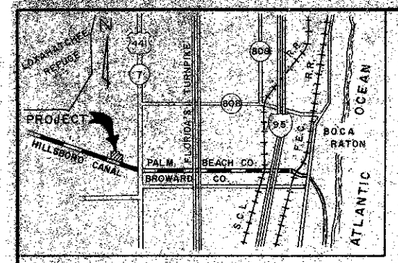
A PLANNED UNIT DEVELOPMENT

PLAT NO. 1 OF BOCA HEIGHTS PATIO HOMES

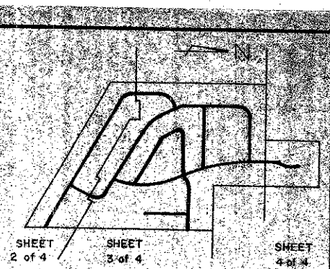
BEING A SUBDIVISION OF LAND IN
SECTIONS 26 & 35, TOWNSHIP 47 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4

FEB., 1980



LOCATION MAP
N.T.S.



KEY MAP
N.T.S.

126

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:19 A.M.
this 14 day of January
A.D. 81 and duly recorded in Plat Book No. 41 on page 126 - 129
JOHN B. DUNKLE, Clerk Circuit Court
By: [illegible] D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that THE WATERGATE COMPANY, a Florida limited partnership, owners of the land shown herein being in Sections 26 and 35, Township 47 South, Range 41 East, more particularly described as follows:

DESCRIPTION

A parcel of land situated in the East One Quarter of Section 26, Township 47 South, Range 41 East and in Tract 1 of the Florida Fruit Lands Company's Subdivision No. 2 of Section 35, Township 47 South, Range 41 East, according to the plat thereof recorded in Plat Book 1, Page 102, Sheet 42 Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 35, run South 0°06'52" West along the East line of said Section 35 and along the East lines of Tracts 1 and 2 of said Florida Fruit Lands Company's Subdivision No. 2, a distance of 702.21 feet to the intersection thereof with the northerly right-of-way line of Hillsboro Canal, (for the purpose of this description with East line of section 35 is said to bear South 0°06'52" West and all other bearings described herein are related thereto); thence North 70°-37'-23" West, along said northerly right-of-way line of Hillsboro Canal a distance of 354.56 feet to the point of intersection thereof with a point on a line lying 315 feet westerly from, as measured at right angles to said East line of Section 35 and to the POINT OF BEGINNING; thence continue North 70°-37'-23" West along said northerly right-of-way line a distance of 1042.78 feet to the intersection thereof with the West line of the East One Quarter of said Section 35 being also the West line of said Tract 1; thence North 0°-00'-22" East along said West line of the East One Quarter of Section 35 a distance of 262.14 feet to the intersection thereof with the North line of said Section 35; thence North 0°-05'-51" East, along the West line of the East One Quarter of said Section 26, a distance of 940.10 feet to the intersection thereof with the North line of the South 40 acres of the East One Quarter of said Section 26; thence South 88°-57'-47" East along said North line of the South 40 acres, a distance of 499.76 feet; thence run northerly along the arc of a curve concave easterly, having a central angle of 15°-06'50", a radius of 437.65 feet on a local tangent bearing of North 00°05'53" East, a distance of 115.45 feet; thence run North 15°12'43" East, a distance of 163.04 feet to a point of curvature; thence run northerly along the arc of a curve concave westerly, having a central angle of 14°56'20" and a radius of 664.49 feet, a distance of 173.25 feet; thence run North 00°16'23" East, a distance of 145.00 feet to a point on the southerly right-of-way line of Glades Country Road; thence run South 89°43'37" East along said southerly right-of-way, a distance of 60 feet; thence run South 00°16'23" West, a distance of 140.00 feet to a point of curvature; thence run southerly along the arc of a curve concave westerly, having a central angle of 14°56'20" and a radius of 724.49 feet, a distance of 188.90 feet; thence run South 15°12'43" West, a distance of 168.04 feet to a point of curvature; thence run southerly along the arc of a curve concave easterly, having a central angle of 15°06'50" and a radius of 377.65 feet, a distance of 99.62 feet; thence run South 00°05'53" West, a distance of 0.99 feet; thence run South 88°57'47" East, a distance of 115.15 feet to the intersection thereof with the West line of the East 645 feet of the North 360 feet of said South 30 Acres of the East One Quarter; thence South 0°-07'-12" West along said West line of the East 645 feet of the North 360 feet of the South 30 Acres a distance of 360.05 feet to the South line of the North 360 feet of the South 30 Acres; thence South 88°-57'-47" East along the South line of said East 645 feet of the North 360 feet of said South 30 Acres, a distance of 310.04 feet to the intersection thereof with the West line of the East 335 feet of said Section 26; thence South 0°-07'-12" West along said West line of the East 335 feet of said Section 26 a distance of 630.25 feet; thence South 0°-06'-52" West along the West line of the East 335 feet of said Section 35 a distance of 590.49 feet, more or less, to the POINT OF BEGINNING;

AND SUBJECT TO, the rights for drainage purposes along the West side of the subject property as may exist in accordance with the right-of-way Agreement recorded in Deed Book 1068, Page 39, Public Records of Palm Beach County, Florida.

Containing 38.26 Acres, more or less.

G.U.D. DATA

TOTAL AREA	38.26 ACRES
LAKE AREA	3.32 ACRES
TOTAL UNITS	156
DENSITY	4.09 UNITS/ACRE
OPEN SPACE/RECREATION AREA	26.81

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that General Development Housing, Inc., a Florida Corporation, owner of the lands shown and described hereon and shown hereon as BOCA HEIGHTS, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

STREETS

The streets, shown hereon a Parcel A, are hereby dedicated to the Board of Commissioners of Palm Beach County, for the perpetual use of the public for proper purposes.

