

# BOCA GARDENS PLAT THREE

**46**  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This plat was filed for record at 10:00 AM this 1 day of July, A.D. 1988 and duly recorded in Plat Book No. 66 on Pages 16 thru 47  
 JOHN B. DUNKLE,  
 Clerk, Circuit Court  
 By *Barbara A. Platt*  
 D.C.

BEING A REPLAT OF A PORTION OF THE PLAT OF BOCA GARDENS (A P.U.D.), AS RECORDED IN PLAT BOOK 50, PAGES 25 THROUGH 35, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
**MAY, 1988**

**SHEET 1 OF 3**

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT CARTERET BOCA GARDENS, INC., A FLORIDA CORPORATION, AND BOCA GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF BOCA GARDENS (A P.U.D.), AS RECORDED IN PLAT BOOK 50, PAGES 25 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA GARDENS PLAT THREE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PLAT OF BOCA GARDENS; THENCE NORTH 89°59'56" WEST, ALONG THE SOUTHERLY LINE OF SAID PLAT OF BOCA GARDENS, A DISTANCE OF 179.00 FEET THENCE NORTH 00°00'04" EAST, DEPARTING FROM SAID SOUTHERLY LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL, SAID POINT OF BEGINNING BEING ON THE NORTHERLY LINE OF BOCA GARDENS CIRCLE SOUTH AS SHOWN ON THE SAID PLAT OF BOCA GARDENS;

THENCE NORTH 89°59'56" WEST FROM SAID POINT OF BEGINNING, AND ALONG SAID NORTHERLY LINE OF BOCA GARDENS CIRCLE SOUTH, A DISTANCE OF 1475.58 FEET; THENCE NORTH 01°17'27" WEST, DEPARTING FROM SAID NORTHERLY LINE OF BOCA GARDENS CIRCLE SOUTH, A DISTANCE OF 53.02 FEET; THENCE NORTH 29°59'56" WEST, A DISTANCE OF 74.53 FEET; THENCE NORTH 60°00'04" EAST, A DISTANCE OF 25.92 FEET; THENCE NORTH 30°42'56" WEST, A DISTANCE OF 132.00 FEET; THENCE NORTH 29°46'19" WEST, A DISTANCE OF 176.38 FEET; THENCE NORTH 19°47'07" WEST, A DISTANCE OF 297.82 FEET; THENCE NORTH 1°26'33" EAST, A DISTANCE OF 62.75 FEET; THENCE NORTH 38°36'53" WEST, A DISTANCE OF 47.49 FEET; THENCE NORTH 35°23'32" WEST, A DISTANCE OF 58.23 FEET; THENCE NORTH 06°24'34" WEST, A DISTANCE OF 106.62 FEET TO THE SOUTHERLY LINE OF BOCA GARDENS PARKWAY AS SHOWN ON THE SAID PLAT OF BOCA GARDENS; THENCE ALONG THE SAID SOUTHERLY LINE OF BOCA GARDENS PARKWAY THROUGH THE FOLLOWING FIVE COURSES:

THENCE SOUTH 89°59'10" EAST, A DISTANCE OF 237.77 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 560.00 FEET, AND A CENTRAL ANGLE OF 34°30'15"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 337.24, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°28'55" EAST, A DISTANCE OF 453.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO NORTHEAST HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 34°30'00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°58'55" EAST, A DISTANCE OF 475.96 FEET;

THENCE, DEPARTING FROM SAID SOUTHERLY LINE OF BOCA GARDENS PARKWAY, SOUTH 44°55'55" EAST, A DISTANCE OF 35.37 FEET TO THE WESTERLY LINE OF SAID BOCA GARDENS CIRCLE SOUTH; THENCE SOUTHERLY ALONG THE SAID WESTERLY LINE OF BOCA GARDENS CIRCLE SOUTH THROUGH THE FOLLOWING SIX COURSES;

THENCE SOUTH 00°01'05" WEST, A DISTANCE OF 34.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 145.00 FEET AND A CENTRAL ANGLE OF 56°55'04"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 144.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 56°53'59" EAST, A DISTANCE OF 56.76 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 56°54'03"; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 104.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°00'04" WEST, A DISTANCE OF 104.53 FEET TO THE POINT OF CURVATURE OF CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 117.81 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:

