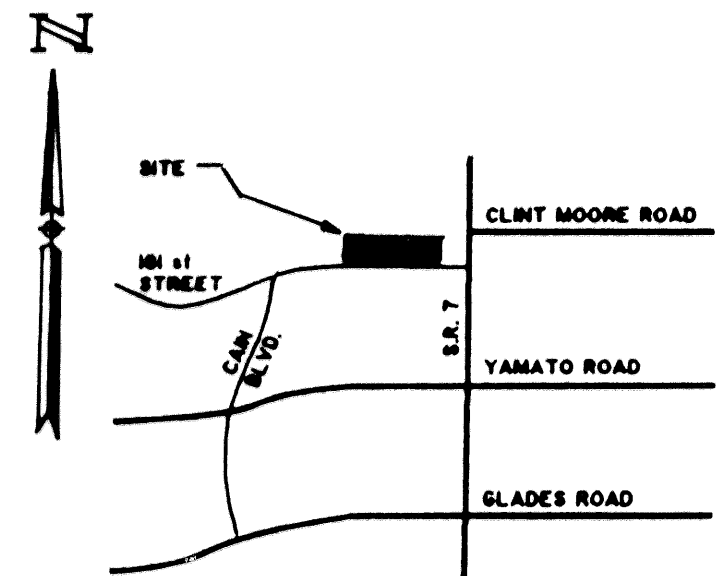
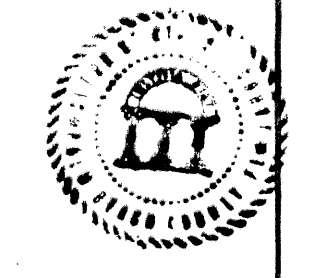


# BOCA CHASE PARCEL "11" ( COCO POINTE II )

A P.U.D.  
BEING A REPLAT OF TRACTS "A" AND "B", BOCA CHASE SECTION FIVE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION I, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 2  
APRIL 1998



LOCATION MAP  
SEC. I, TWP. 47, RNG. 41  
NOT TO SCALE



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 11:41 A.M. THIS 3 DAY OF December 1998  
AND DULY RECORDED IN PLAT BOOK NO. 83 ON PAGE 199-200  
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT BY: Daphne Stealy D.C.

### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE No. 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 2 DAY OF Dec, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

George T. Webb  
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

### SURVEYOR'S NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENTS (P.R.M.'S #5019)
- DENOTES SET PERMANENT CONTROL POINTS (P.C.P.'S #5019)
- DENOTES FOUND PERMANENT REFERENCE MONUMENTS (P.R.M.'S #2954)
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF TRACTS "A" AND "B", BOCA CHASE SECTION FIVE AS RECORDED IN PLAT BOOK 47, PAGES 34 AND 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A PLATTED BEARING OF SOUTH 89°56'12" EAST (ASSUMED) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING 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 ENCROACHMENTS.
- U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
C/L DENOTES CENTERLINE  
N DENOTES NORTHING  
E DENOTES EASTING  
L.A.E. DENOTES LIMITED ACCESS EASEMENT  
PGS. DENOTES PAGES
- ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (NR).

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT 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 PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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: Sept. 18, 1998

Craig S. Pusey  
CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5019  
LANDMARK SURVEYING AND MAPPING, INC.  
1850 FOREST HILL BLVD. SUITE 100  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. # 4396

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M., OF LANDMARK SURVEYING AND MAPPING, INC.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACTS "A" AND "B", BOCA CHASE SECTION FIVE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS BOCA CHASE PARCEL "11" (COCO POINTE II), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS "A" AND "B", BOCA CHASE SECTION FIVE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.20 ACRES MORE OR LESS.

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

### TRACTS:

- TRACTS "O-1" AND "O-2", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COCO POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, FOR OPEN SPACE, BUFFER AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. A MAXIMUM OF FIVE (5) FEET ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.
- TRACT "O-3", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COCO POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES 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.

### EASEMENTS:

- THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COCO POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY 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.

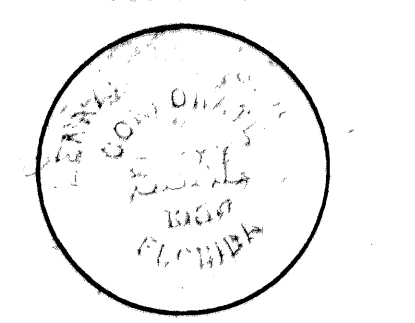
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF July, 1998.

