

THIS INSTRUMENT WAS PREPARED BY:
CARNAHAN-PROCTOR AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 SURVEYORS ENGINEERS PLANNERS
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
 FEBRUARY 1993 870606R JSH

BOCA GREENS (WEST PHASE) P.U.D.

208-013

BOCA ISLES WEST PHASE 2A-2

A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST,
 PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 10:44 A.M.
 THIS 17 DAY OF JUNE
 A.D., 1993 AND DULY RECORDED
 IN PLAT BOOK 70 ON PAGES
 495 THROUGH 497
 DOROTHY H. WILKEN, CLERK
 BY: *[Signature]*

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT BOCA GREENS INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BOCA ISLES WEST PHASE 2A-2" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (N.W.) CORNER OF SAID SECTION 12; THENCE SOUTH 00°56'14" EAST, ALONG THE WESTERLY BOUNDARY OF SAID SECTION 12, A DISTANCE OF 2531.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°56'14" EAST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 679.02 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH THE RADIUS BEARS SOUTH 01°46'45" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2040.00 FEET AND A CENTRAL ANGLE OF 29°17'54", A DISTANCE OF 472.00 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 62°28'51" EAST, A DISTANCE OF 1049.69 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 960.00 FEET AND A CENTRAL ANGLE OF 32°59'43", A DISTANCE OF 552.84 FEET TO THE POINT OF COMPOUND CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 01°19'39", A DISTANCE OF 10.66 FEET (THE LAST FOUR (4) COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY OF "KIMBERLY BOULEVARD" AS DESCRIBED IN OFFICIAL RECORD BOOK 3159 AT PAGES 816 THROUGH 820 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH THE RADIUS BEARS NORTH 67°40'08" EAST; THENCE NORTH WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2440.00 FEET AND A CENTRAL ANGLE OF 18°32'28", A DISTANCE OF 789.59 FEET TO A POINT LYING ON A RADIAL LINE (THE LAST COURSE BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF CAIN BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6370 AT PAGES 1418 THROUGH 1434 OF SAID PUBLIC RECORDS); THENCE SOUTH 86°12'36" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 165.00 FEET; THENCE SOUTH 67°24'55" WEST, A DISTANCE OF 55.68 FEET; THENCE SOUTH 86°44'38" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 115.00 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2700.00 FEET AND A CENTRAL ANGLE OF 06°31'26", A DISTANCE OF 315.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 127°28'57", A DISTANCE OF 55.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 62°17'51" WEST, A DISTANCE OF 347.93 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 64°58'57", A DISTANCE OF 28.35 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°41'06" EAST, A DISTANCE OF 109.55 FEET; THENCE NORTH 87°18'54" WEST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 78°13'25" WEST, A DISTANCE OF 51.64 FEET; THENCE NORTH 87°18'54" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 37°56'44" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 13.39 FEET; TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 57°13'31", A DISTANCE OF 24.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2345.00 FEET AND A CENTRAL ANGLE OF 07°55'37", A DISTANCE OF 324.43 FEET TO A POINT LYING ON A RADIAL LINE; THENCE NORTH 11°21'11" EAST, ALONG SAID RADIAL LINE, A DISTANCE OF 178.22 FEET (THE LAST FIFTEEN (15) COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF "BOCA ISLES WEST PHASE 2A-1", AS RECORDED IN PLAT BOOK 70, PAGES 10 THROUGH 12 OF SAID PUBLIC RECORDS); THENCE NORTH 70°11'36" WEST, A DISTANCE OF 324.84 FEET TO A POINT LYING ON A CIRCULAR CURVE TO THE RIGHT AT WHICH THE RADIUS BEARS NORTH 35°29'52" WEST; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 124°33'38", A DISTANCE OF 365.23 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 20.781 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 PRIVATE STREET PURPOSES, INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE, 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.
- TRACT "B", THE LANDSCAPE BUFFER TRACT, IS HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING WITHIN SAID TRACT MUST BE IN CONFORMANCE WITH PALM BEACH COUNTY LANDSCAPE CODES (ORDINANCE 90-8) AND THE PLAT NOTES.
- TRACT "C", THE WATER MANAGEMENT TRACT, IS HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR STORM-WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- DRAINAGE EASEMENTS AND DRAINAGE/FLOWAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 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.
- THE LAKE MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY RESERVED FOR THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT 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.

09. TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

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 23rd DAY OF MARCH, A.D., 1993.

