

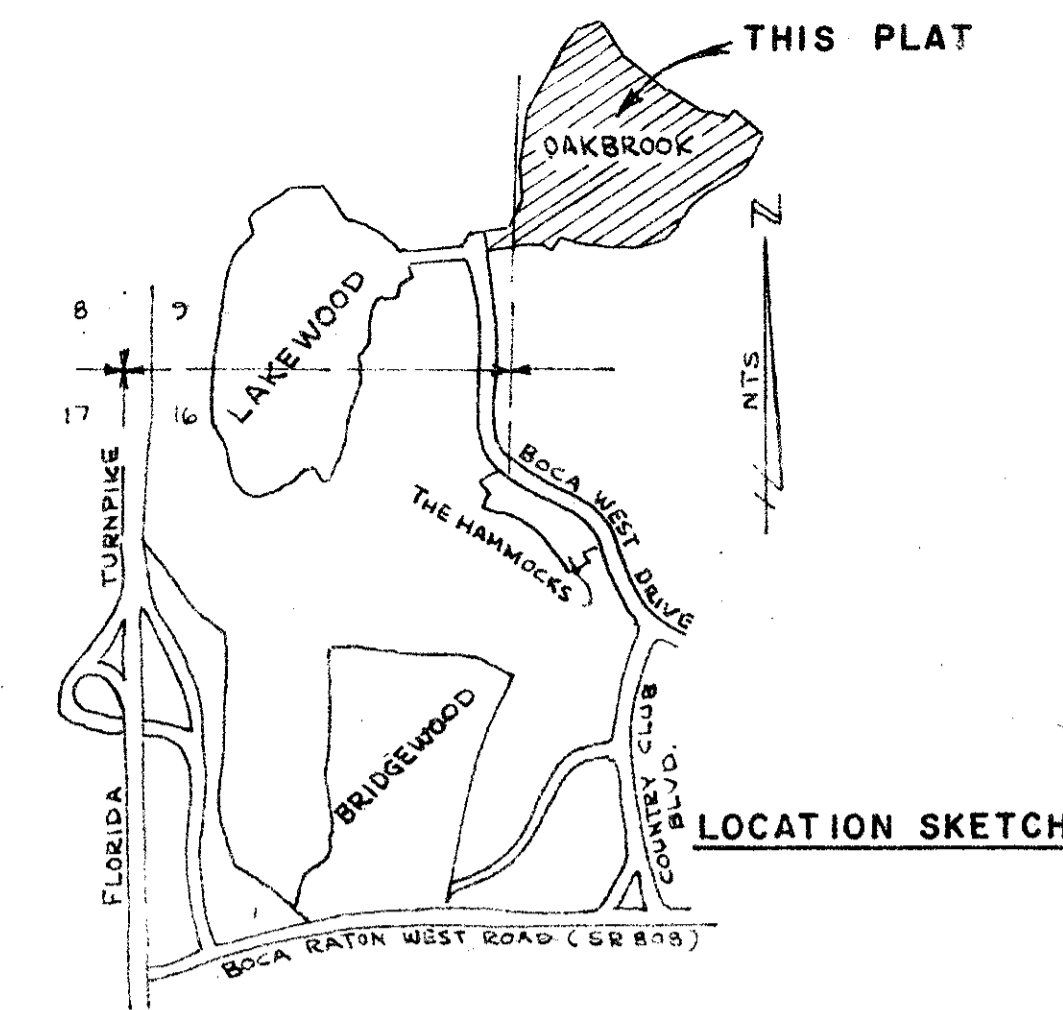
OAKBROOK OF BOCA WEST - P.U.D.

IN PART OF SECTION 9, 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
AUGUST 1976



92

STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record at 3:55 P.M.
this 16 day of Dec, 1976,
and duly recorded in Plat Book No. 32
on page 92 and 93

JOHN B. DUNKLE, Clerk Circuit Court
By [Signature], D.C.

DESCRIPTION

A Parcel of land lying and being in part of Section 9, Township 47 South, Range 42 East, Palm Beach County, Florida, and more particularly described as follows, to wit:

