

THIS INSTRUMENT WAS PREPARED BY:

RICKIE C. WEINBERG OF
CARNAHAN-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
 SURVEYORS ENGINEERS PLANNERS
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
 SEPTEMBER 1994 870610Y DCD

(RIVIERA P.U.D.)

BOCA CHASE RESERVOIR

A REPLAT OF PORTIONS OF TRACTS 9, 10, 22, 23, 27 AND 28, AND ALL OF TRACTS 24, 25 AND 26, IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2" (P.B.I., PG. 102, P.B.C.R.) TOGETHER WITH THE VACATED RIGHTS-OF-WAY ADJACENT THERETO, PALM BEACH COUNTY, FLORIDA

303-019

24

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 2:14 P.M. THIS 26th DAY OF OCTOBER, 1994, AND DULY RECORDED IN PLAT BOOK 76 ON PAGES 24 AND 25.
 DOROTHY H. WILKEN, CLERK
 BY: Dawn Martin DC

SHEET 1 OF 2 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 REPLAT OF PORTIONS OF TRACTS 9, 10, 22, 23, 27 AND 28, AND ALL OF TRACTS 24, 25 AND 26, IN SECTION 1, 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, TOGETHER WITH THE VACATED RIGHTS-OF-WAY ADJACENT THERETO, AND SHOWN HEREON AS BOCA CHASE RESERVOIR, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 1; THENCE NORTH 00°47'35" WEST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 1, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°47'35" WEST, ALONG SAID WEST LINE, A DISTANCE OF 968.33 FEET; THENCE SOUTH 89°54'14" EAST, A DISTANCE OF 469.44 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 34°32'11", A DISTANCE OF 602.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 55°33'35" EAST, A DISTANCE OF 204.66 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF "SWEETWATER SECTION TWO", AS RECORDED IN PLAT BOOK 54, PAGES 91-92 OF SAID PUBLIC RECORDS (THE LAST THREE DESCRIBED COURSES BEING ALONG THE SOUTHERLY BOUNDARIES OF "SWEETWATER SECTION THREE REPLAT", AS RECORDED IN PLAT BOOK 69, PAGES 86-87, "SWEETWATER SECTION THREE", AS RECORDED IN PLAT BOOK 56, PAGES 112-113, AND SAID "SWEETWATER SECTION TWO", ALL OF SAID PUBLIC RECORDS); THENCE SOUTH 34°26'25" EAST, A DISTANCE OF 672.69 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY AND EASTERLY 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 SOUTH 89°44'47" EAST, A DISTANCE OF 1167.15 FEET TO THE SOUTHEAST CORNER OF "BOCA CHASE TRACT 4" AS RECORDED IN PLAT BOOK 70, PAGES 144-149 OF SAID PUBLIC RECORDS (THE LAST THREE DESCRIBED COURSES BEING ALONG THE SOUTH AND WEST BOUNDARIES OF SAID "BOCA CHASE TRACT 4"); THENCE SOUTH 00°27'38" EAST, A DISTANCE OF 434.57 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 510.00 FEET AND A CENTRAL ANGLE OF 14°27'55", A DISTANCE OF 128.76 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 14°00'17" WEST, A DISTANCE OF 63.04 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT (THE LAST THREE DESCRIBED COURSES BEING ALONG THE WEST RIGHT-OF-WAY LINE OF CAIN BOULEVARD ACCORDING TO "BOCA CHASE SECTION ONE" AS RECORDED IN PLAT BOOK 34, PAGES 126-127, AND "BOCA CHASE SECTION FOUR" AS RECORDED IN PLAT BOOK 45, PAGES 197-198 OF SAID PUBLIC RECORDS); THENCE SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE WESTERLY BOUNDARY OF SAID "BOCA CHASE SECTION FOUR", HAVING A RADIUS OF 105.91 FEET AND A CENTRAL ANGLE OF 76°14'55", A DISTANCE OF 140.94 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF SECTION 1; THENCE NORTH 00°27'38" WEST, ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 1, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°44'48" WEST, ALONG A LINE 15 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 1, A DISTANCE OF 2650.41 FEET TO THE POINT OF BEGINNING.

(BEARINGS ARE BASED ON THE WEST LINE OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, HAVING AN ASSUMED BEARING OF NORTH 00°47'35" WEST.)
 SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 56.006 ACRES, MORE OR LESS.

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

- PARCEL "A", THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA CHASE 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.
- THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE BOCA CHASE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT 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.
- 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 CHASE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE TO 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.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY 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 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: 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 26th DAY OF OCTOBER, 1994.

WITNESS: CARLOS A. DIAZ
 PRINT NAME: CARLOS A. DIAZ
 WITNESS: RUBEN H. GELL
 PRINT NAME: RUBEN H. GELL
 H. MILLER & SONS OF FLORIDA, INC.,
 A FLORIDA CORPORATION
 BY: JONATHAN M. JAFFE,
 VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 BEFORE ME PERSONALLY APPEARED JONATHAN M. JAFFE, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (S)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 26th DAY OF OCTOBER, 1994.

