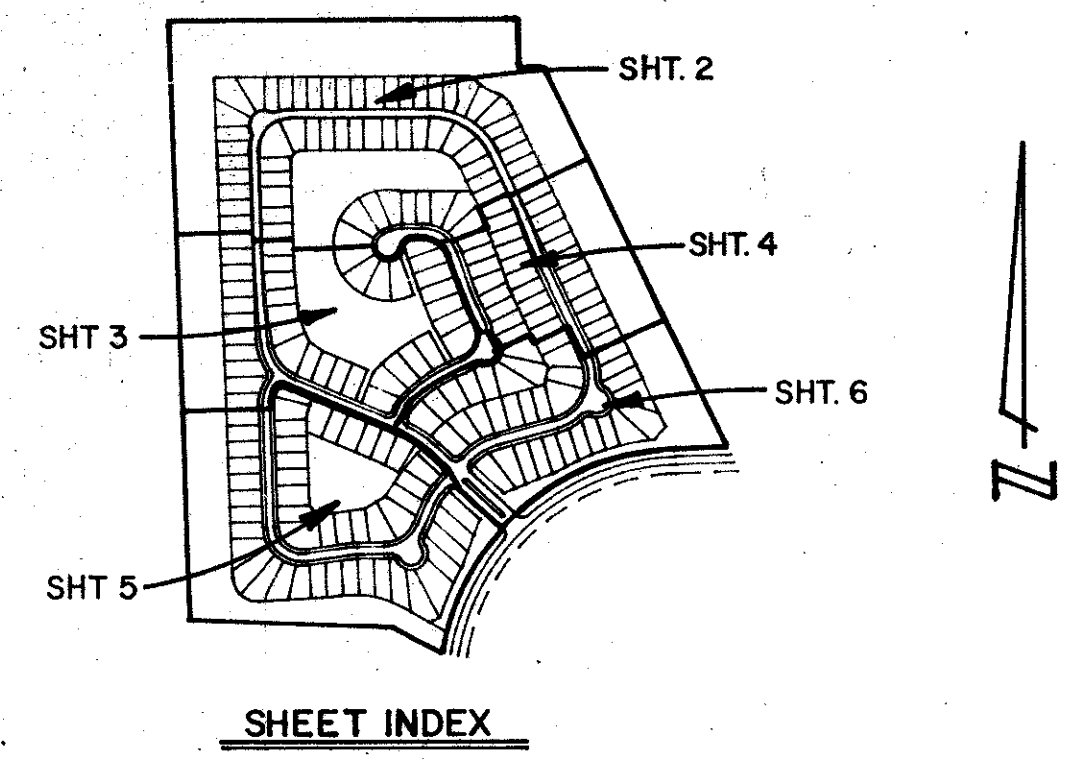
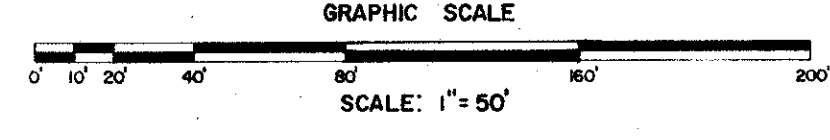


# BOCA CHASE 9A

## A PORTION OF BOCA CHASE - RIVIERA P.U.D. BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

PREPARED BY:  
**CARLTON / ROBAYNA INC.**  
ENGINEERS · PLANNERS · SURVEYORS  
MARCH 1989 SHEET 1 OF 6



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:37 A.M.  
THIS 15 DAY OF JUNE  
A.D. 1990 AND DULY RECORDED  
IN PLAT BOOK 65 ON PAGES  
183 184 188  
JOHN B. DUNKLE,  
By *Barbara J. Platt* DC

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT H. MILLER & SONS OF FLORIDA, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "BOCA CHASE 9A" SITUATE IN SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE QUARTER (N.E. 1/4) OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA THENCE S. 89°04'43"E. ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (N.E. 1/4), 1090.00 FEET; THENCE LEAVING SAID NORTH LINE, S. 00°47'51"E.; 150.00 FEET; THENCE S. 89°04'43"E., 78.13 FEET; THENCE S. 24°19'21"E., 1302.42 FEET; THENCE S. 89°12'25"W., 159.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 765.00 FEET AND HAVING A CHORD BEARING S. 50°16'21"W., 961.49 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 1039.67 FEET, THROUGH A CENTRAL ANGLE OF 77°52'04"; THENCE LEAVING SAID CURVE ALONG A NONRADIAL LINE, N. 81°00'00"W., 168.49 FEET; THENCE N. 87°00'00"W., 632.30 FEET TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (N.E. 1/4); THENCE N. 00°48'07"W., ALONG SAID WEST LINE, 1857.67 FEET TO THE POINT OF BEGINNING.  
CONTAINING 55.017 ACRES MORE OR LESS.