The tracts for private road purposes, shown hereon as Parcel C, are hereby dedicated to the Boca Heights Property Owners Association, Inc., and are the perpetual maintenance obligation of said Association.

EASEMENTS

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.

The access control easements, as shown hereon are hereby dedicated to Palm Beach County for the purposes of control and jurisdiction over access rights.

Tract B is hereby dedicated as a drainage easement to Palm Beach County.

WATER MANAGEMENT TRACTS

The Water Management Tracts shown hereon as Tracts H and I, are hereby dedicated to the Boca Heights Property Owners Association, Inc., for proper purposes and are the perpetual maintenance obligation of said Association.

Tract A is hereby dedicated to the South Florida Water Management District.

RECREATION AREAS AND BUFFER AREAS

The Recreation Areas shown hereon as Tracts [illegible] are hereby dedicated to the Boca Heights Property Owners Association, Inc.

The Buffer Areas shown hereon as Tracts C, G, H, J, K, L, M and N are hereby dedicated to the Boca Heights West Property Owners Association, Inc., for landscaping purposes.

GENERAL DEVELOPMENT HOUSING, INC.
WITNESS: [illegible] BY: Richard J. Greco VICE PRES.
RICHARD J. GRECO
ATTEST: Saul J. Sack ASS'T SEC'Y
SAUL J. SACK

ACKNOWLEDGEMENT

STATE OF FLORIDA
SS
COUNTY OF DADE

I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized to administer oaths and to take acknowledgement, Richard J. Greco and Saul J. Sack, Vice President and Assistant Secretary, respectively, of GENERAL DEVELOPMENT HOUSING, INC., A Florida corporation, to me well known to be the officers therein described and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers for the purposes therein described.

Witness: My hand and official seal this 8th day of Dec. A.D. 1980.

My Commission expires: MAY 12, 1981
Notary Public State of FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Dade

BEFORE ME personally appeared FRANK L. GLUSMAN, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as General Partner of G & G Enterprises, a Florida General Partnership; and he acknowledged to and before me that he executed Such instrument as such General Partner of said General Partnership; and that said instrument is the free act and deed of said General Partnership.

WITNESS my hand and official seal this 8 day of December, A.D. 1980.
By: Mary K. Lemnyk
Notary Public
My Commission Expires: October 24, 1982

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE

The undersigned hereby certifies that it is the mortgagee of 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 3227 at Page 1362, Public Records of Palm Beach County, Florida shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, G & G Enterprises, a Florida General Partnership has caused these presents to be signed by its General Partner this 8th day of December A.D., 1980.

Peter T. Vrick
Anne T. Blum

G & G ENTERPRISES, A Florida General Partnership.
By: Frank L. Glusman
Frank L. Glusman, General Partner

ASSIGNEE CONSENT

The undersigned hereby certifies that it is the assignee of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in and the dedication hereon by the owner thereof and agrees that its mortgage, which is recorded in Official Records Book 3227, at Page 1362, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, General Development Housing, Inc., a Florida Corporation has caused this consent to be executed and its corporate seal to be affixed hereto by its Officers duly authorized.

GENERAL DEVELOPMENT HOUSING, INC.
This 8th day of DEC. 1980. By: Richard J. Greco Vice Pres.
RICHARD J. GRECO
Attest: Saul J. Sack Ass't Sec'y
SAUL J. SACK

ACKNOWLEDGEMENT

STATE OF FLORIDA
SS
COUNTY OF DADE

I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgement, Richard J. Greco and Saul J. Sack, Vice President and Assistant Secretary, respectively, of GENERAL DEVELOPMENT HOUSING, INC., a Florida Corporation, to me well known to be the officers therein described and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers for the purposes therein described.

Witness: My hand and official seal this 8th day of DECEMBER A.D., 1980.

My Commission expires: MAY 12, 1981
Notary Public State of FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF DADE

We, Chicago Title Insurance Company, a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the apparent record title to the property is vested in General Development Housing, Inc.; that the current taxes have been paid; and that we find that the property is encumbered by the mortgage shown hereon; and that we find the mortgage shown is true and correct.

Date: November 17, 1980 By: William R. Bloom

COUNTY APPROVALS

COUNTY ENGINEER

This plat is hereby approved for record this 23 day of December A.D. 1980.
By: [illegible]
Deputy County Engineer
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 23 day of December A.D. 1980.
By: Ernest R. Koehler
Deputy Clerk Chairman
Board of County Commissioners

ATTEST: John B. Dunkle, CLERK
BOARD OF COUNTY COMMISSIONERS
By: Ellen Thelen
Deputy Clerk

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 guarantee posted with Palm Beach County 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 the Palm Beach County.

Date: DECEMBER 5th, 1980 By: Peter T. Vrick

Boca Heights Patio Homes
0210-001

This instrument was prepared by: PETER T. VRICK
Robert E. Owen & Associates, Inc. Engineers and Planners, 1000 Okeechobee Blvd., West Palm Beach, Florida.

Field Book No. Pg.	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS · PLANNERS · SURVEYORS WEST PALM BEACH FLORIDA	PLAT NO 1 OF BOCA HEIGHTS PATIO HOMES	Job No. 80-1121
Design C. GIVENS			Scale N.T.S.
Drawn T. FROEHLICH			Date FEB., 1980
Checked			Sheet 1 of 4
			File No. BF-2300