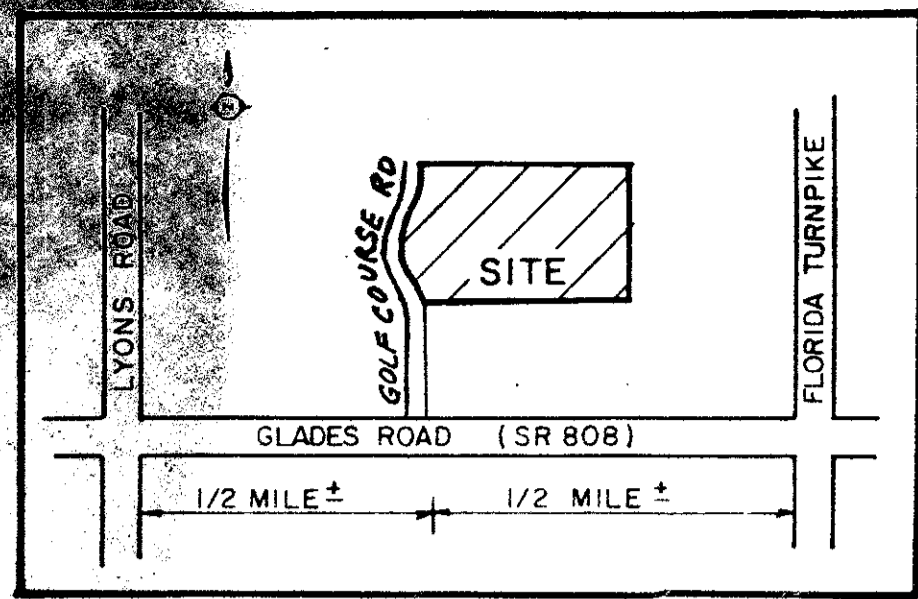


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LOCATION MAP
N.T.S.

BOCA GLADES NO.1, A P.U.D.

SITUATE IN SECTION 17, TOWNSHIP 47, SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF BLOCK 76 OF THE PALM BEACH FARMS COMPANY'S PLAT NO. 3 (P.B. 2, PGS. 45-54)

APRIL, 1983

SHEET 1 OF 2

47

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:48
THIS 11 DAY OF AUGUST
AD, 1983 AND DULY RECORDED
IN PLAT BOOK 46 ON PAGES
47 AND 48
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO BUILDERS (FLORIDA), INC., OWNER OF THE LANDS SHOWN HEREON AS BOCA GLADES NO. 1, A P.U.D., SITUATE IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF BLOCK 76 OF THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 ON PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF TRACT 40 OF SAID BLOCK 76 WITH A LINE 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINES OF TRACTS 40 THROUGH 43 OF SAID BLOCK 76, THENCE S00°00'30"W ALONG THE EAST LINES OF TRACTS 40 AND 43 A DISTANCE OF 656.56 FEET; THENCE N89°59'30"W A DISTANCE OF 380.76 FEET; THENCE S84°37'48"W A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 91.61 FEET, FROM WHICH A RADIAL LINE BEARS S84°37'48"W; THENCE NORTHEASTERLY ALONG SAID ARC, SUBTENDING A CENTRAL ANGLE OF 40°25'49", A DISTANCE OF 64.67 FEET TO A POINT OF CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 257.53 FEET, FROM WHICH A RADIAL LINE BEARS S44°10'59"W; THENCE NORTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 84°10'29", A DISTANCE OF 378.35 FEET TO THE END OF SAID CURVE; THENCE S50°00'30"W A DISTANCE OF 171.50 FEET; THENCE S17°39'22"W A DISTANCE OF 90.00 FEET TO A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 372.56 FEET, FROM WHICH A RADIAL LINE BEARS N36°08'44"W; THENCE WESTERLY ALONG SAID ARC, SUBTENDING A CENTRAL ANGLE OF 19°59'23", A DISTANCE OF 130.00 FEET; THENCE N74°47'05"W A DISTANCE OF 110.00 FEET; THENCE S90°00'30"W A DISTANCE OF 80.00 FEET; THENCE S40°00'30"W A DISTANCE OF 28.30 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COLT ROAD (A RIGHT-OF-WAY 90.00 FEET IN WIDTH AS RECORDED IN OFFICIAL RECORD BOOK 3593 ON PAGES 0197 THROUGH 0199 OF THE AFORESAID PUBLIC RECORDS); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°00'30"E A DISTANCE OF 153.23 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 390.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 20°00'00", A DISTANCE OF 132.74 FEET TO THE END OF SAID CURVE; THENCE N19°59'30"W A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 303.43 FEET; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 40°00'00", A DISTANCE OF 211.84 FEET TO THE END OF SAID CURVE; THENCE N20°00'30"E A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 380.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 20°00'00", A DISTANCE OF 132.74 FEET TO THE END OF SAID CURVE; THENCE N00°00'30"E A DISTANCE OF 90.00 FEET TO THE AFORESAID LINE LYING 25.00 FEET SOUTH OF THE NORTH LINE OF TRACTS 40 THROUGH 43; THENCE DEPARTING FROM SAID EASTERLY RIGHT-OF-WAY LINE, S89°59'30"E ALONG SAID PARALLEL LINE A DISTANCE OF 1295.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 20.5181 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A AS SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE BOCA GLADES MASTER ASSOCIATION, INC., FOR PRIVATE ROAD PURPOSES INCLUDING, BUT NOT LIMITED TO, IMPROVEMENTS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE BOCA GLADES MASTER ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B AND C SHOWN HEREON ARE HEREBY RESERVED BY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MINTO BUILDERS (FLORIDA), INC., ITS SUCCESSORS OR ASSIGNS, FOR RESIDENTIAL HOUSING PURPOSES, OPEN SPACE, AND OTHER PROPER PURPOSES, IN ACCORDANCE WITH THE P.U.D. SITE PLAN ON FILE WITH PALM BEACH COUNTY, FLORIDA.
- THE WATER MANAGEMENT TRACTS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE BOCA GLADES MASTER ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS D AND E SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE BOCA GLADES MASTER ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR INGRESS, EGRESS, PARKING, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE RECREATION TRACT SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA GLADES MASTER ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR RECREATIONAL AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 25' P.U.D. BUFFER SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA GLADES MASTER ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR THE PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, MINTO BUILDERS (FLORIDA), INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY *[Signature]* WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 DAY OF July, 1983.
ATTEST: *[Signature]* MICHAEL GREENBERG, PRESIDENT BY *[Signature]* PHILLIPE JUMISSE, VICE PRESIDENT