BEING A PORTION OF TRACT B OF THE AFORESAID PLAT OF BOCA GARDENS (A P.U.D.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE ABOVE MENTIONED POINT OF BEGINNING AND RUN THENCE NORTH 89°59'56" WEST ALONG THE AFORESAID NORTHERLY LINE OF BOCA GARDENS CIRCLE SOUTH, A DISTANCE OF 1290.87 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00°00'04" EAST, DEPARTING FROM SAID NORTHERLY LINE OF BOCA GARDENS CIRCLE SOUTH, A DISTANCE OF 72.45 FEET; THENCE NORTH 40°00'04" EAST, A DISTANCE OF 158.83 FEET; THENCE NORTH 67°21'23" EAST, A DISTANCE OF 62.34 FEET; THENCE SOUTH 89°59'56" EAST, A DISTANCE OF 174.01 FEET; THENCE SOUTH 64°23'35" EAST, A DISTANCE OF 119.41 FEET; THENCE SOUTH 84°01'10" EAST, A DISTANCE OF 69.73 FEET; THENCE NORTH 60°00'04" EAST, A DISTANCE OF 107.45 FEET; THENCE SOUTH 89°59'56" EAST, A DISTANCE OF 158.00 FEET; THENCE SOUTH 68°42'58" EAST, A DISTANCE OF 198.47 FEET; THENCE SOUTH 79°56'38" EAST, A DISTANCE OF 100.57 FEET; THENCE NORTH 87°05'49" EAST, A DISTANCE OF 169.79 FEET; THENCE NORTH 06°32'26" EAST, A DISTANCE OF 90.00 FEET; THENCE NORTH 57°11'26" WEST, A DISTANCE OF 240.13 FEET; THENCE SOUTH 85°30'31" WEST, A DISTANCE OF 262.66 FEET; THENCE NORTH 78°58'55" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 01°22'27" EAST, A DISTANCE OF 128.25 FEET TO POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 09°46'35", AND WHOSE RADIUS POINT BEARS NORTH 08°46'00" EAST FROM SAID POINT; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 12.14 FEET TO AN INTERSECTION WITH A NON RADIAL LINE BEARING SOUTH 19°20'28" WEST; THENCE SOUTH 19°20'28" WEST, ALONG SAID NON RADIAL LINE, A DISTANCE OF 125.94 FEET; THENCE NORTH 87°28'55" WEST, A DISTANCE OF 166.00 FEET; THENCE NORTH 81°22'20" WEST, A DISTANCE OF 102.49 FEET; THENCE NORTH 23°18'27" WEST, A DISTANCE OF 171.16 FEET; THENCE NORTH 59°53'04" WEST, A DISTANCE OF 87.63 FEET; THENCE SOUTH 74°24'56" WEST, A DISTANCE OF 185.15 FEET; THENCE NORTH 57°44'09" WEST, A DISTANCE OF 175.78 FEET; THENCE SOUTH 72°27'08" WEST, A DISTANCE OF 107.75 FEET; THENCE SOUTH 75°58'39" WEST, A DISTANCE OF 83.08 FEET; THENCE SOUTH 19°47'07" EAST, A DISTANCE OF 203.81 FEET; THENCE NORTH 71°09'39" EAST, A DISTANCE OF 116.62 FEET; THENCE SOUTH 87°04'15" EAST, A DISTANCE OF 54.89 FEET; THENCE SOUTH 34°05'21" EAST, A DISTANCE OF 125.04 FEET; THENCE SOUTH 19°36'39" EAST, A DISTANCE OF 114.81 FEET; THENCE SOUTH 09°49'25" EAST, A DISTANCE OF 43.61 FEET; THENCE SOUTH 00°00'04" WEST, A DISTANCE OF 193.03 FEET TO THE AFORESAID NORTHERLY LINE OF BOCA GARDENS CIRCLE SOUTH; THENCE SOUTH 89°59'56" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 80.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.3369 ACRES MORE OR LESS. HAVING CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

