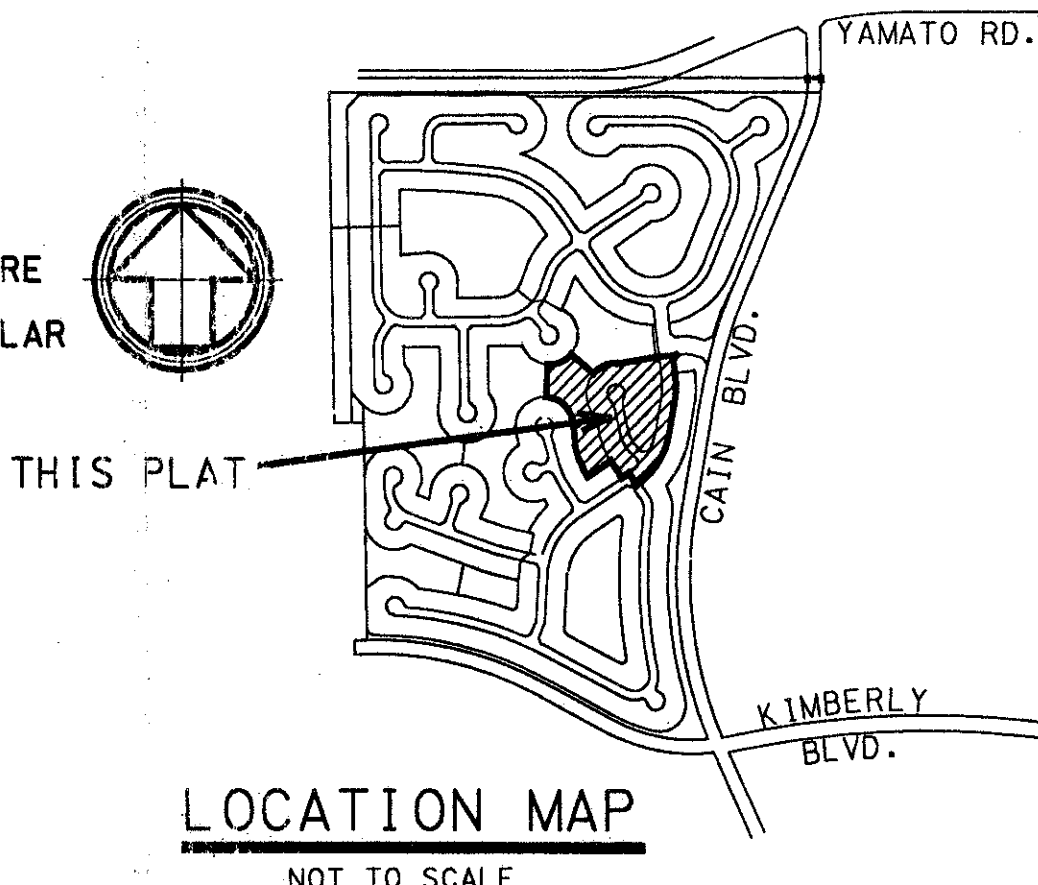
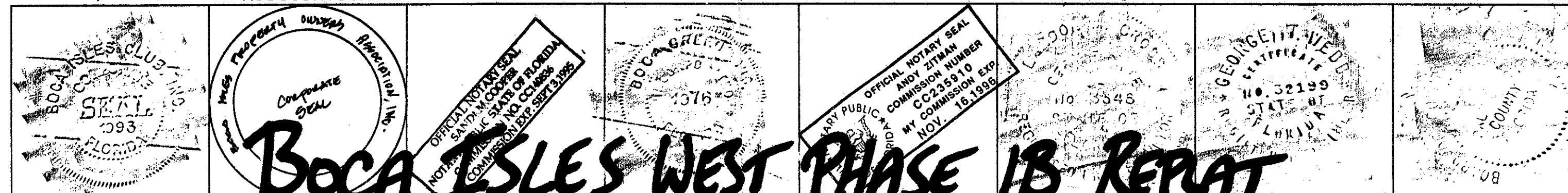
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Aug, 1994 BY: George T. Webb, P.E., County Engineer

P.U.D. STATISTICS

Table with 2 columns: Statistic and Value. Includes Petition No. (77-13), Acreage (8.636), Units (8), Density (1.08), and Type of Units (Single Family).

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



PET. 77-13 ALLOC. #0001 5/3/31M

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) 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 16th DAY OF June, 1994.

WITNESS: Rebecca Harper, Tammy McDonald, President

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 BOCA ISLES 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 16th DAY OF June, 1994. MY COMMISSION EXPIRES: Sept. 3, 1995

NOTES:

- 01. ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 89°45'04" EAST ALONG THE NORTHERLY BOUNDARY OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ACCORDING TO STATE PLANE COORDINATES AS ESTABLISHED BY PALM BEACH COUNTY, FLORIDA.
02. 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.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
04. 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.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).
06. 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.
07. ALL ROADWAYS AND EASEMENTS ARE EXISTING BY THE PLAT OF "BOCA ISLES WEST PHASE 1B" AND ARE BEING RE-RESERVED BY THIS PLAT.
08. PERMANENT CONTROL POINTS (P.C.P.'S) FALLING ON MANHOLE LOCATIONS WILL BE ESTABLISHED BY THE USE OF STADDLERS TO IDENTIFY THE POINT.

0208-018 73/72

Subdivision Boca Isles West 1B PAGE 72 FLOOD MAP # 10083 FLOOD ZONE B ZONING RTS QAD # 68 SE 94-357 ZIP CODE 33434 BOCA GREENS P.U.D. 77-13

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 9:13 A.M. THIS 18th DAY OF August A.D., 1994 AND DULY RECORDED IN PLAT BOOK 73 ON PAGES 76 77 AND 78 79 DOROTHY H. WILKEN, CLERK BY: Dawn M. [unclear] DC SHEET 1 OF 2 SHEETS