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED PHILLIPE JUMISSE AND MICHAEL GREENBERG, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND SECRETARY-TREASURER OF MINTO BUILDERS (FLORIDA), INC., AND SEVERALLY ACKNOWLEDGED TO ME AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND 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 THIS INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNES MY HAND AND OFFICIAL SEAL THIS 12 DAY OF July, 1983.

MY COMMISSION EXPIRES: Sep 16, 1985 *[Signature]* Notary Public

TITLE CERTIFICATION

WE, COLDCAST TITLE, 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 TITLE TO THE PROPERTY IS FREE TO MINTO BUILDERS (FLORIDA), INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

COLDCAST TITLE

[Signature]
TITLE OFFICER

DATE: 6-13-83

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 214M-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 13th DAY OF July, 1983.

[Signature]
JESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S89°59'30"E ALONG THE NORTH LINES OF TRACTS 37 THROUGH 51 OF BLOCK 76, PALM BEACH FARMS COMPANY'S PLAT NO. 3.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: ■
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: ●
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF August, 1983.

BY: *[Signature]*
EDDY B. SMITH, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF August, 1983.

BY: *[Signature]*
HERBERT F. WAHLERT, P.E., COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

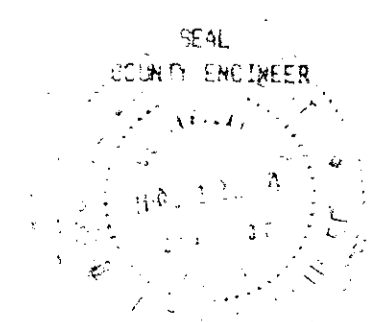
BY: *[Signature]*
DEPUTY CLERK

| P.U.D. TABULAR DATA | | 20.51± ACRES |
|--------------------------------|----------|------------------|
| CROSS AREA OF PROJECT | | 20.51± ACRES |
| TOTAL NUMBER OF DWELLING UNITS | | 102 |
| GROSS DENSITY | | 4.97 D.U./ACRE |
| BUILDING COVERAGE | 2.13± AC | 9.91% |
| UNIMPROVED PARKING | 0.70± AC | 3.27% |
| ACCESS ROADS | 1.91± AC | 8.89% |
| 1/2 RECREATION AREA | 0.86± AC | 4.00% |
| OPEN SPACE | | |
| 1/2 RECREATION AREA | 0.95± AC | 4.00% |
| LANDSCAPING AREA | 14.0± AC | 65.32% |
| TOTAL OPEN SPACE | | 14.91± AC 69.32% |

THIS INSTRUMENT WAS PREPARED BY MARCIA E. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2228 SOUTH LINDSEY AVENUE, WEST PALM BEACH, FLORIDA 33406.

0279-000

46/47



Meridian Surveying and Mapping Inc. WEST PALM BEACH, FLORIDA

DRAWN: MEH DATE: MARCH, 1983

CHECKED: SCALE:

DRAWING NO. 82-P-080

BOCA GLADES NO.1, A P.U.D.