

DRAWING NUMBER
51/36

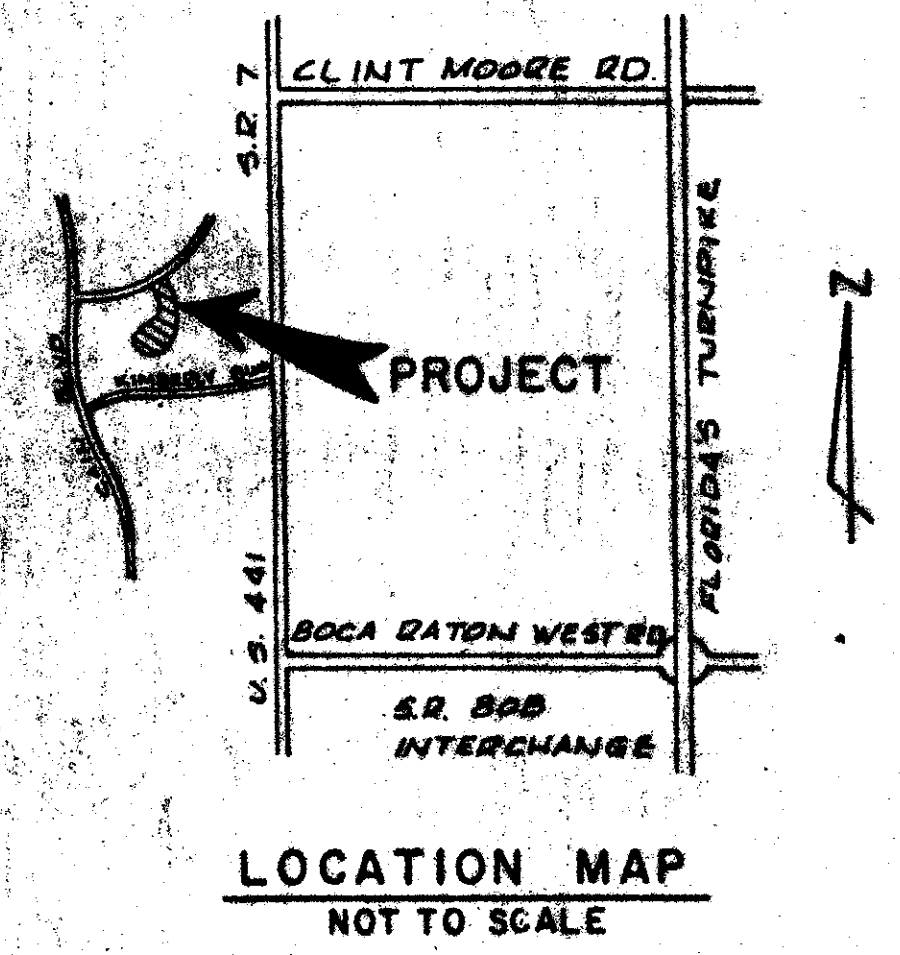
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A PLANNED UNIT DEVELOPMENT BOCA GREENS PLAT NO. 9

BEING A SUBDIVISION OF LAND IN SECTION 12,
TOWNSHIP 47 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2
DECEMBER, 1984



A certain 7.66 acre parcel of land lying in Section 12, Township 47 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northeast corner of the aforementioned Section 12; thence (bearings cited herein are based upon the meridian established by assuming the East line of Section 12 to bear North 0°43'56" West) South 0°43'56" East, 1284.09 feet; thence North 89°45'42" East, 1126.00 feet; thence South 70°46'38" West, 311.77 feet, to the POINT OF BEGINNING; thence along the following numbered courses:

- 1) South 23°58'03" East along the easterly line of Lot 20, Block 6, Boca Greens Plat No. 8 (a proposed development), a distance of 125.31 feet to the beginning of a 300.00 foot radius curve, concave West, with a radial line passing through said point bearing South 75°04'57" West; thence...
- 2) Southerly along the arc of said curve, through a central angle of 36°37'15", a distance of 191.75 feet to a point of compound curvature, said curve being concave Northwest and having a radius of 165.00 feet; thence...
- 3) Southwest along the arc of said curve, through a central angle of 31°17'07", a distance of 90.10 feet to a point of compound curvature, said curve being concave Northwest, having a radius of 520.00 feet with a radial line passing through said point bearing South 37°00'41" East; thence...
- 4) Southwest along the arc of said curve, through a central angle of 13°14'51", a distance of 120.23 feet; thence...
- 5) North 86°35'26" West, a distance of 55.80 feet to a point on a 190.00 foot radius curve, concave East, having a tangent bearing at this point of North 86°35'26" West; thence...
- 6) West, South, and East along the arc of said curve, through a central angle of 230°35'52", a distance of 764.70 feet to a point, having a tangent bearing of North 42°48'42" East; thence...
- 7) North 42°48'42" East, a distance of 45.55 feet to the beginning of a 820.00 foot radius curve, concave North, whose long chord bears North 60°16'45" East; thence...
- 8) East along the arc of said curve, through a central angle of 14°34'52", a distance of 208.68 feet to a point of compound curvature, said curve being concave Northwest, and whose long chord bears North 37°20'45" East, and having a radius of 465.00 feet; thence...
- 9) North along the arc of said curve, through a central angle of 31°17'07", a distance of 253.90 feet to a point of compound curvature, said curve being concave West, having a long chord bearing of North 01°23'35" East, and a radius of 600.00 feet; thence...
- 10) North along the arc of said curve, through a central angle of 40°37'14", a distance of 425.38 feet; thence...
- 11) North 18°55'02" West, a distance of 105.74 feet to a point on the South right-of-way of Canoe Brook Circle, as shown on said Boca Greens Plat No. 8 (a proposed development), said point lying on a 1005.00 foot radius curve, concave South, whose long chord bears South 70°44'38" West, with the bearing of a radial line passing through said point of South 18°20'00" East; thence...
- 12) West along the arc of said curve, through a central angle of 17°50'46", a distance of 313.03 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 7.66 acres, more or less.

