



SHEET 2
A PLANNED UNIT DEVELOPMENT
BOCA GREENS PLAT NO. 1
 BEING A SUBDIVISION OF LAND IN THE EAST HALF (E 1/2) OF
 SECTION 12, TWP. 47 SO., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA
 IN 3 SHEETS - SHEET NO. 1
JULY 15, 1977

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF DADE

The undersigned, hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in the dedication hereon by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 2748 at Page 1953, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 11 day of January, A.D. 1979.

CHASE FEDERAL SAVINGS AND LOAN ASSOCIATION,
 a corporation of the State of Florida

Attest: Marion S. Baker By: George Etheridge
 Marion S. Baker, Assistant Secretary George Etheridge, Vice President

122

10-204
 25 January
 79
 36
 122, 123 + 124
Dyle Shuffo

LOCATION MAP
 NOT TO SCALE

KEY MAP
 NOT TO SCALE

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. 1 and as described hereon, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and/or reserve as follows:

DESCRIPTION

A certain 100.0729 acre parcel of land lying in the East half (E 1/2) of Section 12, Township 47 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

From the Southeast Corner of said Section 12 run (bearings cited herein are in a meridian assuming North 0°43'56" West along the East line of said Section 12) North 0°43'56" West, along the said East line of said Section 12 (being also the East Line of Range 41 East) a distance of 171.42 feet to a point; thence North 74°43'33" West, a distance of 183.34 feet, more or less, to a point in the westerly ultimate right-of-way line of State Road No. 7 (U.S. 441), said point being the POINT OF BEGINNING of the herein described parcel of land, and from said POINT OF BEGINNING run, by the following numbered courses:

1. North 74°43'33" West, 866.92 feet; thence...
2. South 77°47'07" West, 180 feet; thence...
3. North 88°21'36" West, 558.00 feet; thence...
4. North 50°36'34" West, 610.00 feet; thence...
5. North 22°08'02" West, 870.40 feet; thence...
6. North 06°30'29" West, 108.00 feet; thence...
7. Easterly along the arc of a 1800.00 foot radius curve, concave southerly, having a central angle of 13°05'02", and whose long chord bears South 89°17'57" East, an arc distance of 411.04 feet; thence...
8. North 52°26'22" East, 34.82 feet; thence...
9. North 08°18'11" East, 215.83 feet; thence...
10. North 81°41'49" West, 110.00 feet; thence...
11. North 08°26'22" West, 472.01 feet; thence...
12. North 29°53'25" East, 164.71 feet; thence...
13. North 84°15'59" East, 1011.23 feet; thence...
14. North 83°07'18" East, 518.26 feet, more or less, to a point in a line parallel with and 450 feet westerly from (as measured at right angles to) the said westerly ultimate right-of-way line of State Road No. 7 (U.S. 441); thence...
15. South 0°45'30" East, along the just described parallel line, 213.47 feet; thence...
16. South 0°52'10" East, continuing along the said parallel line, 775.79 feet; thence...
17. North 89°07'50" East, 400.00 feet; thence...
18. North 0°52'10" West, again parallel with the said westerly ultimate right-of-way line of State Road No. 7 (U.S. 441); 775.40 feet; thence...
19. North 0°45'30" West, continuing parallel with the said westerly ultimate right-of-way line of State Road No. 7 (U.S. 441); 1224.70 feet; thence...
20. North 89°14'30" East, a distance of 50.00 feet, more or less, to a point in the said westerly ultimate right-of-way line of State Road No. 7 (U.S. 441); thence...
21. South 0°45'30" East, running along the said westerly ultimate right-of-way line of State Road No. 7 (U.S. 441); 1224.65 feet; thence...
22. South 0°52'10" East, continuing along the said westerly ultimate right-of-way line of State Road No. 7 (U.S. 441) a distance of 2323.37 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 100.0729 acres, more or less.

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) The drainage easements, as shown hereon, are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.
 - c) The ingress-egress easements, as shown hereon are hereby dedicated in perpetuity to the BOCA GREENS HOMEOWNERS' ASSOCIATION, INC., a Florida Corporation not for profit, and to the owners of record of Tracts R-1, R-2, R-3 and R-4.
 - d) The access control easements, as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
3. **WATER MANAGEMENT TRACTS**
 The Water Management Tracts shown hereon as Tracts L-1 through L-13, inclusive, are hereby reserved for water management purposes and are the perpetual maintenance obligation of BOCA GREENS HOMEOWNERS' ASSOCIATION, INC., a Florida Corporation not for profit.
4. **TRACTS DESIGNATED WITH LETTER "R"**
 Tracts R-1, R-2, R-3 and R-4, as shown hereon, are hereby reserved for a golf course, clubhouse and related uses thereon, parks and/or open space and are the perpetual maintenance obligation of the owners of record of said Tracts R-1, R-2, R-3 and R-4.
5. **OTHER TRACTS**
 - a) Tract B-1 is hereby reserved for landscaping purposes.
 - b) Tract C-1 is hereby reserved for commercial purposes.

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 7th day of Dec, A.D. 19 78.

BOCA GREENS, INC.
 Attest: Luis A. Clark, Secretary By: Adrian R. Kaufman, President

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF BROWARD

BEFORE ME personally appeared Adrian R. Kaufman 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 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 7 day of December, A.D. 19 78.

James Douchin
 Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF BROWARD

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in the dedication hereon by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 2624 at Page 526, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, DCA HOMES, INC., a Florida Corporation, has caused these presents to be signed by its President and attested to by its Secretary and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 7th day of Dec, A.D. 19 78.

DCA HOMES, INC.
 a corporation of the State of Florida
 By: Pedro Diaz, Vice President

ATTEST: Irving Fishman, Secretary

ACKNOWLEDGMENT

BEFORE ME personally appeared Pedro Diaz and Irving Fishman, to me well known to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of DCA HOMES, 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 7 day of December, A.D. 19 78.

By: James Douchin
 Notary Public

My Commission Expires:

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF BROWARD

I, Paul Anton, a duly licensed attorney, in the State of Florida, do hereby certify that I have examined the title to the hereon described property; and that I find the title to the property is vested in BOCA GREENS, INC.; that the current taxes have been paid; that I find that all mortgages are shown and are true and correct; and that I find all easements lying over and/or encumbering the hereon described property are shown.

DATE: JAN. 12, 1979 BY: Paul Anton, Attorney

PUD INFORMATION

AREA 100.0729 Acres
 NUMBER OF LOTS 119
 MAXIMUM DENSITY 1189 du/acre
 OPEN SPACE/REC AREA 55.9 ACRES

Field Book No. D-75 Pg 2d
 Design D. M. White
 Drawn C. Goss
 Checked D. M. White
 Field G. Diemer

ROBERT E. OWEN & ASSOCIATES, INC.
 ENGINEERS · PLANNERS · SURVEYORS
 WEST PALM BEACH
 FLORIDA

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 guarantees posted with Palm Beach County, Florida, for the required improvements; and further that the survey complies with all the requirements of Chapter 177, Florida Statutes, as amended and ordinances of Palm Beach County, Florida.

DATE: May 20, 1978 BY: David M. White

This instrument was prepared by David M. White in the office of Robert E. Owen & Associates, Inc., Engineers and Surveyors, Forum III Building, 1675 Palm Beach Lakes Boulevard, West Palm Beach, Florida.

BOCA GREENS PLAT NO. 1
 IN 3 SHEETS - SHEET NO. 1

12/47/41

36/122

107-1038
 Scale
 Date JULY, 1977
 Sheet 3
 of 1
 No. BF-2259

BOCA GREENS PLAT #1