

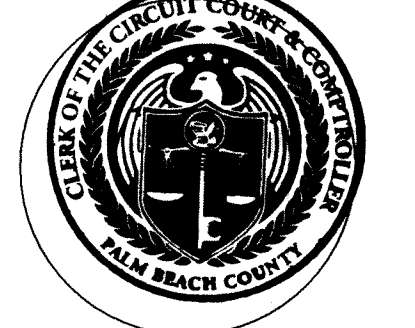
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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 10:30 A.M.
 THIS 7 DAY OF January 2022
 A.D. 2022 AND DULY RECORDED
 IN PLAT BOOK 135 ON
 PAGES 4 THROUGH 5

JOSEPH ABRUZZO,
 CLERK OF THE CIRCUIT COURT
 & COMPTROLLER

By: *Joseph Abruzzo*
 DEPUTY CLERK

CLERK OF THE CIRCUIT COURT & COMPTROLLER

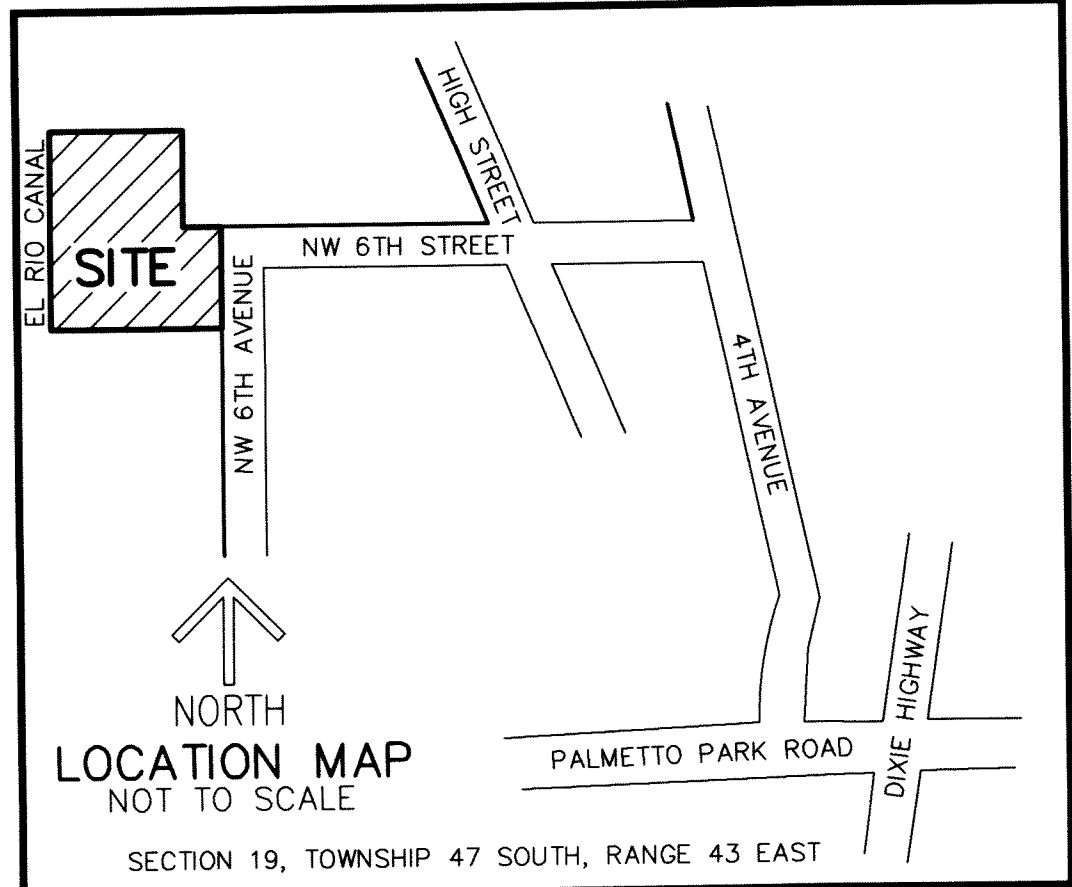


SHEET 1 OF 2

BOCA HAVEN

BEING A REPLAT OF LOTS 4 AND 5 AND A PORTION OF LOT 3, BLOCK 1, BIBLE CONFERENCE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 AUGUST - 2021



TABULAR DATA
 ZONING: RD
 LAND USE DESIGNATION: RESIDENTIAL DISTRICT

TABULAR DATA	SQUARE FEET	ACRES
LOT 1	9,961	0.2287
LOT 2	11,927	0.2738
LOT 3	43,387	0.9960
RESIDENTIAL LOTS	65,275	1.4985
TOTAL AREA	65,275	1.4985

BUILDING SETBACKS PROVIDED

DESCRIPTION	PROVIDED
BUILDING HEIGHT	25' UP TO 40'
FRONT	25'-0"
REAR	20'-0"
SIDE	12'-6" TO 25.0'
CANAL SIDE	12'-6"

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BOCA HAVEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BOCA HAVEN, BEING A REPLAT OF LOTS 4 AND 5 AND A PORTION OF LOT 3, BLOCK 1, BIBLE CONFERENCE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 1; THENCE S.88°51'46"W. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 253.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 1; THENCE N01°42'23"W ALONG THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 264.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 1; THENCE N88°05'17"E ALONG THE NORTH LINE OF SAID LOT 3, BLOCK 1, A DISTANCE OF 225.00 FEET; THENCE S01°02'26"E, A DISTANCE OF 84.46 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 3, BLOCK 1; THENCE N82°56'10"E ALONG SAID SOUTH LINE, A DISTANCE OF 52.35 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID BLOCK 1 AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°47'46", AN ARC DISTANCE OF 37.00 FEET TO A POINT OF TANGENCY; THENCE S01°51'36"E ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 163.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 65,275 SQUARE FEET OR 1.4985 ACRES, MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

1. LOTS 1 THROUGH 3
 LOTS 1 THROUGH 3 AS SHOWN HEREON, ARE RESERVED BY THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOCA RATON, FLORIDA.

