

BOCA ISLES SOUTH PHASE 5G-1

43

A REPLAT OF A PORTION OF TRACTS "B" AND "C" OF "BOCA ISLES WEST PHASE 3B" (P.B.70, PGS. 200-202, P.B.C.R.), TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 7, 8, 49, AND 50, 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.), TOGETHER WITH A PORTION OF THE ABANDONED 15.00 FOOT ROAD RIGHTS OF WAY (O.R.B. 8010, PGS. 634-646, P.B.C.R.), (O.R.B. 8328, PGS. 1294-1324, P.B.C.R.) IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 8:28 A.M.
THIS 21 DAY OF October
A.D., 1997 AND DULY RECORDED
IN PLAT BOOK 81 ON PAGES
42 THROUGH 44
DOROTHY H. WILKEN, CLERK
BY: Leigh A. Standley

SHEET 1 OF 2 SHEETS

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT BOCA GREENS, INC., A FLORIDA CORPORATION, AND THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTIONS OF TRACTS "B" AND "C" OF "BOCA ISLES WEST PHASE 3B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70 AT PAGES 200 THROUGH 202 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF TRACTS 7, 8, 49, AND 50 IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 102 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF THE ABANDONED 15.00 FOOT ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 8010 AT PAGES 634 THROUGH 646 AND OFFICIAL RECORDS BOOK 8328 AT PAGES 1294 THROUGH 1324 OF SAID PUBLIC RECORDS, ALL LYING IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, SHOWN HEREON AS "BOCA ISLES SOUTH PHASE 5G-1", ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "C" OF "BOCA ISLES WEST PHASE 3B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70 AT PAGES 200 THROUGH 202 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°56'14" EAST, ALONG THE EAST LINE OF SAID SECTION 11 ALSO BEING THE WEST BOUNDARIES OF "BOCA ISLES WEST PHASE 3A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71 AT PAGES 20 THROUGH 22 AND "BOCA ISLES WEST PHASE 2A-2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70 AT PAGES 195 THROUGH 197 OF SAID PUBLIC RECORDS, A DISTANCE OF 1231.69 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE NORTH RIGHT THE RADIUS BEARS SOUTH 01°46'45" EAST, SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF SAID "KIMBERLY BOULEVARD", THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2040.00 FEET AND A CENTRAL ANGLE OF 01°57'08", A DISTANCE OF 69.51 FEET TO A POINT LYING ON A NON-RADIAL LINE, THENCE SOUTH 00°56'14" EAST, ALONG SAID NON-RADIAL LINE, A DISTANCE OF 18.66 FEET; THENCE NORTH 89°47'27" WEST, A DISTANCE OF 90.55 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH SAID NORTH RIGHT OF WAY LINE); THENCE NORTH 00°56'14" WEST, ALONG A LINE 160.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 922.90 FEET; THENCE NORTH 89°58'43" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 7, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°56'14" WEST, ALONG A LINE 170.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SECTION 11, A DISTANCE OF 330.33 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "B"; THENCE NORTH 89°57'32" EAST, ALONG THE SOUTH BOUNDARY OF SAID TRACT "B" OF "BOCA ISLES WEST PHASE 3B", A DISTANCE OF 55.01 FEET; THENCE NORTH 00°56'14" WEST, A DISTANCE OF 110.15 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY, NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 138°34'50", A DISTANCE OF 72.56 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 42°21'24" EAST, A DISTANCE OF 59.74 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 188.00 FEET AND A CENTRAL ANGLE OF 01°21'15", A DISTANCE OF 4.44 FEET (THE LAST FOUR DESCRIBED COURSES BEING ALONG THE BOUNDARY OF THE 20.00 FOOT WIDE LAKE MAINTENANCE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8281, PAGES 1510-1516, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE SOUTH 00°56'14" EAST, ALONG A LINE 20.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT "C", A DISTANCE OF 83.39 FEET; THENCE NORTH 89°57'32" EAST, ALONG THE SOUTH LINE OF SAID TRACT "C", A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 4.915 ACRES, MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, LANDSCAPING WITHIN SAID TRACTS MUST BE IN CONFORMANCE WITH PALM BEACH COUNTY LANDSCAPE CODES (ORDINANCE 90-8) AND THE PLAT NOTES.
- TRACTS "B", "C" AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM-WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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 ANY 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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 12 DAY OF August, A.D., 1997.

BOCA GREENS, INC.
A FLORIDA CORPORATION
BY: Mark Shevory
MARK SHEVORY
VICE PRESIDENT

WITNESS Grace Lapolla
(NAME) Grace Lapolla
WITNESS Michael P. O'Dell
(NAME) Michael P. O'Dell

IN WITNESS WHEREOF, BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF September, A.D., 1997.

BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION
BY: Loretta N. Jacobson
LORETTA N. JACOBSON
PRESIDENT

WITNESS William Thopp
(NAME) William Thopp
WITNESS Leila D. Marconi
(NAME) Leila D. Marconi

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED MARK SHEVORY, WHO IS PERSONALLY KNOWN TO ME, 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 TO THE FOREGOING INSTRUMENTS 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 12 DAY OF August, 1997.
MY COMMISSION EXPIRES: 3/29/99
Grace Lapolla
GRACE LAPOLLA
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NO. 00449405

ACKNOWLEDGEMENT

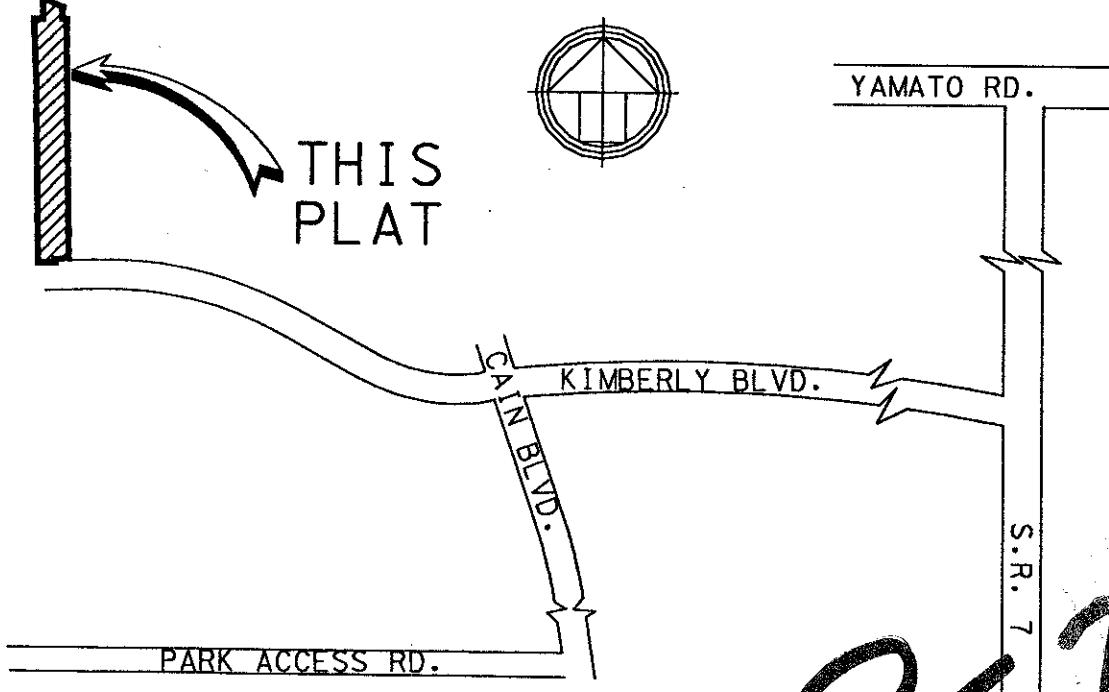
STATE OF FLORIDA SS
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Loretta N. Jacobson, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS 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 17 DAY OF Sept., 1997.
MY COMMISSION EXPIRES: July 11, 1999
Leticia T. Ruiz
Leticia T. Ruiz
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NO. 00479590

TITLE CERTIFICATION

STATE OF FLORIDA) SS
COUNTY OF BROWARD)
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, AND THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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: 8/5/97
Gerald L. Knight
GERALD L. KNIGHT
ATTORNEY AT LAW



LOCATION MAP NOT TO SCALE

PET. 77-120
ALUD. #0001
5/3/3/M

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; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Jeff S. Hodapp
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENCE NO. LS5111

COUNTY ENGINEER

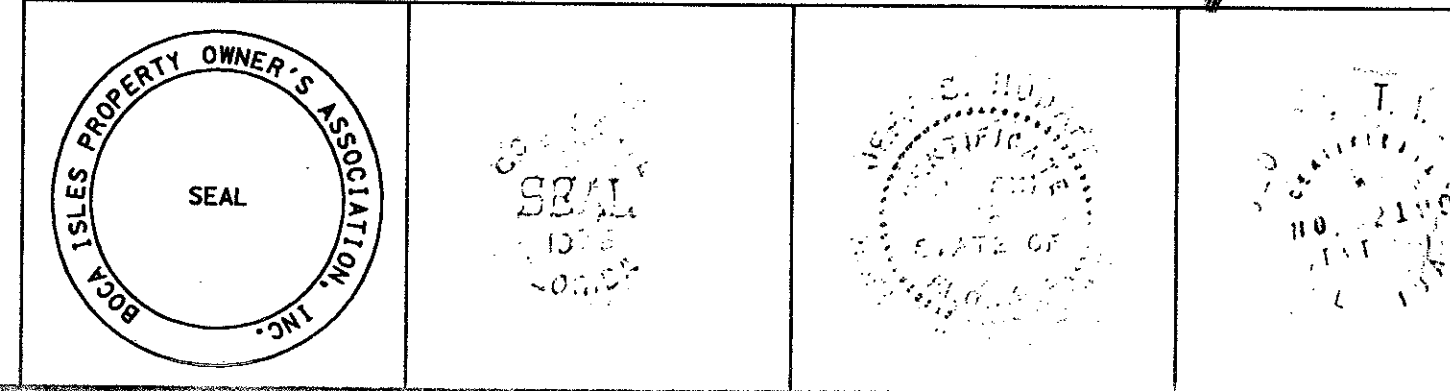
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-38, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 20th DAY OF October, 1997.

BY: George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°56'14" EAST ALONG THE WEST LINE OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE SCALE FACTOR USED WAS 1.0000159. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
- BEARING ROTATION (PLAT TO GRID) IS 00°00'32", CLOCKWISE.
- ALL BEARINGS SHOWN ARE PLAT BEARINGS, UNLESS OTHERWISE NOTED.

B.I. HOMEOWNERS' ASSOCIATION BOCA GREENS, INC. SURVEYOR COUNTY ENGINEER



0208-026

81/43

SECTION 11
BOOK 81
PAGE 43
FLOOD ZONE
ZONING MK
ZIP CODE