Commencing at the Southeast Corner of the Southwest Quarter of said Section 9 as shown on Sheet No. 4 of LAKEWOOD OF BOCA WEST recorded in Plat Book 30, Pages 199 to 203, inclusive, Public Records of Palm Beach County, Florida; thence S.89°46'43"W. along the South Line of Section 9, a distance of 40.02 feet to the Easterly Right of Way Line of Boca West Drive; thence along said Easterly Right of Way Line by the following courses: N.04°44'21"E., a distance of 196.65 feet to the beginning of a curve concave to the west having a radius of 1246.33 feet and a central angle of 14°24'45"; thence northerly along the arc of said curve, a distance of 313.51 feet; thence N.09°40'24"W. along the tangent to said curve, a distance of 291.35 feet to the POINT OF BEGINNING of the following described Plat; thence continue N.09°40'24"W., a distance of 130.00 feet to a Permanent Reference Monument marking the northeast corner of said LAKEWOOD OF BOCA WEST; thence N.80°19'36"E., a distance of 180.00 feet; thence N.21°26'00"E., a distance of 164.71 feet; thence N.01°54'06"W., a distance of 196.05 feet; thence N.08°56'01"E., a distance of 377.83 feet; thence N.28°55'50"E., a distance of 504.90 feet; thence N.37°54'57"E., a distance of 107.94 feet; thence N.69°19'45"E., a distance of 131.32 feet; thence S.35°39'31"E., a distance of 333.09 feet; thence S.51°00'00"E., a distance of 342.70 feet; thence S.59°31'17"E., a distance of 272.99 feet; thence S.78°26'37"E., a distance of 186.28 feet; thence N.42°55'13"E. along a line radial to a curve to be described, a distance of 18.33 feet to a point on a curve concave to the northeast having a radius of 519.40 feet and a central angle of 08°05'03"; thence southeasterly along the arc of said curve, a distance of 214.38 feet; thence S.34°50'10"W. along a line radial to the last described curve, a distance of 190.39 feet to the beginning of a curve concave to the northwest having a radius of 330.79 feet and a central angle of 33°38'26"; thence southwesterly along the arc of said curve, a distance of 194.22 feet; thence S.68°28'36"W. along the tangent to said curve, a distance of 174.50 feet to the beginning of a curve concave to the southeast having a radius of 214.71 feet and a central angle of 38°30'36"; thence southwesterly along the arc of said curve, a distance of 144.31 feet; thence S.29°58'00"W. along the tangent to said curve, a distance of 106.00 feet to the beginning of a curve concave to the northwest having a radius of 141.44 feet and a central angle of 55°52'20"; thence southwesterly along the arc of said curve, a distance of 137.92 feet; thence S.85°50'20"W. along the tangent to said curve, a distance of 70.60 feet to the beginning of a curve concave to the southeast having a radius of 437.72 feet and a central angle of 19°26'44"; thence westerly and southwesterly along the arc of said curve, a distance of 148.56 feet; thence S.66°23'36"W. along the tangent to said curve, a distance of 164.50 feet to the beginning of a curve concave to the north having a radius of 142.23 feet and a central angle of 55°36'24"; thence southwesterly, westerly and northwesterly along the arc of said curve, a distance of 138.04 feet; thence N.58°00'00"W. along the tangent to said curve, a distance of 85.00 feet to the beginning of a curve concave to the southwest having a radius of 644.31 feet and a central angle of 10°02'29"; thence northwesterly along the arc of said curve, a distance of 112.92 feet; thence S.21°37'31"W. along a line radial to the last and next described curves, a distance of 95.00 feet to a point on a curve concave to the south having a radius of 549.31 feet and a central angle of 31°57'55"; thence northwesterly, westerly and southwesterly along the arc of said curve, a distance of 303.27 feet; thence S.80°19'36"W. along the tangent to said curve, a distance of 55.00 feet; thence S.35°19'36"W., a distance of 14.14 feet to the East Line of said Boca West Drive and the POINT OF BEGINNING.

Containing 31.683 Acres, more or less.

46 S.F.D. Lots
31.683 Acres, more or less
1.45 Units / Acre

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 22nd day of October, A.D. 1976.

[Signature]
Notary Public

My Commission expires: October 31, 1977

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
- denotes Permanent Control Point.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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.
Date: November 17, 1976

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 14th day of December, 1976.

[Signature]
W.H. Medlen, Chairman

COUNTY ENGINEER

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

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

Deputy Clerk

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, owner of the land shown hereon, being in Section 9, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as OAKBROOK OF BOCA WEST - P.U.D., 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, being more particularly described to the left under description, have caused the land shown hereon to be surveyed, subdivided and platted as shown hereon and hereby dedicate as follows: Easements for the construction and maintenance of water, sewage, electrical, drainage, telephone, telecommunication, gas and other public utility services, if any, under the surface of the areas reserved herein 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. All streets shown hereon are for private road purposes, utilities and drainage. Parcels A through D, inclusive, and streets shown hereon are for the uses and purposes set forth in the 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 part hereto by reference.

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 23rd day of October, 1976.

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

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, the areas shown as Parcel A, B, C and D, 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 part hereto 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.

SURVEYOR'S CERTIFICATION

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 Permanent Reference Monuments have been placed as required by law and furthermore, that Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvement and that the survey data complies with all requirements of Chapter 177 Florida Statutes, as Amended, and Ordinance 73-4 of Palm Beach County, Florida.

[Signature]
William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2283

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

OAKBROOK OF BOCA WEST - P.U.D.

0214-324
9/4/76
1/42

