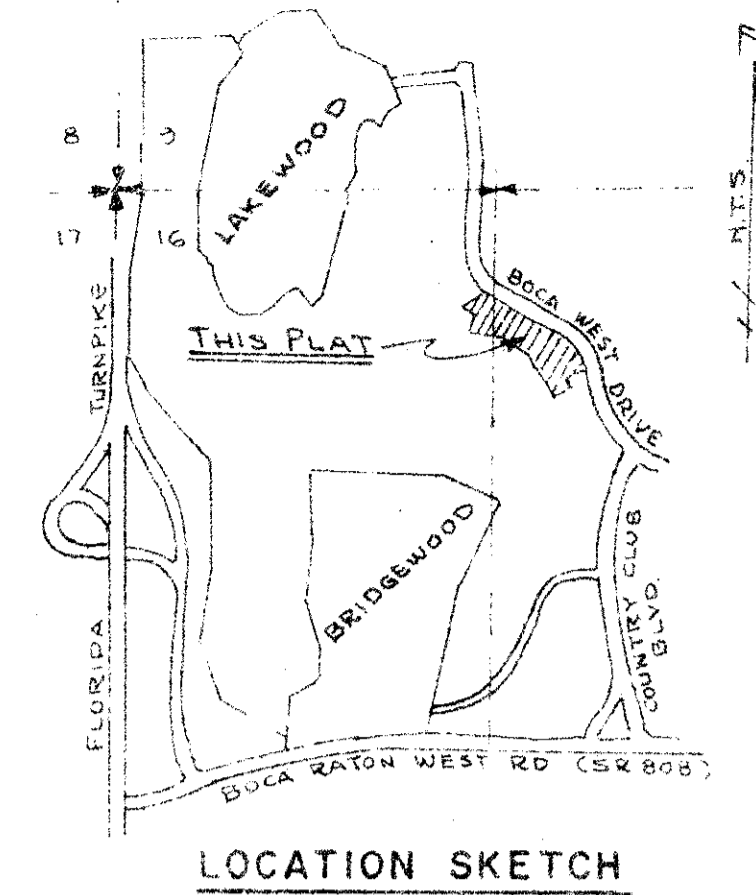


# THE HAMMOCKS OF BOCA WEST - P.U.D.

IN PART OF SECTION 16, TWP. 47 S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA  
IN 2 SHEETS SHEET NO. 1

GEE & JENSON  
ENGINEERS-ARCHITECTS-PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
JUNE 1976



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 10/21/76,  
this 5 day of Sept., 1976,  
and duly recorded in Plat Book No. 52,  
on page 44 and 45.  
JOHN B. DUNKLE, Clerk Circuit Court  
By *[Signature]*, D.C.

## DESCRIPTION

A Parcel of land lying and being in part of Section 16, Township 47 South, Range 42 East, Palm Beach County, Florida, and more particularly described as follows, to wit:

Commencing at the Northeast Corner of the Northwest Quarter of said Section 16; thence S. 89° 46' 43" W. along the North Line of said Section 16; a distance of 160.48 feet to the West Right of Way Line of Boca West Drive as shown on Sheet No 4 of LAKEWOOD OF BOCA WEST as recorded in Plat Book 30, Pages 199 through 203, inclusive, Public Records of Palm Beach County, Florida; thence S. 04° 44' 21" W. along said West Right of Way Line of Boca West Drive, a distance of 311.25 feet to the beginning of a curve concave to the northeast having a radius of 477.78 feet and a central angle of 56° 14' 26"; thence southerly and southeasterly along the arc of said curve and said Westerly Right of Way Line, a distance of 468.98 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue on the southeasterly extension of the same curve, through an angle of 15° 07' 19", a distance of 126.10 feet; thence S. 66° 37' 24" E. along the tangent to said curve, a distance of 513.16 feet to the beginning of a curve concave to the southwest having a radius of 343.57 feet and a central angle of 40° 37' 31"; thence southeasterly along the arc of said curve, a distance of 243.61 feet; thence leaving said Westerly Right of Way Line of Boca West Drive, S. 68° 44' 51" W. making an angle with the tangent to the last described curve, measured from northwest to southwest, of 85° 15' 16", a distance of 194.82 feet; thence S. 21° 15' 09" E., a distance of 120.00 feet; thence S. 68° 44' 51" W., a distance of 150.00 feet; thence N. 40° 02' 40" W., a distance of 360.94 feet; thence N. 61° 42' 56" W., a distance of 238.47 feet; thence N. 81° 57' 55" W., a distance of 170.00 feet; thence N. 08° 02' 05" E., a distance of 70.00 feet; thence N. 14° 19' 25" W., a distance of 120.00 feet; thence N. 65° 36' 10" E., a distance of 172.35 feet to a point on said Westerly Right of Way Line of Boca West Drive and the POINT OF BEGINNING