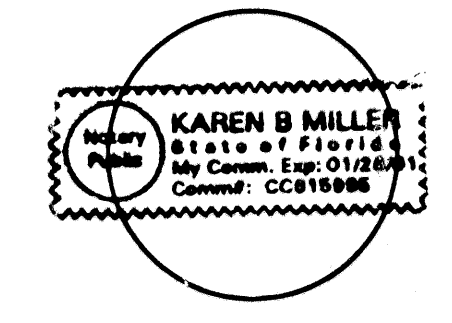
WITNESS: John Lopez  
Martha Castro  
LENNAR HOMES, INC.  
A FLORIDA CORPORATION

BY: Doyle O. Dudley  
DOYLE O. DUDLEY,  
VICE PRESIDENT

LENNAR HOMES, INC.  
A FLORIDA CORPORATION  
DEDICATION



NOTARY



### ACKNOWLEDGMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DOYLE DUDLEY WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LENNAR HOMES, INC., A CORPORATION, AND SEVERALLY 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 20<sup>th</sup> DAY OF July, 1998.  
MY COMMISSION EXPIRES: 1/20/01  
Karen B. Miller  
NOTARY PUBLIC  
KAREN B. MILLER

### ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE COCO POINTE HOMEOWNERS 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 20<sup>th</sup> DAY OF July, 1998.

WITNESS: Paul M. Base  
Anette Goselin  
COCO POINTE HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT  
BY: Anette Goselin  
ANETTE GOSSELIN, PRESIDENT

### ACKNOWLEDGMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANETTE GOSSELIN WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF COCO POINTE HOMEOWNERS ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGE TO AND BEFORE ME THAT ANETTE GOSSELIN 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 20<sup>th</sup> DAY OF July, 1998.  
MY COMMISSION EXPIRES: 9-3-99  
Sandi M. Cooper  
NOTARY PUBLIC  
SANDI M. COOPER

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DAVID MCCAIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, INC.; 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.

DATED: 12-8-98  
David McCain  
DAVID MCCAIN, ATTY.

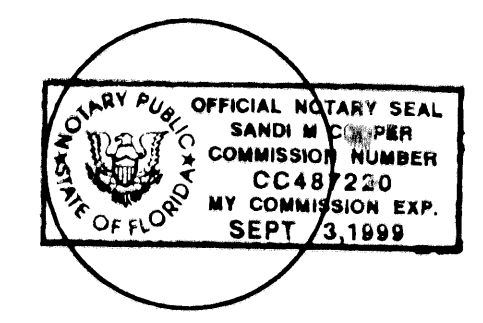
### AREA TABULATION

LOTS	1.868 ACRES
TRACT "O-1"	1.084 ACRES
TRACT "O-2"	0.3431 ACRES
TRACT "O-3"	0.905 ACRES

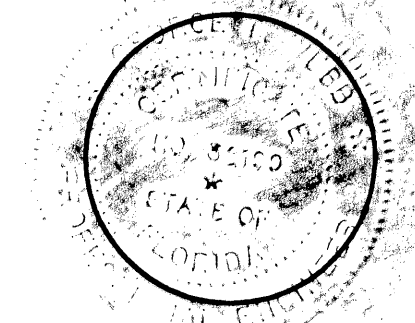
COCO POINTE HOMEOWNERS ASSOCIATION, INC.



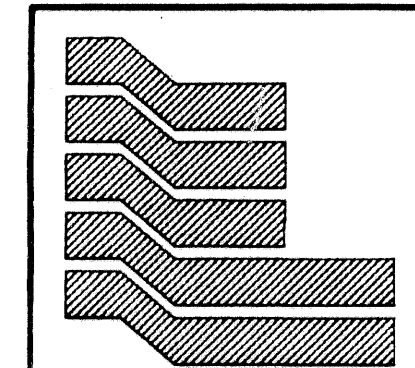
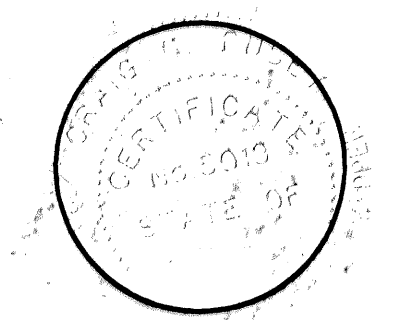
NOTARY



COUNTY ENGINEER



SURVEYOR



Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida

BOCA CHASE PARCEL "II"  
( COCO POINTE II )

STATION: Boca Chase Parcel II  
PAGE: 199  
BOOK: 83  
FLOOD ZONE: B  
QUAD: 160  
SE: 27-11-9  
TAZ: 28  
FUD NAME: Boca Chase  
FLOOR PLAN: 1008  
ZONING: RS/SE  
ZIP CODE: 33499

47-41