BOCA GREENS, INC.
 A FLORIDA CORPORATION
 BY: *[Signature]*
 STUART MILLER
 VICE PRESIDENT

WITNESS *[Signature]*
 (NAME) ANDY ZITMAN
 WITNESS *[Signature]*
 (NAME) RUBEN M. GELL

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
 COUNTY OF DADE
 BEFORE ME PERSONALLY APPEARED STUART MILLER, WHO IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOCA GREENS, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 23rd DAY OF MARCH, 1993.
 MY COMMISSION EXPIRES: NOV-16-1996

ANDY ZITMAN
 NOTARY PUBLIC-STATE OF FLORIDA
 COMMISSION NO. CC-235916

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF BROWARD) SS
 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; 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: May 17, 1993
 BY: *[Signature]*
 GERALD L. KNIGHT
 ATTORNEY AT LAW

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; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21-HH-6, FLORIDA ADMINISTRATIVE CODE, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

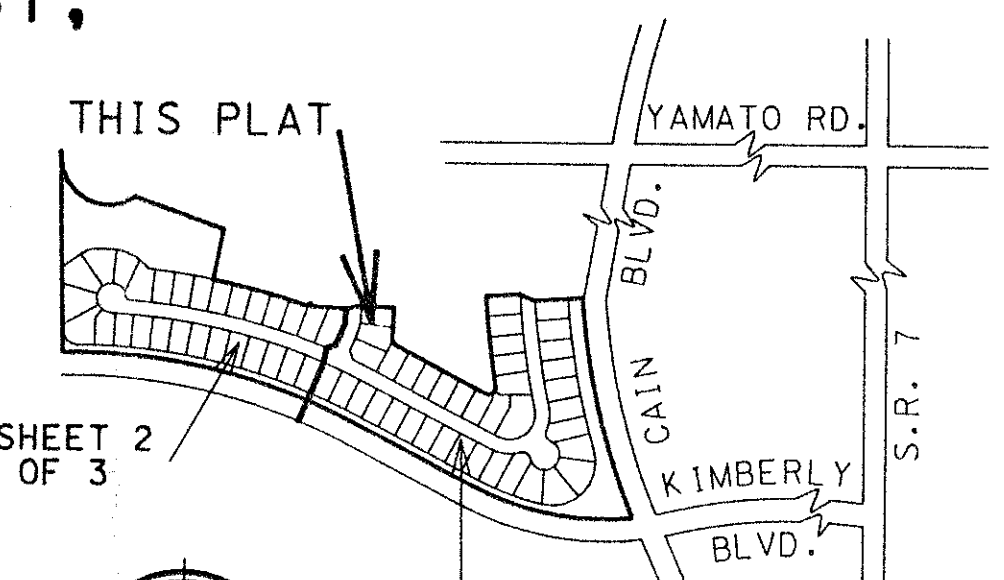
THIS 10th DAY OF MAY, 1993.
 LANDON M. CROSS
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 3348

APPROVALS - BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF June, 1993
 BY: *[Signature]*
 MARY MCCARTHY, CHAIR
 ATTEST: DOROTHY H. WILKEN, CLERK
 BY: *[Signature]*
 DEPUTY CLERK

P.U.D. STATISTICS

PETITION NO.	77-13
ACREAGE	20.781
UNITS	67
DENSITY	3.22 D.U./AC.
TYPE OF UNITS	SINGLE FAMILY



LOCATION MAP
 NOT TO SCALE

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF June, 1993
 BY: *[Signature]*
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 THE BOCA ISLES PROPERTY OWNERS 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 23rd DAY OF MARCH, 1993.

WITNESS *[Signature]*
 BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC.
 A FLORIDA CORPORATION NOT-FOR PROFIT
 WITNESS *[Signature]*
 BY: *[Signature]*
 TAMMY McDONALD, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF) SS
 BEFORE ME PERSONALLY APPEARED Tammy McDonald who is personally known to me and DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND 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 29th DAY OF March, 1993.
 MY COMMISSION EXPIRES:

[Signature]
 SANDI M. COOPER
 NOTARY PUBLIC - STATE OF FLORIDA
 COMMISSION NO.

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.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR ON UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER USE.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER, SHALL BE WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 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.
- CONSTRUCTION OR LANDSCAPING UPON LAKE MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH ALL REQUIREMENTS OF CURRENT SUBDIVISION, BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

HOMEOWNERS' ASSOCIATION NOTARY BOCA GREENS, INC. NOTARY SURVEYOR COUNTY ENGINEER COUNTY COMMISSION

BOCA ISLES WEST PHASE 2A-2 70/195

BOOK 70
 FLOOD ZONE B
 QUAD # 68
 ZIP CODE 33408 (34th)
 RID NAME BOCA GREENS (P.U.D.)
 12/17/91
 TAZ = 881