

LANDON M. CROSS OF  
**CARNAHAN-PROCTOR AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
SURVEYORS ENGINEERS PLANNERS  
6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063  
JANUARY 1993 8706065 JSH

BOCA GREENS (WEST PHASE) P.U.D.

208-012

# BOCA ISLES WEST PHASE 2B

A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, AND A REPLAT OF PORTIONS OF TRACTS 1, 2 AND 3, SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2" (P.B. 1, PG. 102, P.B.C.R.) AND A PORTION OF THE ABANDONED 15.00 FOOT WIDE ROAD RIGHT OF WAY (O.R.B. 7699, PGS. 116-121, P.B.C.R.)

PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 4:31 A.M.  
THIS 17 DAY OF JUNE  
A.D., 1993 AND DULY RECORDED  
IN PLAT BOOK 70 ON PAGES  
182 AND 183  
DOROTHY H. WILKEN, CLERK  
By: *[Signature]* DC

SHEET 1 OF 2 SHEETS

## DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT BOCA GREENS, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, AND PORTIONS OF TRACTS 1, 2 AND 3, SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, TOGETHER WITH A PORTION OF THAT CERTAIN ABANDONED 15.00 FOOT ROAD RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7699, PAGES 116-121 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BOCA ISLES WEST PHASE 2B", A REPLAT, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 00°56'14" EAST, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°45'19" WEST, ALONG A LINE PARALLEL WITH AND 80.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 11, ALSO BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF YAMATO ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 6926, PAGE 938 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 170.01 FEET; THENCE SOUTH 00°56'14" EAST, ALONG A LINE PARALLEL WITH AND 170.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID WEST LINE OF SECTION 12, ALSO BEING ALONG THE WEST LINE OF THAT CERTAIN 100 FOOT FPL EASEMENT AS DESCRIBED IN DEED BOOK 1008, PAGE 387 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 787.14 FEET; THENCE NORTH 89°03'46" EAST, A DISTANCE OF 235.02 FEET; THENCE NORTH 85°38'18" EAST, A DISTANCE OF 50.09 FEET; THENCE N89°03'46" EAST, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 230.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID WEST LINE OF SECTION 12; THENCE NORTH 00°56'14" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 215.21 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT AT WHICH THE RADIUS POINT BEARS SOUTH 00°32'33" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3885.00 FEET AND A CENTRAL ANGLE OF 08°00'23", A DISTANCE OF 542.89 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 13°51'48", A DISTANCE OF 91.95 FEET TO A POINT LYING ON A RADIAL LINE; THENCE NORTH 21°19'38" EAST, ALONG SAID RADIAL LINE, A DISTANCE OF 115.00 FEET; THENCE NORTH 65°14'40" EAST, A DISTANCE OF 66.68 FEET; THENCE NORTH 26°11'44" EAST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 115.00 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 660.00 FEET AND A CENTRAL ANGLE OF 07°56'18", A DISTANCE OF 91.44 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS NORTH 06°54'59" WEST; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 137°10'02", A DISTANCE OF 402.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°05'02" WEST, A DISTANCE OF 80.27 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF YAMATO ROAD, (THE LAST SIX (6) DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY OF "BOCA ISLES WEST PHASE 1A" AS RECORDED IN PLAT BOOK 69, PAGES 182 THRU 185 OF SAID PUBLIC RECORDS); THENCE SOUTH 89°45'04" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 951.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 17.567 ACRES, MORE OR LESS.

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

- TRACTS "B" AND "C" ARE HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING WITHIN SAID TRACTS MUST BE IN CONFORMANCE WITH PALM BEACH COUNTY LANDSCAPING CODES (ORDINANCE 90-8) AND THE PLAT NOTES.
- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS AND LAKE MAINTENANCE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, BOCA GREENS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF MARCH, A.D., 1993.

BOCA GREENS, INC.  
A FLORIDA CORPORATION  
BY: *[Signature]*  
STUART MILLER  
VICE PRESIDENT

WITNESS *[Signature]*  
(NAME) ANDY ZITMAN  
WITNESS *[Signature]*  
(NAME) RUBEN M. GELL

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF DADE ) SS

BEFORE ME PERSONALLY APPEARED STUART MILLER, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOCA GREENS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, 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 23rd DAY OF MARCH, 1993.  
MY COMMISSION EXPIRES: 06-16-1996

*[Signature]*  
ANDY ZITMAN  
NOTARY PUBLIC-STATE OF FLORIDA  
COMMISSION NO. CC-235916

## TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF BROWARD ) SS

I, GERALD L. KNIGHT, A DULY LICENSED ATTORNEY 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 BOCA GREENS, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: April 14, 1993

*[Signature]*  
GERALD L. KNIGHT  
ATTORNEY AT LAW

## 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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21-HH-6, FLORIDA ADMINISTRATIVE CODE, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 5th DAY OF MAY, 1993.