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

1. TRACT A, THE PRIVATE ROADWAY, IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE IMPRESSIONS AT BOCA CHASE 9A HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE WATER MANAGEMENT TRACTS D, E AND F AS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA CHASE PROPERTY OWNERS ASSOCIATION, INC. (MASTER ASSOCIATION) ITS SUCCESSORS AND/OR ASSIGNS FOR WATER MANAGEMENT AND DRAINAGE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. THE 20' LAKE MAINTENANCE, 20' CANAL MAINTENANCE AND THE DRAINAGE ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA CHASE PROPERTY OWNERS ASSOCIATION, INC. (MASTER ASSOCIATION), ITS SUCCESSORS AND/OR ASSIGNS, FOR LAKE MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACTS G, H AND I, J (THE LANDSCAPE BUFFERS) ARE DEDICATED FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF IMPRESSIONS AT BOCA CHASE 9A HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
6. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION.
7. DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF IMPRESSIONS AT BOCA CHASE 9A HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
8. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
9. TRACTS B, C AND L, THE ACCESS TRACTS ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE IMPRESSIONS AT BOCA CHASE 9A HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES, INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
10. THE 50' WIDE CANAL RIGHT-OF-WAY, SHOWN AS "LAKE NORTH DRAINAGE DISTRICT CANAL NO. L-40 WEST RIGHT-OF-WAY" IS HEREBY RESERVED FOR THE EXCLUSIVE USE OF THE LAKE NORTH DRAINAGE DISTRICT FOR DRAINAGE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
11. THE LIFT STATION EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, AND ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, H. MILLER & SONS OF FLORIDA, INC. A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF MARCH, 1989

ATTEST: *Kathleen E. Sierra* KATHLEEN E. SIERRA ASSISTANT SECRETARY  
By: *Irving Bolotin* IRVING BOLOTIN SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA:  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED IRVING BOLOTIN AND KATHLEEN E. SIERRA TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF H. MILLER & SONS OF FLORIDA, INC. A FLORIDA CORPORATION, AND ACKNOWLEDGED TO 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF MARCH, 1989

MY COMMISSION EXPIRES: NOV 16, 1992 *[Signature]* NOTARY PUBLIC

### TITLE CERTIFICATION:

I, MORRIS J. WATSKY, ATTORNEY AT LAW DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO H. MILLER & SONS OF FLORIDA, INC., THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: March 26, 1990 BY: *[Signature]* MORRIS J. WATSKY ATTORNEY AT LAW

### APPROVALS:

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12<sup>th</sup> DAY OF June 1990

*[Signature]*  
CAROL J. ELMQUIST, CHAIRMAN

ATTEST: JOHN B. DUNKLE CLERK

By: *[Signature]* DEPUTY CLERK

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12<sup>th</sup> DAY OF JUNE 1990

By: HERBERT F. KAHLERT, P.E. COUNTY ENGINEER

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: 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 21HH-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.

CARLTON / ROBAYNA INC.

THIS 5 DAY OF MARCH 1990 *[Signature]* MASON H. WHARTON, JR. PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO 3029

### SURVEYORS NOTES:

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S. 00°47'51" E ALONG THE WEST LINE OF THE PLAT OF SWEETWATER SECTION FOUR (A PORTION OF BOCA CHASE RIVIERA P.U.D.) AS RECORDED IN PLAT BOOK 57, AT PAGES 86 THROUGH 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. U. E. DENOTES UTILITY EASEMENT.  
D. E. DENOTES DRAINAGE EASEMENT.  
L. A. E. DENOTES LIMITED ACCESS EASEMENT.  
P. R. M. DENOTES PERMANENT REFERENCE MONUMENT WHICH ARE SHOWN THUS:  = FOUND  = SET  
P.C.P. DENOTES PERMANENT CONTROL POINT WHICH ARE SHOWN THUS:
3. 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.  
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
4. EASEMENTS WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED, AS N.R. (NON RADIAL).
5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING AND/OR ORDINANCES OF PALM BEACH COUNTY.

THIS PLAT WAS PREPARED BY TOMAS MORALES IN THE OFFICE OF CARLTON/ROBAYNA, INC. 2790 N. MILITARY TRAIL, WEST PALM BEACH, FLORIDA. 33409 TELEPHONE: (407) 683-8800

### P.U.D. STATISTICS

Acres	55.017
Units	209
Density	3.80 Units/Acre
Type of Units	Single Family (zero lot lines)
Open Space	1.11 Acres
PETITION NUMBER	72-118

0303-011  
Pet. 72-118

SUBDIVISION \* Boca Chase 9A  
BOOK 65 PAGE 183  
FLOOD ZONE A-0-1 FLOOD MAP # 102B  
QUAD # 68 ZONING  
SE ZIP CODE 33434  
PUD NAME Boca Chase - Riviera P.U.D.

BOCA CHASE 9A

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