COMMON AREA: TRACTS A1 THROUGH A8 INCLUSIVE AS SHOWN ARE HEREBY DEDICATED TO THE "BOCA GARDENS HOMEOWNERS ASSOCIATION, INC.", A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS AS COMMON AREAS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. RECREATION: TRACT C AS SHOWN IS HEREBY DEDICATED TO THE "BOCA GARDENS HOMEOWNERS ASSOCIATION, INC.", A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. PARKING: TRACTS D-1 THROUGH D-20 INCLUSIVE AS SHOWN ARE HEREBY DEDICATED TO THE "BOCA GARDENS HOMEOWNERS ASSOCIATION, INC.", A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS AND PARKING AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. ACCESS TRACTS: TRACTS E-1 THROUGH E-7 INCLUSIVE AS SHOWN ARE HEREBY DEDICATED TO THE "BOCA GARDENS HOMEOWNERS ASSOCIATION, INC.", A FLORIDA NON-PROFIT CORPORATION ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS, UTILITY (PUBLIC AND PRIVATE) DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. EASEMENTS:  
 A. UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES PUBLIC AND PRIVATE (WATER, SEWER, ELECTRICAL, CABLE T.V., ETC.).  
 B. DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE "BOCA GARDENS HOMEOWNERS ASSOCIATION, INC.", A FLORIDA NON-PROFIT CORPORATION ITS SUCCESSORS OR ASSIGNS FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE CORPORATE OFFICERS AS SHOWN BELOW AND HAVE CAUSED THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS 17th DAY OF MAY, 1988.

BY: CARTERET BOCA GARDENS, INC., A FLORIDA CORPORATION

BY: *Theodore P. Dzwil*  
 THEODORE P. DZWILL, SENIOR VICE PRESIDENT

ATTEST:  
 BY: *Simon P. Gerun*  
 SIMON P. GERUN, ASST. VICE PRESIDENT

BY: BOCA GARDENS HOMEOWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION

BY: *Simon P. Gerun*  
 SIMON P. GERUN, PRESIDENT

BY: *Theodore P. Dzwil*  
 THEODORE P. DZWILL, VICE PRESIDENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THEODORE P. DZWILL AND SIMON P. GERUN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASST. VICE PRESIDENT OF CARTERET BOCA GARDENS, INC., A FLORIDA CORPORATION, AND 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 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 MAY, 1988.

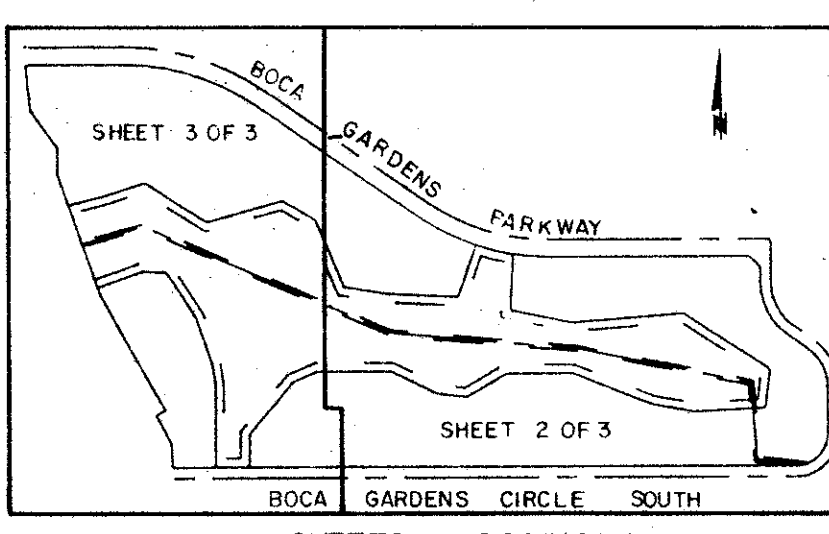
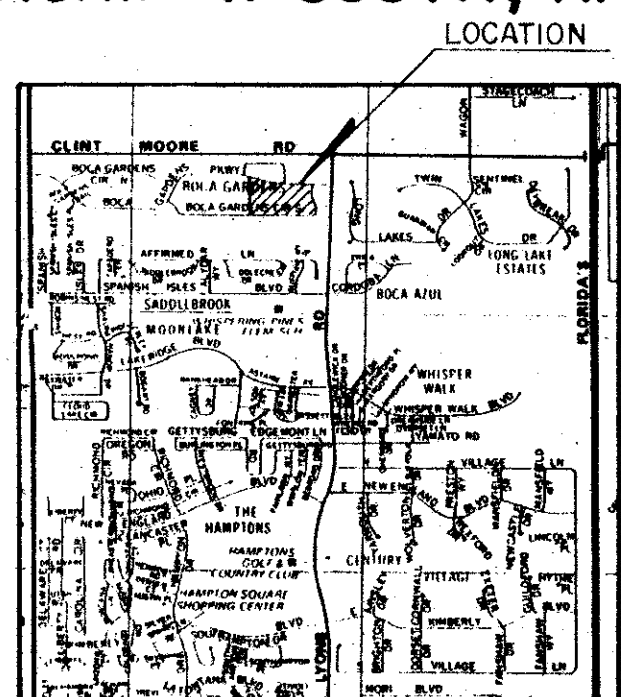
MY COMMISSION EXPIRES: *Alita Chyzewicz*  
 NOTARY PUBLIC

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SIMON P. GERUN AND THEODORE P. DZWILL, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASST. VICE PRESIDENT OF BOCA GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND 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 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 MAY, 1988.

