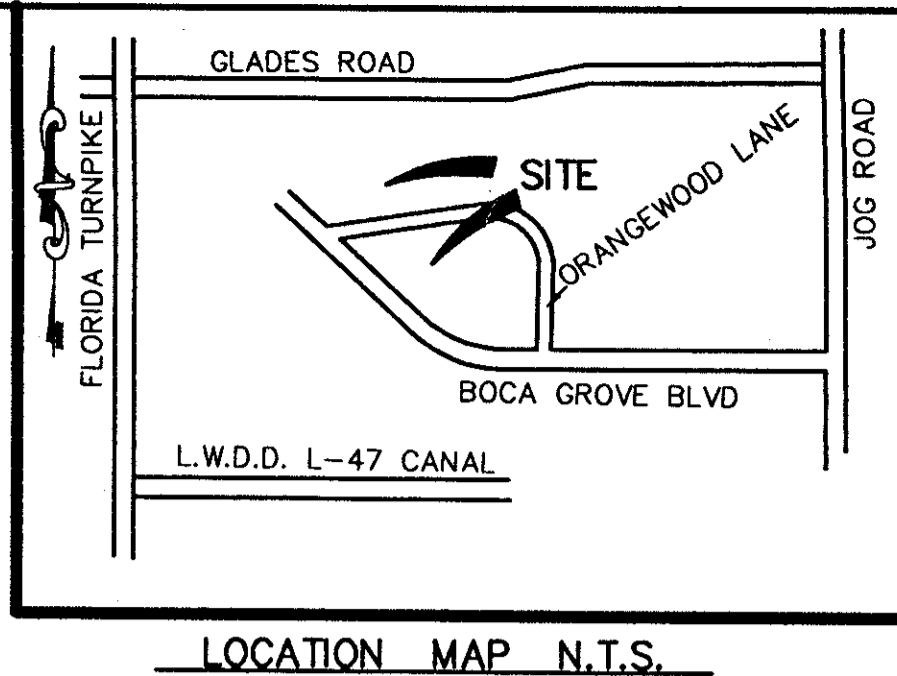


PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301 A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (407)392-1991
SEPTEMBER - 1996

GARDENS IN THE GROVE REPLAT

PART OF THE BOCA GROVE PLANTATION, P.U.D.
BEING A REPLAT OF A PORTION OF PARCEL "B", "GARDENS IN THE GROVE",
AS RECORDED IN PLAT BOOK 46, PAGES 62 THROUGH 63 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA



97-37544-
49
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:51 A.M.
THIS 21 DAY OF October
A.D. 1997 AND DULY RECORDED
IN PLAT BOOK 49 ON
PAGES 49 AND 50
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: Dawn A. Martin
DEPUTY CLERK

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS that HAR RIS CHATEAU, a Florida General Partnership, the Owner of the land shown hereon as GARDENS IN THE GROVE REPLAT, Part of Boca Grove Plantation, P.U.D., being a replat of a portion of PARCEL "B", "GARDENS IN THE GROVE", as recorded in Plat Book 46, Pages 62 AND 63 of the public records of Palm Beach County, Florida, lying in Section 21, Township 47 South, Range 42 East, Palm Beach County, being more particularly described as follows:

THOSE PORTIONS OF TRACT "B", "GARDENS IN THE GROVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 62 AND 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "B", THE FOLLOWING THREE (3) COURSES BEING ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "B"; THENCE NORTH 87° 30' 00" EAST FOR 447.44 FEET; THENCE NORTH 82° 30' 00" EAST FOR 184.39 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A 235.00 FOOT RADIUS CURVE LEADING TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19° 21' 11" FOR AN ARC OF 79.38 FEET; THENCE SOUTH 22° 08' 10" WEST FOR 330.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND WHOSE RADIUS BEARS SOUTH 16° 26' 07" WEST; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05° 26' 07" AND A RADIUS OF 285.00 FEET FOR AN ARC OF 27.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 79° 00' 00" WEST FOR 199.96 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A 170.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 43° 00' 00" FOR AN ARC OF 127.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58° 00' 00" WEST FOR 143.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS NORTH 59° 38' 14" EAST; THE FOLLOWING TWO (2) COURSES BEING ALONG THE WESTERLY BOUNDARY OF SAID TRACT "B"; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13° 29' 21" AND A RADIUS OF 700.00 FEET FOR AN ARC OF 164.80 FEET TO A POINT OF TANGENCY; THENCE NORTH 16° 52' 25" WEST FOR 176.94 FEET TO POINT OF BEGINNING NO. 1.