*[Signature]*  
LANDON M. CROSS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3348

## APPROVALS - BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY

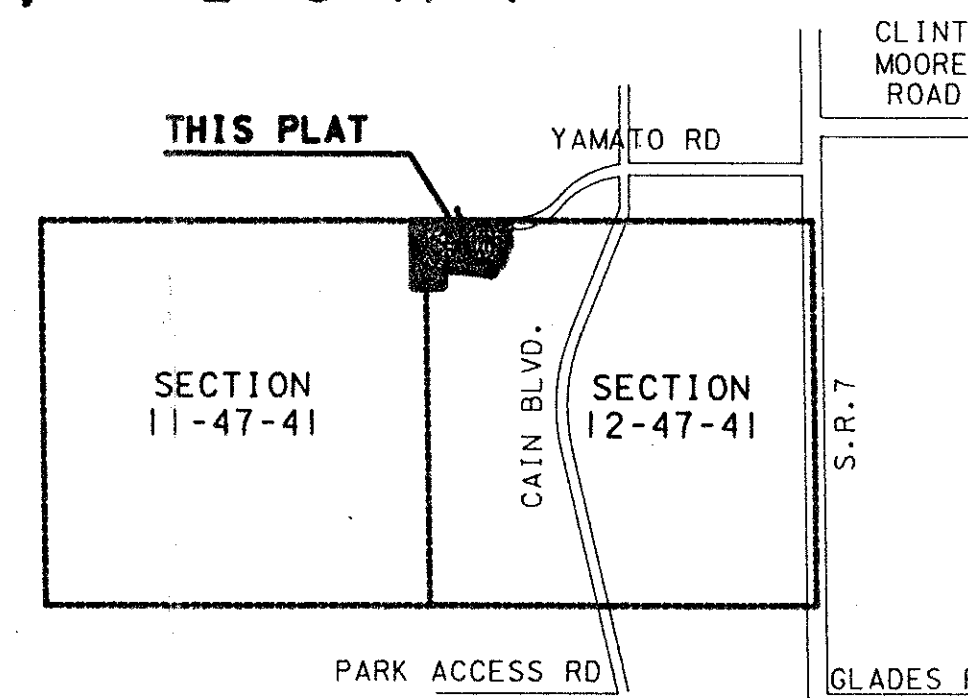
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF JUNE, 1993

BY: *[Signature]*  
MARY MCCARTHY, CHAIR

ATTEST: DOROTHY H. WILKEN, CLERK BY *[Signature]*  
DEPUTY CLERK

## P.U.D. STATISTICS

PETITION NO. 77-13  
ACREAGE 17.567  
UNITS 51  
DENSITY 2.90 D.U./AC.  
TYPE OF UNITS SINGLE FAMILY



LOCATION MAP  
NOT TO SCALE

## COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF June, 1993

BY: *[Signature]*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF ) SS

THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23rd DAY OF March, 1993.

WITNESS *[Signature]*  
(NAME) REBECCA HAZARD  
WITNESS *[Signature]*  
(NAME) CHRISTINE S. HOFF

BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT  
BY: *[Signature]*  
TAMMY McDONALD, PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF ) SS

BEFORE ME PERSONALLY APPEARED Tammy McDonald, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 29th DAY OF March, 1993.

MY COMMISSION EXPIRES: *[Signature]*

NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION NO.

## NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN BEARING OF NORTH 89°45'04" EAST ALONG THE NORTHERLY BOUNDARY OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ACCORDING TO STATE PLANE COORDINATES AS ESTABLISHED BY PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR ON UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER USE.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER, SHALL BE WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITIES SHALL HAVE SECOND PRIORITY, ACCESS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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.

PET. 77-13T  
ALLOT. #000-0208-012  
70/182

BOCA ISLES WEST PHASE 2B

HOMEOWNERS' ASSOCIATION

NOTARY PUBLIC

OFFICIAL NOTARY SEAL  
ANDY ZITMAN  
COMMISSION NUMBER  
CC235916  
BY COMMISSION EXPIRES  
NOV. 16, 1996

BOCA GREENS, INC.

SURVEYOR

COUNTY ENGINEER

COUNTY COMMISSION

BOOK 70  
PAGE 182  
FLOOD HAZ. # 1006  
ZONING  
ZONING CODE 33-198  
(23484)  
PUD NAME BOCA GREENS  
17/47/41