MY COMMISSION EXPIRES: *Alita Chyzewicz*  
 NOTARY PUBLIC



**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 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 SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4273 AT PAGE 1175 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF MAY, 1988.

CARTERET SAVINGS BANK, F.A. A DELAWARE CORPORATION

BY: *Susan Johnson SWP*  
 SUSAN JOHNSON, SENIOR VICE PRESIDENT

ATTEST:  
 BY: *Arthur G. Martell*  
 ARTHUR G. MARTELL, VICE PRESIDENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SUSAN JOHNSON AND ARTHUR G. MARTELL, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND VICE PRESIDENT OF CARTERET SAVINGS BANK, F.A., AND THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF MAY, 1988.

MY COMMISSION EXPIRES: *Josephine G. Russo*  
 NOTARY PUBLIC

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEPHEN L. ROSS, C.L.S., PHOTOMANAGER UNIVERSAL LAND TITLE, INC. AND HE HEREBY CERTIFIES THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CARTERET BOCA GARDENS, INC., A FLORIDA CORPORATION AND BOCA GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT I FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

UNIVERSAL LAND TITLE, INC. LANDS TITLE INSURANCE CORPORATION

BY: *Steph L. Ross, C.L.S.*  
 STEPHEN L. ROSS, C.L.S., PHOTOMANAGER

DATE: May 10, 1988

**P.U.D. TABULAR DATA**

TOTAL AREA	15.3369 ACRES
TOTAL DWELLING UNITS	128 UNITS
DWELLING UNITS PER ACRE	8.34 D.U./AC.
UNIT TYPE	TOWNHOME

APPROVALS  
 BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF June, 1988.

ATTEST: JOHN B. DUNKLE, CLERK  
 BY: *Elizabeth Roberts*  
 DEPUTY CLERK  
 COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF June, 1988.  
 BY: *Herbert F. Kahler, P.E.*  
 COUNTY ENGINEER

SEAL: COUNTY ENGINEER

- NOTES:**
- NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
  - WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
  - NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS OCCUPIED BY WATER AND/OR SEWER.
  - LANDSCAPING OF UTILITY EASEMENTS EXCLUDING WATER AND SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL OTHER UTILITIES OCCUPYING SAME.
  - BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF BOCA GARDENS (A P.U.D.) BEING NORTH 89°59'56" WEST AND ALL OTHER BEARINGS SHOWN AND DESCRIBED HEREON ARE RELATIVE THERETO.
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3596
  - SETBACKS ARE TO MEET THE PALM BEACH COUNTY ZONING CODE.
  - L.A.E. = DENOTES LIMITED ACCESS EASEMENT
  - (O.A.) = DENOTES OVERALL DISTANCE
  - TIE LINES SHOWN TO BUILDINGS ARE AT 90° TO THE BUILDINGS UNLESS OTHERWISE NOTED.
  - (R) = DENOTES RADIAL LINE.
  - (NR) = DENOTES NON RADIAL LINE
  - U.E. = DENOTES UTILITY EASEMENT
  - D.E. = DENOTES DRAINAGE EASEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THIS IS TO 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 FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY 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.

MICHAEL F. SEXTON  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 3596

THIS INSTRUMENT WAS PREPARED BY MICHAEL I. KOLODZIEJCZYK IN THE OFFICES OF METRIC ENGINEERING, INC. 1800 FOREST HILL BLVD., SUITE A-9, WEST PALM BEACH, FLORIDA 33406.

**METRIC ENGINEERING, INC.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 MIAMI - FORT LAUDERDALE  
 WEST PALM BEACH - PANAMA CITY

BOCA GARDENS PLAT THREE SHEET 1 OF 3

REVISION #3  
 BOCA GARDENS PLAT THREE  
 FLOOD ZONE MAP  
 6/14/88