Total Area = 5.666 Acres  
Units = 48  
Density = 8.47 Units/Acre  
Open Space = 0

## NOTES

- All bearings shown hereon are relative to an assumed meridian used throughout Boca West.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- There shall be no buildings or other structures placed on Utility Easements.
- There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.
- Where Utility Easements and Drainage Easements cross Drainage Easements shall take precedent.
- denotes Permanent Reference Monument

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
I, H. WILLIAM WALKER, JR., DO HEREBY CERTIFY, that I am an Attorney at Law and a member of the Florida Bar, licensed and practicing in Florida, and that, in my opinion (1) apparent record title to the lands described and shown hereon is vested in ARVIDA CORPORATION, a Delaware Corporation, and (2) all taxes assessed and levied upon said land prior to 1976 have been paid, and (3) said lands are not encumbered by the lien of any mortgage

*[Signature]*  
H. William Walker, Jr. - Dated August 11, 1976

## APPROVAL

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this \_\_\_\_\_ day of \_\_\_\_\_, 1976.

By: *[Signature]*  
W.H. Medlen, Chairman

COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County Laws and Ordinances.

By: *[Signature]*  
H.F. Kahlert, County Engineer

ATTEST: JOHN B. DUNKLE, Clerk  
BOARD OF COUNTY COMMISSIONERS

By: *[Signature]*  
Deputy Clerk

## NOTE

No area shown hereon or on the Master Plan of BOCA RATON WEST or otherwise designated in any document or instrument on file in the Planning, Building and Zoning Department of Palm Beach County as "Open Space", including, without limitation, golf courses, lakes, roads and streets, is dedicated to the use of the public, and Arvida Corporation hereby reserves to itself, its successors and assigns, the right and obligation, to convey or dedicate to existing or future maintenance or homeowners associations, relating to all of Boca West or to a particular area thereof, legally constituted in accordance with Planned Unit Development Addition to the Palm Beach County Zoning Resolution, for the uses and purposes set forth in Maintenance Covenants for BOCA WEST recorded in Official Record Book 2057, Page 112, Palm Beach County Public Records, as they may, from time to time, be amended; which Maintenance Covenants are incorporated in and made a part hereof by reference. Those areas shown hereon, if any, and on the Master Plan of BOCA RATON WEST or otherwise designated in any document or instrument on file in the Palm Beach County Planning, Building and Zoning Department as "Open Space", not hereby dedicated to the use of the public or to be conveyed to existing or future maintenance or homeowners associations of, or otherwise dedicated to the use of homeowners in, BOCA WEST, including, without limitation, the golf courses and facilities related thereto, shall be and perpetually remain, "OPEN SPACE" within the meaning of P.U.D. Addition to the Palm Beach County Zoning Ordinance, and shall not be improved or used in any manner not permitted thereby. Arvida Corporation reserves to itself, its successors and assigns, the right to subdivide, hold, develop, encumber, and dispose of, all or any portions of this plat.

## DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, owner of the land shown hereon, being part of the land shown and described on the Master Plan of "BOCA RATON WEST", a Planned Unit Development on file in the Planning, Building and Zoning Department of Palm Beach County has caused the land shown hereon to be surveyed, subdivided and platted as THE HAMMOCKS OF BOCA WEST. Easements for the construction and maintenance of water, sewerage, electrical, telephone, telecommunication, gas and other public utility services, if any, under the surface of the areas reserved hereon for such utility services, are hereby granted to the respective holders, their successors, and assigns, of the several rights, privileges and / or franchises for construction and maintenance of the same.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice President and attested by its Assistant Secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 5<sup>th</sup> day of August, 1976.

ARVIDA CORPORATION  
Attest: *[Signature]* Assistant Secretary  
*[Signature]* Vice President

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

BEFORE ME personally appeared NORMAN A. CORTESE and JOAN C. STYERS, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of the above named ARVIDA CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as Vice President and Assistant Secretary, respectively, 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 5<sup>th</sup> day of August, A.D. 1976.

*[Signature]*  
Notary Public

**HAMMOCKS OF BOCA WEST P.U.D.**

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
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 Permanent Reference Monuments have been placed as required by law and that the survey data complies with all requirements of Chapter 17, Florida Statutes, as amended, and Ordinance No. \_\_\_\_\_ of Palm Beach County, Florida.

*[Signature]*  
William G. Wallace, Jr.  
Professional Land Surveyor  
Florida Registration No. 218

THIS INSTRUMENT WAS PREPARED BY:  
WILLIAM G. WALLACE, JR.  
2019 Okeechobee Boulevard  
West Palm Beach, Florida

0214-323

16/47/42  
39/45

8-16-76