MY COMMISSION EXPIRES: Nov-16-1996
 ANDY ZITMAN
 NOTARY PUBLIC - STATE OF FLORIDA
 COMMISSION NO. CC 238910

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF DADE)
 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.
 DATE: 9/26/95
 BY: GERALD L. KNIGHT
 ATTORNEY AT LAW

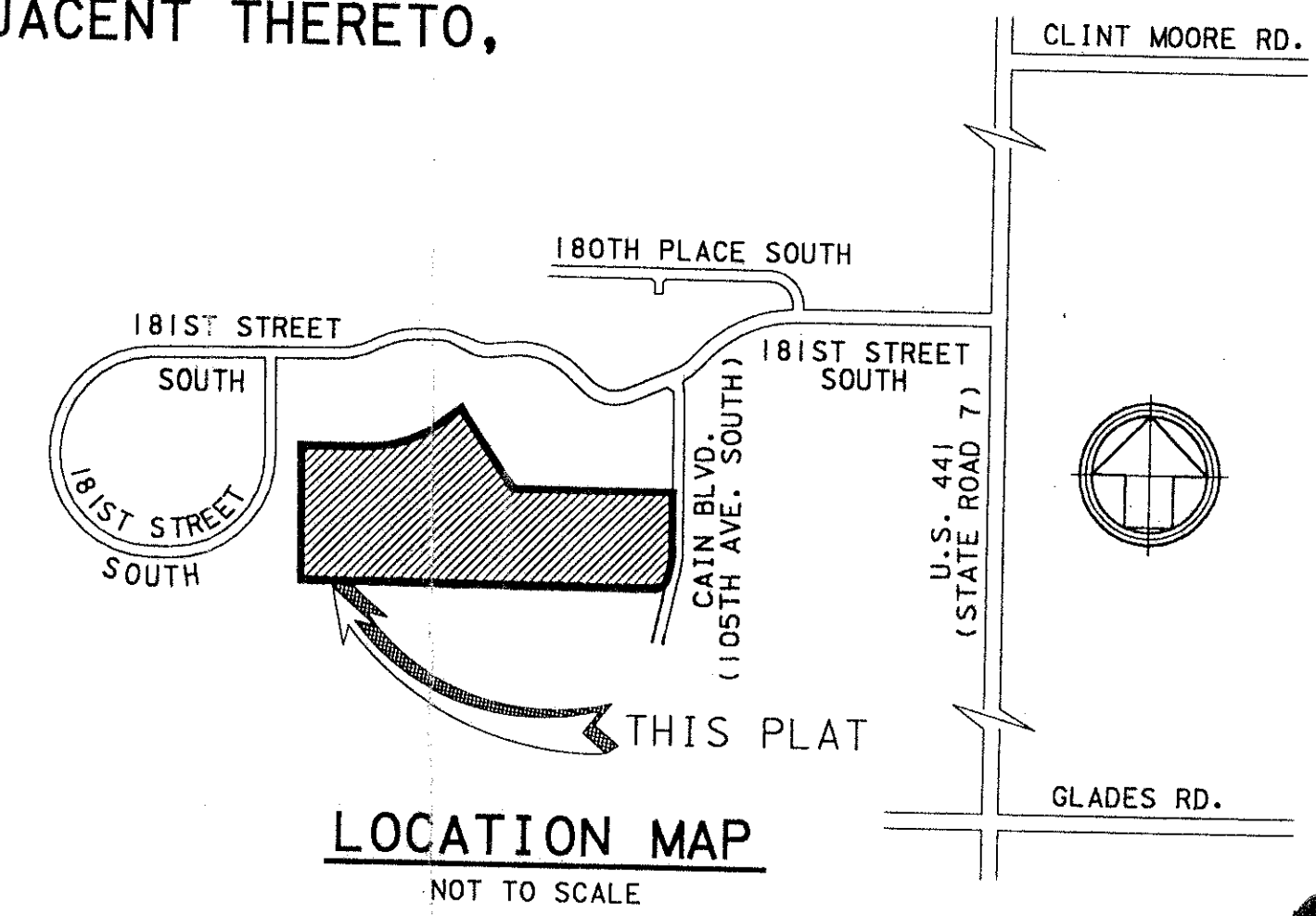
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT 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 PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

RICKIE C. WEINBERG, P.L.S. DATE: 9-26-95
 LICENSE NO. 5273
 STATE OF FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 26th DAY OF OCT, 1995
 BY: GEORGE T. WEBB, P.E.
 COUNTY ENGINEER



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THE BOCA CHASE 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 27th DAY OF SEPTEMBER, 1994.

BOCA CHASE PROPERTY OWNERS ASSOCIATION, INC.,
 A FLORIDA CORPORATION NOT FOR PROFIT
 BY: TAMMY McDONALD
 PRESIDENT
 WITNESS: REBECCA S. HARPER
 PRINT NAME: REBECCA S. HARPER
 WITNESS: STEVED T. HERMAN
 PRINT NAME: STEVED T. HERMAN

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 BEFORE ME PERSONALLY APPEARED TAMMY McDONALD, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BOCA CHASE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (S)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 27th DAY OF SEPTEMBER, 1994.

MY COMMISSION EXPIRES: Mary Lou Jansen
 NOTARY PUBLIC - STATE OF FLORIDA
 COMMISSION NO. CC 134822
 MY COMMISSION EXP. SEPT 10, 1995

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, HAVING AN ASSUMED BEARING OF NORTH 00°47'35" WEST.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 USES 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.)
- NOTICE: 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.

BOCA CHASE RESERVOIR
 SUBDIVISION # 24
 BOOK 76
 FLOOD ZONE B
 FLOOD MAP # 10016
 ZONING QUAD # 68
 ZIP CODE 33498
 PUD NAME RIVIERA PUD

FILED IN PROJECTS BY: [illegible]
 DATE: 2 Sep 95 10:11

BOCA CHASE RESERVOIR

SURVEYOR RICKIE C. WEINBERG, P.L.S. 1979	BOCA CHASE PROPERTY OWNERS ASSOC. INC.	NOTARY ANDY ZITMAN 1995	H. MILLER & SONS	NOTARY MARY LOU JANSEN 1995	COUNTY ENGINEER GEORGE T. WEBB, P.E. 76/24
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