TOGETHER WITH

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "B", THE FOLLOWING THREE (3) COURSES BEING ALONG THE WESTERLY BOUNDARY OF SAID TRACT "B"; THENCE SOUTH 16° 52' 25" EAST FOR 176.94 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 700.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16° 45' 49" FOR AN ARC OF 204.81 FEET TO POINT OF BEGINNING NO. 2; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 36° 27' 43" AND A RADIUS OF 700.00 FEET FOR AN ARC OF 445.47 FEET; THENCE NORTH 19° 54' 03" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 19° 54' 03" EAST, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 50° 02' 48", AN ARC DISTANCE OF 34.94 FEET TO A POINT OF TANGENCY; THENCE NORTH 59° 51' 15" EAST, A DISTANCE OF 23.04 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 59° 09' 30", AN ARC DISTANCE OF 41.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 00° 41' 45" EAST, A DISTANCE OF 86.86 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 34.81 FEET, A CENTRAL ANGLE OF 64° 53' 15", AN ARC DISTANCE OF 39.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 65° 35' 00" EAST, A DISTANCE OF 32.60 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 66° 47' 40", AN ARC DISTANCE OF 17.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 88° 47' 20" EAST, A DISTANCE OF 84.18 FEET; THENCE NORTH 28° 27' 00" EAST, A DISTANCE OF 5.68 FEET; THENCE NORTH 58° 00' 00" WEST, A DISTANCE OF 17.46 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 57.00 FEET, A CENTRAL ANGLE OF 41° 45' 00", AN ARC DISTANCE OF 41.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 73° 45' 00" EAST, A DISTANCE OF 13.02 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 45° 59' 19" WEST, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 34° 59' 19", AN ARC DISTANCE OF 149.61 FEET TO A POINT OF TANGENCY AND POINT "A"; THENCE NORTH 79° 00' 00" WEST, A DISTANCE OF 199.96 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE 43° 00' 00", AN ARC DISTANCE OF 97.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58° 00' 00" WEST, A DISTANCE OF 143.73 FEET TO POINT OF BEGINNING NO. 2.

LESS THE FOLLOWING:

COMMENCING AT AFORESAID POINT "A"; THENCE SOUTH 36° 39' 36" WEST, A DISTANCE OF 120.37 FEET TO POINT OF BEGINNING NO. 3; THENCE SOUTH 58° 48' 20" EAST, A DISTANCE OF 77.41 FEET; THENCE SOUTH 31° 11' 40" WEST FOR 101.50 FEET; THENCE NORTH 58° 48' 20" WEST FOR 82.11 FEET; THENCE NORTH 31° 11' 40" EAST FOR 20.00 FEET; THENCE NORTH 58° 48' 20" WEST FOR 20.20 FEET; THENCE NORTH 31° 11' 40" EAST FOR 35.80 FEET; THENCE SOUTH 58° 48' 20" EAST FOR 24.90 FEET; THENCE NORTH 31° 11' 40" EAST FOR 45.70 FEET TO POINT OF BEGINNING NO. 3. SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 273,287 SQUARE FEET / 6.2738 ACRES, MORE OR LESS.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

DEDICATION AND RESERVATIONS CONTINUED:

- Residential Access Street:**
Tracts "R" and "R-1", as shown hereon, are hereby reserved for the Boca Grove Property Owners 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.
- Water Management Tract:**
Tracts "W" and "W-1", as shown hereon, are hereby reserved for the Boca Grove Property Owners Association, Inc., its successors and assigns, for stormwater management and drainage purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- Drainage and Lake Maintenance Easements:**
The drainage 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 Grove Property Owners Association, Inc., its successors and assigns, without recourse to Palm Beach County.
The lake maintenance easements, as shown hereon, are hereby reserved for the Boca Grove Property Owners Association, Inc., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract(s) for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, 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, lake maintenance, and lake maintenance access easements and private roads associated with said drainage system.
- Open Space/Landscape Buffer Tract:**
Tracts "L", "L-1", "L-2" and "L-3", as shown hereon, are hereby reserved for the Chateau Cove Homeowners Association, Inc., its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Tracts "L", "L-1", "L-2", and "L-3" will not be used for drainage retention purposes.
- Utility Easements:**
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.
- Limited Access Easements:**
The limited access 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 of access rights.
- Landscape Easements**
Landscape easements as shown hereon, are hereby reserved for the Chateau Cove Homeowners Association, Inc., its successors and assigns, for buffer purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. A maximum of five (5) foot encroachment by any easment may be permitted.

IN WITNESS WHEREOF, the PBC Holding, Inc., a Florida corporation, general partner of HAR RIS CHATEAU, a Florida General Partnership, has caused these presents to be by its President and its corporate seal to be affixed hereto by one with the authority of its Board of Directors this 21st day of March, 1997.

HAR RIS CHATEAU, A Florida General Partnership
By: PBC Holding, Inc., A Florida Corporation, as General Partner
By: Leonard Greenberg, President
WITNESSES: MARJORIE M. PETERMAN, SONDRA HANEY

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Leonard Greenberg, who is personally known to me as Leonard Greenberg, and who executed the foregoing instrument as President of PBC HOLDING, Inc., a Florida 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 21st day of March, 1997.

My commission expires: [Signature] Notary Public

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The Chateau Cove 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 22nd day of August, 1997.

WITNESSES: ALVIN KAPLAN, JOEL OSTROW
BY: Robert Mufson, President

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Robert Mufson, who is personally known to me or has produced identification, and who executed the foregoing instrument as President of the Chateau Cove Homeowners Association, 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 12th day of August, 1997.

My commission expires: ELAINE MACKACUNIE, Notary Public

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The Boca Grove 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 5th day of August, 1997.

WITNESSES: KATHA LIND, KEN GREEN
BY: Janet Sherr, President

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Janet Sherr, who is personally known to me or has produced identification, and who executed the foregoing instrument as President of the Boca Grove Property Owners Association, 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 5th day of August, 1997.

My commission expires: LAINE P. NOT, Notary Public

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

COUNTY ENGINEER:

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 20th day of October, 1997.
BY: Seay T. Webb, County Engineer

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 Records Book 9196, at Pages 31-53 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon. IN WITNESS WHEREOF, I have do hereunto set my hand and seal this 22nd day of May, 1997.

WITNESSES: NORMAN S. WEINSTEIN, SANDRA M. SQUILLACE
BY: MALKA SCHWARTZ

ACKNOWLEDGEMENT:

STATE OF NEW JERSEY)
COUNTY OF PALM BEACH)
BEFORE ME personally appeared NORMAN S. WEINSTEIN, who is personally known to me and has produced N.J. DRIVER'S LICENSE as identification, and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 2nd day of May, 1997.

My commission expires: SANDRA M. SQUILLACE, Notary Public

NOTARY PUBLIC OF N.J. COMM. EXP. JULY 3, 1999

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, Albert Proujansky, 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 HAR-RIS CHATEAU, a Florida General Partnership; that the current taxes have been paid, and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are no encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATED: 7/1/97
Albert Proujansky, Attorney at Law, Licensed in Florida

SURVEYOR'S CERTIFICATE:

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; 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) 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 the ordinances of Palm Beach County, Florida.

Date: 8-12-97
David P. Lindley, P.L.S., Reg. Land Surveyor #5005, State of Florida

SUBDIVISION * GARDENS IN THE GROVE
BOOK 81 PAGE 49
FLOOD ZONE B
QUAD # 17
ZONING RS-15
15 80-2N
TWP NAME
TOWNSHIP

OWNER	OWNER NOTARY	MORTGAGEE NOTARY	COUNTY ENGINEER	CHATEAU COVE HOA	CHATEAU COVE HOA NOTARY	BOCA GROVE POA	BOCA GROVE POA NOTARY	SURVEYOR

0209-010

PET. 80-214

8/1/97