2. GENERAL UTILITY EASEMENTS
 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

3. UTILITY EASEMENTS
 THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY. FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4. ACCESS EASEMENTS:
 THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR THE HAVEN HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PEDESTRIAN AND VEHICULAR USE, DRAINAGE AND UTILITY EASEMENT PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

5. PEDESTRIAN ACCESS EASEMENT:
 THE PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS RESERVED FOR THE HAVEN HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PEDESTRIAN USE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

6. DRAINAGE EASEMENTS:
 THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR THE HAVEN HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

2008 FLORIDA STATUTES-TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULLMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PORTION OF THE PLAT OF BIBLE CONFERENCE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

"...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDBATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

IN WITNESS WHEREOF, THE ABOVE NAMED BOCA HAVEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 7 DAY OF September 2021.

BOCA HAVEN, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY

By: *Stephen Eagles*
 NAME: STEPHEN EIGLES
 SOLE MEMBER

WITNESS: *Gregory Bryl*
 PRINT NAME: GREGORY BRYL

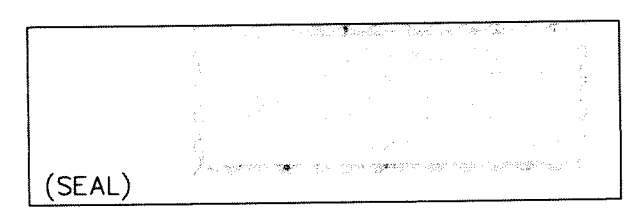
WITNESS: *Brian P Michalek*
 PRINT NAME: Brian P Michalek



ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 7 DAY OF September 2021, BY STEPHEN EIGLES, SOLE MEMBER OF BOCA HAVEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver license AS IDENTIFICATION.



NOTARY PUBLIC
Jason Calves
 PRINT NAME: Jason Calves

MY COMMISSION EXPIRES: Oct 14th 2023

COMMISSION NUMBER: 666 922520

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE HAVEN HOMEOWNERS' ASSOCIATION, INC., INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 7 DAY OF September 2021.

HAVEN HOMEOWNERS' ASSOCIATION, INC.
 A FLORIDA CORPORATION NOT FOR PROFIT

By: *Stephen Eagles*
 PRESIDENT

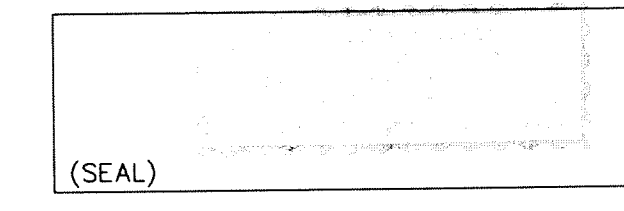
WITNESS: *Gregory Bryl*
 PRINT NAME: GREGORY BRYL

WITNESS: *Brian P Michalek*
 PRINT NAME: Brian P Michalek

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 1 DAY OF September 2021, BY STEPHEN EIGLES OF THE HAVEN HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE FLORIDA NOT ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver license AS IDENTIFICATION.



NOTARY PUBLIC
Jason Calves
 PRINT NAME: Jason Calves

MY COMMISSION EXPIRES: Oct 14th 2023

COMMISSION NUMBER: 666 922520

TITLE CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

I, GREGORY BRYL, ESQ, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BOCA HAVEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATED: 9/1/2021
Sept. 1, 2021

Gregory Bryl
 GREGORY BRYL, ESQ.
 ATTORNEY AT LAW
 LICENSED IN FLORIDA



CITY APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON THIS DAY OF 2021. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

By: *Scott Singer*
 SCOTT SINGER, MAYOR

By: *George S. Brown*
 GEORGE S. BROWN, DEPUTY CITY MANAGER

By: *Mary Siddons*
 MARY SIDDONS, CITY CLERK

By: *Lauren Burack*
 LAUREN BURACK, PE, CITY CIVIL ENGINEER

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS. NO BUILDINGS SHALL BE CONSTRUCTED ON ANY LOT EXCEPT WITHIN THE "BUILDABLE AREA" OF EACH LOT AS DEPICTED ON THIS PLAT (THE AREAS WITHIN THE SETBACK LINES, AND THE "BUILDABLE AREA" OF LOT 3, AS DEPICTED ON THIS PLAT, SHALL NOT BE INCREASED OR MODIFIED).
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N88°05'17"E ALONG THE NORTH LINE OF LOT 3, BIBLE CONFERENCE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

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) AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 THE CITY OF BOCA RATON, FLORIDA.

DATED: 12-22-2021

David P. Lindley
 DAVID P. LINDLEY
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA
 CAULFIELD AND WHEELER, INC.
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 CERTIFICATE OF AUTHORIZATION NUMBER LB3591
 561-392-1991

