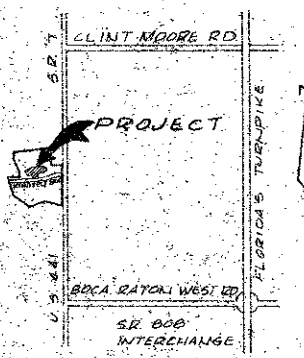


A PLANNED UNIT DEVELOPMENT BOCA GREENS PLAT NO. 3

BEING A REPLAT OF A PORTION OF BOCA GREENS PLAT NO. 1
IN THE EAST HALF (E 1/2) OF SECTION 12, TWP. 47 SO., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2

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COUNTY OF PALM BEACH
PLAT NO. 3
DATE: May 22 1950
BY: Lyle Sherrill



LOCATION MAP
NOT TO SCALE

Description

Lots 252 - 272, Block 11 inclusive, Boca Greens Plat No. 1 as recorded in Plat Book 36, Pages 122 through 124, Public Records of Palm Beach County, Florida.

DEDICATION & RESERVATION

KNOW ALL MEN BY THESE PRESENTS that BOCA GREENS, INC. and M.A.P. Builders, Inc. Co-owners of the lands shown hereon, being in Sections 12 and 13 Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as BOCA GREENS PLAT NO. 3 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:

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 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.

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 16th day of April, A.D. 1950.

BOCA GREENS, INC.
By: Carl Palmisciano, President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME personally appeared CARL PALMISCIANO 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 16th day of April, A.D. 1950
By: Richard B. ...
Notary Public

My Commission Expires: _____

NOTE

See right hand portion of sheet for additional Dedicatory signatures.

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 Secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors this 22 day of April, A.D. 1950.

CHASE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation of the United States of America
Attest: Marion H. ... By: Ben ...

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME personally appeared Bernice S. ... and Marion H. ... to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Secretary of the CHASE FEDERAL SAVINGS AND LOAN ASSOCIATION, a United States of America 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 and regular corporate authority and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal, this 22 day of April, A.D. 1950
By: Anna ...
Notary Public

My Commission Expires: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

I, PAUL B. ANTON, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the heron described property; and that I find the title to the property is vested in BOCA GREENS, INC. B.M.A.P. BUILDERS, INC.; that the current taxes have been paid; and that I find all mortgages are shown and are true and correct; and that I find all encumbrances lying over and/or encumbering the heron described property are shown.

Date: April 15, 1950 By: Paul B. Anton, Attorney

COUNTY APPROVALS

This plat is hereby approved for record this 20 day of May, A.D. 1950

Ludwig ...
Notary Public, Engineer
Palm Beach County, Florida
Robert G. Singer

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

This plat is hereby approved for record this 20 day of May, A.D. 1950

By: John P. Dunkle, Clerk
Edward ...
Deputy Clerk

DEDICATION & RESERVATION (cont.)

IN WITNESS WHEREOF the above named M.A.P. Builders, 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 17th day of April, A.D. 1950.

M.A.P. BUILDERS, INC.
Attest: Edward C. Jensen By: Ben ...
Edward C. Jensen, Vice President and Secretary Ben ... President

SURVYOR'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.M.'s) permanent reference monuments have been placed as required by the laws of (P.C.P.'s) permanent control points will be set under the supervision posted with Palm Beach County, Florida, for the required improvements; and further that the survey data complies with all the requirements of Chapter 171, Florida Statutes, as amended and Ordinances of Palm Beach County, Florida.

DATE: May 5, 1950 BY: Lyle Sherrill
Lyle Sherrill, P.E.
Florida Certificate No. 2743

NOTES:

1. Permanent Reference Monuments (P.M.'s) are designated as such.
2. Permanent Control Points (P.C.P.'s) are designated as such.
3. Bearings cited herein are in the Meridian of Boca Greens Plat No. 1, Plat Book 36, Pages 122 and 124.
4. D.E. denotes drainage easement.
U.E. denotes utility easement.
I.E.E. denotes ingress-egress easement.
A.C.E. denotes access control easement.
5. Building setbacks shall be as required by Palm Beach County Zoning Regulations.
6. There shall be no buildings or other structures placed on utility easements.
7. There shall be no building or any kind of construction on trees or shrubs listed on drainage easements.
8. In instances where drainage and utility easements intersect the areas within the intersection are drainage and utility easements. Construction and maintenance of utility easements shall be in accordance with the drainage regulations within the areas of intersection.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME personally appeared BEN J. JENSEN, 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 M.A.P. BUILDERS, 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 said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal, this 20 day of May, A.D. 1950

By: Ben ...
Notary Public

0208-304

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Field Book	Map	Design	Drawn	Checked
BOCA GREENS PLAT NO. 3 A REPLAT OF A PORTION OF BOCA GREENS PLAT NO. 1				

This instrument was prepared by Lyle F. Gearty in the offices of Robert E. Owen & Associates, Inc., Engineers and Planners, Forum II Building, 1127 Palm Beach Lakes Boulevard, West Palm Beach, Florida.