P.U.D. DATA

Total Area	7.66 Acres
Single Family Lots	29 Dwelling Units
Overall Density	3.79 Dwelling Units/Acre

DEDICATION & RESERVATION

KNOW ALL MEN BY THESE PRESENTS that BOCA GREENS, INC., a Florida Corporation, owner of the lands shown hereon, being in Section 12, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as BOCA GREENS PLAT NO. 9 and as described hereon, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and/or reserve as per ordinance 73-4, Palm Beach County, Florida 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) Drainage Tracts 1 and 2 as shown hereon are hereby dedicated to the BOCA GREENS HOMEOWNERS' ASSOCIATION, its successors or assigns, and, are the perpetual maintenance obligation of said Association. Palm Beach County has the right, but not the obligation, to maintain those portions of the drainage system which drain Palm Beach County maintained roads.

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, by and with the authority of its Board of Directors this 20th day of March, A.D. 1985.

BOCA GREENS, INC.

Attest: [Signature] Luis A. Clark, Secretary

By: [Signature] 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 as President and Secretary of BOCA GREENS, INC., 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 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 20th day of MARCH, A.D., 1985.

By: [Signature] Notary Public

My Commission Expires: [Signature]
Notary Public, State of Florida
My Commission Expires: Aug. 16, 1986

Title Certification

WE, FLORIDA HOME TITLE INSURANCE AGENCY, INC., 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 vested to Florida Gardens Land and Development Company; that the current taxes have been paid; that the property is not encumbered by any mortgages and there are no other encumbrances of record.

FLORIDA HOME TITLE INSURANCE AGENCY, INC.
Date: 3-19-85
By: [Signature] BARBARA L. JONES, Vice President

TURNOUT REQUIRED
SIDEWALK REQUIRED

References: Hard Copy No. 370, Comp. file 90-19

Corporate Seal	Notary Seal	Notary Seal	Surveyor's Seal	Field Book No. D-103 Pg. 43 Design	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA	BOCA GREENS PLAT NO. 9 PALM BEACH COUNTY, FLORIDA	DEC 1984
				Drawn T. FROELICH Checked			

COUNTY APPROVALS

This plat is hereby approved for record this 7 day of May, A.D. 1985
By: [Signature]
Herbert P. Kahler, Engineer
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 7 day of May, A.D. 1985
By: [Signature]
KENNETH E. ADAMS, Chairman
Board of County Commissioners

Attest: John P. Dunkle, Clerk
By: [Signature] 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, 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: APRIL 2nd, 1985
By: [Signature]
PETER T. KRICK
FLA. REG. SURVEYOR # 3748

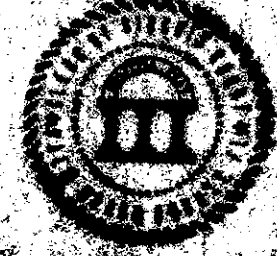
NOTES:

1. Permanent Reference Monuments (P.R.M.'s) are designated thus: —
2. Permanent Control Points (P.C.P.'s) are designated thus: —
3. Bearings cited herein are in the meridian of Boca Greens Plat No. 1, Plat Book 36, Pages 122 thru 124.
4. D.E. denotes drainage easement.
U.E. denotes utility easement.
L.A.E. denotes limited access easement.
5. Building setbacks shall be as required by Palm Beach County Zoning Regulations.
6. No buildings or any kind of construction shall be placed on utility or drainage easements.
7. No structures, trees or shrubs shall be placed on drainage easements.
8. Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

This instrument was prepared by Peter T. Krick, Robert E. Owen & Associates, Inc., Engineers, Planners, Surveyors, 2300 Flamingo Road, West Palm Beach, Florida.

51/36 0208-302

COUNTY OF PALM BEACH
STATE OF FLORIDA
The fee was filed for record on 10-28-84
at 10:25 AM of May
1985, and duly recorded in the Public Records of said County, Florida, in Book 31-237
Page 5
JAN & DUNN, Civil Service Dept.
P.O. BOX 1000, PALM BEACH, FLA. 33402



36