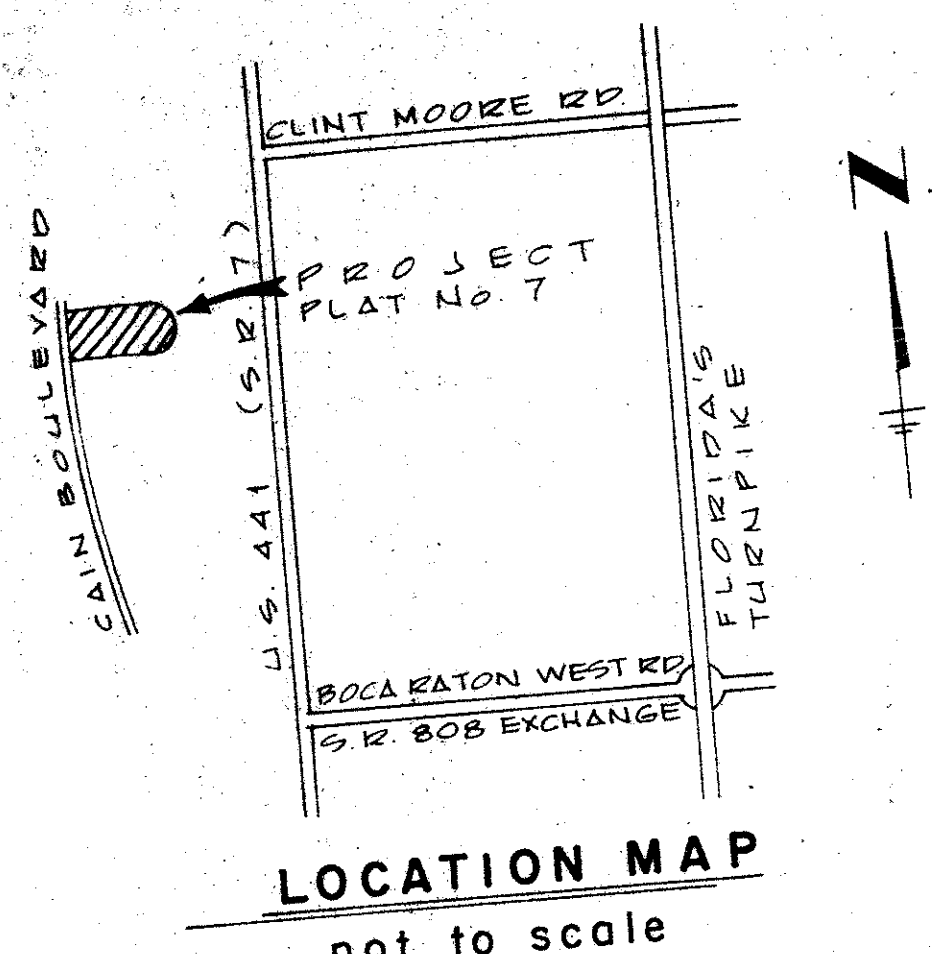


46/56

A PLANNED UNIT DEVELOPMENT
BOCA GREENS PLAT NO. 7
 BEING A SUBDIVISION OF LAND
 IN SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST
 PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2
 MAY, 1983

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 4:28 PM
 this 16th day of August
 1983, and duly recorded in File Book No. 36-57
 on page 46
 JOHN B. DUNKLE, Clerk Circuit Court
 By: *Scotty Walker, D.*



A parcel of land lying in Section 12, Township 47 South, Range 41 East, Palm Beach County, Florida. Being more particularly described as follows:

- Beginning at the Northwest corner of Boca Greens, Plat No. 6 as same is recorded in Plat Book 45, Pages 191 through 192, inclusive, Public Records of Palm Beach County, Florida, run (bearings cited herein are in the meridian of said Boca Greens Plat No. 6) by the following numbered courses:
 - South 79°59'10" East 80.00 feet to the easterly line of Cain Boulevard; thence
 - Southeasterly, along the arc of a 1550.00 foot radius curve, concave southerly, (whose long chord bears South 65°03'40" East) an arc length of 441.31 to a point on the nontangent curve; thence
 - Easterly, northerly and westerly along the arc of a 170.00 foot radius curve (said curve having a central angle of 236°05'06" a chord bearing of North 34°34'10" East and whose local tangent bears South 27°23'16" East) an arc distance of 700.48 feet to a point on a nontangent curve; thence
 - Northwesterly, along the arc of a 1850.00 foot radius curve, concave southerly (whose chord bears North 65°24'36" West) an arc distance of 564.70 feet to a point on a nontangent curve; thence
 - Northerly, along the arc of a 2400.00 foot radius curve, concave easterly, (whose chord bears North 17°56'36" East) an arc distance of 345.70 feet; thence
 - North 22°04'12" East 226.66 feet; thence
 - North 67°55'48" West 80.00 feet; thence
 - South 22°04'12" West 226.66 feet; thence
 - Southerly, along the arc of a 2480.00 foot radius curve, concave easterly, (whose chord bears South 16°02'31" West) an arc length of 521.84 feet; thence
 - South 10°00'00" West 142.04 feet to the POINT OF BEGINNING.
- Containing 6.738 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, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as BOCA GREENS PLAT NO. 7 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:

- 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.
- 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 limited access easement as shown herein is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for control and jurisdiction over access rights.

