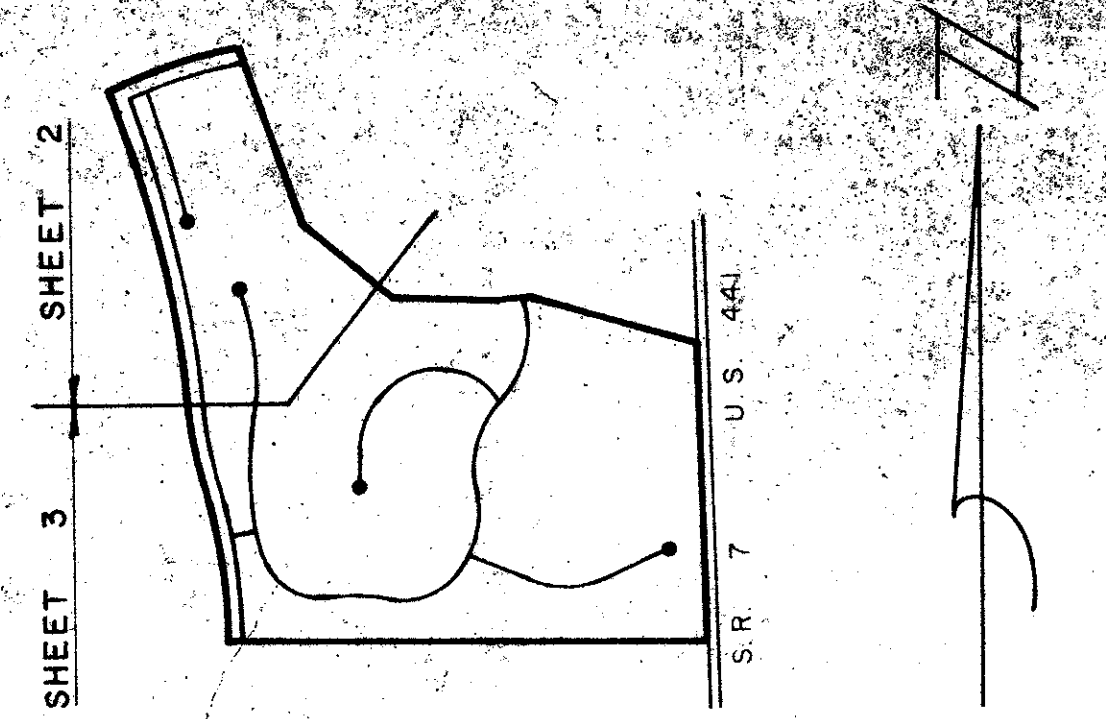


LOCATION MAP  
NOT TO SCALE

A PLANNED UNIT DEVELOPMENT  
**BOCA GREENS — PLAT NO. 2**  
 BEING A SUBDIVISION OF LAND  
 IN SECTIONS 12 AND 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST  
 PALM BEACH COUNTY, FLORIDA  
 SHEET 1 OF 3



KEY MAP  
NOT TO SCALE

16  
 COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed  
 on 25 day of April  
 1980 and the  
 Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.  
 By: John P. Dunkle  
 Clerk

"Description"

A parcel of land lying in Sections 12 and 13, Township 47 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of Boca Greens, Plat No. 1, as same is recorded in Plat Book 36, at Pages 122, 123 and 124, Public Records of Palm Beach County, Florida, run (bearings cited herein are in the meridian of said Boca Greens - Plat No. 1) by the following numbered courses:

1. South 00°52'10" East, along the Westerly ultimate Right-of-Way Line of State Road No. 7 (U.S. 441), a distance of 221.68 feet to the intersection of the North Line of Section 13; thence...
2. South 01°06'59" East, along said westerly ultimate Right-of-Way Line of State Road No. 7, a distance of 1318.60 feet; thence...
3. South 89°48'58" West, 2500.08 feet; thence...
4. Northerly, along the arc of a 3920 foot radius curve, concave westerly, having a central angle of 11°13'52" and whose long chord bears North 06°28'38" West, a distance of 768.39 feet, to a point of reverse curvature; thence...
5. Northerly, along the arc of a 3080 foot radius curve, concave easterly, having a central angle of 09°37'34" and whose long chord bears North 7°16'47" West, a distance of 517.46 feet, to a point of Reverse curvature; thence...
6. Northwesterly, along the arc of a 3320 foot radius curve, concave southwesterly, having a central angle of 21°33'49" and whose long chord bears North 13°14'54" West, a distance of 1249.49 feet, to a point of tangency; thence...
7. North 24°01'48" West, 258 feet, to a point of curvature; thence...
8. Northwesterly, along the arc of a 2480 foot, radius curve, concave Northeasterly, having a central angle of 3°34'26" and whose long chord bears North 22°4'34" West, a distance of 134.69 feet, to the end of said curve; thence...
9. North 60°18'08" East, 81.09 feet; thence...
10. South 66°05'54" East, 35.94 feet; thence...
11. North 67°56'55" East, 124.33 feet; thence...
12. Easterly, along the arc of a 1800 foot radius curve, concave Southerly, having a central angle is 15°31'22" and whose long chord bears North 75°43'51" East, a distance of 487.67 feet, to the end of said curve; thence along the Westerly boundary of Boca Greens Plat No. 1 on the following courses...
13. South 06°30'29" East, 108 feet; thence...
14. South 22°08'02 East, 870.40 feet; thence...
15. South 50°36'34" East, 610 feet; thence...
16. South 88°21'36" East, 558 feet; thence...
17. North 77°47'07" East, 180 feet; thence...
18. South 74°47'33" East, 866.92 feet, more or less, to the Point of Beginning.