WHEREOF the above described BOCA GREENS, INC. has caused the same to be surveyed and platted as shown hereon, and its Corporate Seal to be affixed hereto, by and with the authority of its Board of Directors this 25th day of May, A.D. 1983.

Attest: *Luis A. Clark*
 Luis A. Clark, Secretary
 By: *Carl Palmisciano*
 Carl Palmisciano, President

ACKNOWLEDGMENT

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 is President and Secretary of BOCA GREENS, INC. a Florida Corporation, and they severally acknowledged to and before me that they executed said 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 true act and deed of said Corporation.

WITNESS my hand and official seal this 25th day of May, A.D., 1983.
 By: *Michael E. Nohr*
 Notary Public

My Commission Expires: _____

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF BROWARD
 I, Joel D. Kopelman, 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, and that there are no other encumbrances.
 Date: MAY 31, 1983
 By: *Joel D. Kopelman*
 Joel D. Kopelman, Attorney

COUNTY APPROVALS

This plat is hereby approved for record this 16 day of August, A.D. 1983.

By: *William Frankel*
 William Frankel, Engineer
 Palm Beach County, Florida
 G. HARRY FRANKS

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

This plat is hereby approved for record this 16 day of August, A.D. 1983.

By: *Peggy B. Bhatt*
 Peggy B. Bhatt, Chairman
 Board of County Commissioners

Attest: John P. Dunkle, Clerk
 By: *Elizabeth Richards*
 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.C.P.'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, Florida, for the required improvements; and further that the survey complies with all the requirements of Chapter 177, Florida Statutes, as amended and Ordinances of Palm Beach County, Florida.

DATE: 6-24-83
 BY: *Ward L. Mitzelfeld*
 Ward L. Mitzelfeld
 F.L.A. REG. SURVEYOR # 1632

NOTES:

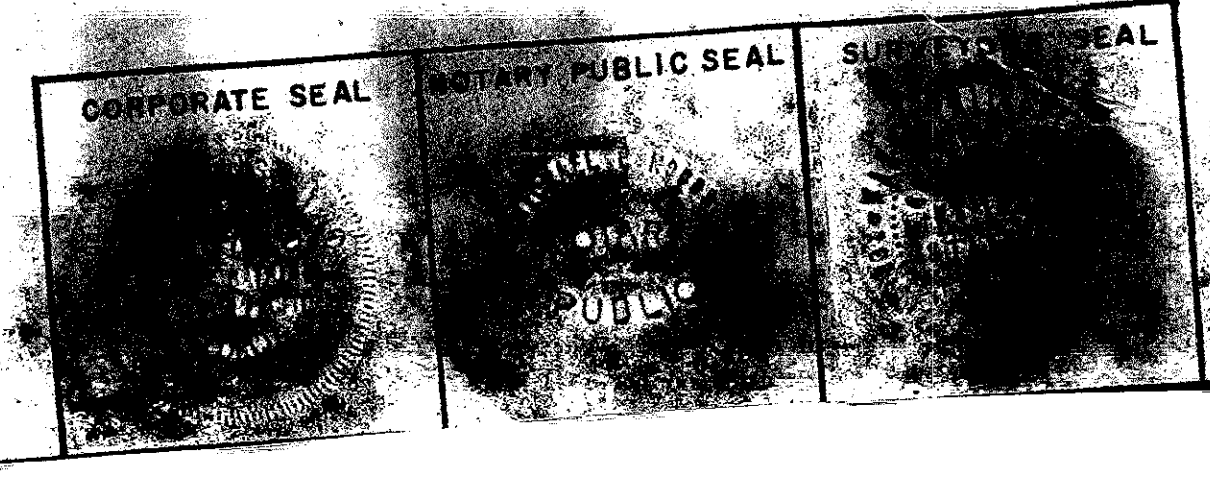
- Permanent Reference Monuments (P.R.M.'s) are designated thus: —○—
- Permanent Control Points (P.C.P.'s) are designated thus: —○—
- Bearings cited herein are in the meridian of Boca Greens Plat No. 6, Plat Book 45, Pages 191 thru 192.
- D.E. denotes drainage easement.
U.E. denotes utility easement.
L.A.E. denotes limited access easement.
- Building setbacks shall be as required by Palm Beach County Zoning Regulations.
- No buildings or any kind of construction shall be placed on utility or drainage easements.
- No structures, trees or shrubs shall be placed on drainage easements.
- Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.
- Lot lines are radial unless otherwise noted.

0208-301

Total Area	P.U.D. DATA	6.738 Acres
Single Family Lots		22 D.U.
Overall Density		3.26 D.U./Acre

This instrument was prepared by Ward L. Mitzelfeld
 Robert E. Owen & Associates, Inc., Engineers, Planners, Surveyors,
 2300 Fla-Mango Road, West Palm Beach, Florida.

7/2/83



References: Hard Copy No. 368, Comp. file 90-7
 Field Book No. 03102 Pg. 75
 ROBERT E. OWEN & ASSOCIATES, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 WEST PALM BEACH, FLORIDA

A P.U.D.
BOCA GREENS PLAT NO. 7

Job No. 81-051
 Date MAY, 1983