Containing 73.95 Acres, More or Less.

P.U.D. DATA

TOTAL AREA	123.95 Acres
OPEN SPACE AREA	59.24 Acres
SINGLE FAMILY LOTS (excluding TRACT A)	151 D.U.
PROPOSED CLUSTER SINGLE FAMILY HOMES IN TRACT A	88 D.U.
DENSITY (including TRACT A)	1.61 D.U./Acres

DEDICATION & RESERVATION

KNOW ALL MEN BY THESE PRESENTS that BOCA GREENS, INC., a Florida Corporation, owner of the lands shown hereon, being in Sections 12 and 13 Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as BOCA GREENS PLAT NO. 2 and as described hereon, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and/or reserve as follows:

1. STREETS  
The streets, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the Public for proper purposes.
2. EASEMENTS
  - a) The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.
  - b) The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.
  - c) The ingress-egress easements, as shown hereon are hereby dedicated in perpetuity to BOCA GREENS HOMEOWNERS' ASSOCIATION, INC., a Florida Corporation not for profit, and to the owners of record of Tracts R-1, R-2, R-3 and R-4.
  - d) The access control easements, as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
3. WATER MANAGEMENT TRACTS  
The Water Management Tracts shown hereon as Tracts L-1 through L-11, inclusive, are hereby reserved for water management purposes and are the perpetual maintenance obligation of BOCA GREENS HOMEOWNERS' ASSOCIATION, INC., a Florida Corporation not for profit.
4. TRACTS DESIGNATED WITH LETTER "R"  
Tracts R-1, R-2, R-3 and R-4, as shown hereon, are hereby reserved for a golfcourse and related uses thereto, parks and/or open space and as the perpetual maintenance obligation of the owners of record of said Tracts R-1, R-2, R-3 and R-4.

IN WITNESS WHEREOF the above named BOCA GREENS, INC. has caused these presents to be signed by its President and attested to by its Secretary and its Corporate Seal to be affixed hereto, and with the authority of its Board of Directors this 12th day of MARCH, A.D. 19 80.

Attest: Luis A. Clark, Secretary  
 By: Carl Palmisciano, President  
 BOCA GREENS, INC.

ACKNOWLEDGMENT

STATE OF FLORIDA  
 COUNTY OF BROWARD

BEFORE ME personally appeared Carl Palmisciano and LUIS A. CLARK, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of BOCA GREENS, INC., a Corporation, and they severally acknowledged to and before me that they executed such instrument as such officers 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 14th day of MARCH, A.D., 19 80.

By: James A. Matthes, Notary Public  
 My Commission Expires:

TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF BROWARD

I, PAUL ANTON, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; and that I find the title to the property is vested in BOCA GREENS, INC.; that the current taxes have been paid; and that I find all mortgages are shown and are true and correct; and that I find all easements lying over and/or encumbering the hereon described property are shown.

Date: March 24, 1980 By: Paul Anton, Attorney

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is a true and correct representation of a survey, made under my responsible direction and supervision, and that said survey is accurate to the best of my knowledge and belief, and that (P.R.M.'s) permanent reference monuments have been placed as required by law and that (P.C.P.'s) permanent control points will be set under the guarantees posted with Palm Beach County, Florida, for the required improvements; and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended and Ordinances of Palm Beach County, Florida.

DATE: 24 MARCH 1980 By: James A. Matthes, PLS.  
 F.L.A. Cert. # 2204

This instrument was prepared by L.A. MATTHES in the offices of Robert E. Owen & Associates, Inc., Engineers and Planners, Forum III Building, 1675 Palm Beach Lakes Boulevard, West Palm Beach, Florida.

MORTGAGEE'S CONSENT

STATE OF FLORIDA  
 COUNTY OF DADE

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in the dedication hereon by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 2748 at Page 1953, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 12 day of March, A.D. 19 80.

CHASE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation of the United States Of America

Attest: Manin A. Baker By: George Etheridge

ACKNOWLEDGMENT

STATE OF FLORIDA  
 COUNTY OF DADE

BEFORE ME personally appeared George Etheridge to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of the CHASE FEDERAL SAVINGS AND LOAN ASSOCIATION, a Florida corporation and they severally acknowledged to and before me that they executed such instrument as such officers 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 and regular corporate authority and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal, this 12 day of March A.D. 19 80.

By: Anna Lopez, Notary Public

My Commission Expires: April 28, 1981

0208-001

COUNTY APPROVALS

This plat is hereby approved for record this 22 day of April, A.D. 19 80.

By: Herbert F. Kahlett, Engineer  
 Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 22 day of April, A.D. 19 80.

By: Dennis P. Koehler, Chairman  
 Board of County Commissioners

TURNOUT REQUIRED

Attest: John P. Dunkle, Clerk  
 By: John P. Dunkle, Deputy Clerk

39/161

Field Book No.	Pg.	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH FLORIDA	A PLANNED UNIT DEVELOPMENT <b>BOCA GREENS PLAT NO. 2</b> PALM BEACH COUNTY, FLORIDA	Job No.	79-1017
Design.	Scale			NO SCALE	
Drawn	Date			NOV 1979	
M. SIKORA	Sheet			3	
				File No.	BF 2291