

CEDARWOOD 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

DESCRIPTION

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

Commencing at the Northeast Corner of the Southeast Quarter (SE 1/4) of said Section 16; thence S.00°47'38"E. along the East line of Section 16, a distance of 922.88 feet to the POINT OF BEGINNING; thence continue S.00°47'38"E., a distance of 192.00 feet; thence S.44°40'17"W., a distance of 98.00 feet to a point on a curve whose tangent at this point bears S.00°47'38"E., thence northerly and northwesterly along the arc of a curve concave to the southwest having a radius of 40.50 feet and a central angle of 52°33'45", a distance of 37.15 feet; thence N.53°21'23"W. along the tangent to said curve, a distance of 28.68 feet to the beginning of a curve concave to the southwest having a radius of 189.73 feet and a central angle of 23°48'37"; thence northwesterly along the arc of said curve, a distance of 78.84 feet; thence N.77°10'00"W. along the tangent to said curve, a distance of 205.64 feet to the beginning of a curve concave to the southwest having a radius of 462.71 feet and a central angle of 04°57'00"; thence northwesterly along the arc of said curve, a distance of 39.98 feet; thence N.82°07'00"W. along the tangent said curve, a distance of 96.24 feet to the beginning of a curve concave to the south having a radius of 64.14 feet and a central angle of 26°19'28"; thence northwesterly, westerly and southwesterly along the arc of said curve, a distance of 29.47 feet; thence S.71°33'32"W. along the tangent to said curve, a distance of 11.10 feet to the beginning of a curve concave to the northwest having a radius of 72.18 feet and a central angle of 23°28'45"; thence southwesterly and westerly along the arc of said curve, a distance of 29.58 feet; thence N.84°57'43"W. along the tangent to said curve, a distance of 9.14 feet to the beginning of a curve concave to the south having a radius of 79.90 feet and a central angle of 14°16'05"; thence westerly along the arc of said curve, a distance of 19.90 feet; thence S.80°46'12"W. along the tangent to said curve, a distance of 51.00 feet to the beginning of a curve concave to the north having a radius of 108.82 feet and a central angle of 20°49'41"; thence westerly along the arc of said curve, a distance of 39.56 feet; thence N.78°24'07"W. along the tangent to said curve, a distance of 39.57 feet to the beginning of a curve concave to the south having a radius of 90.99 feet and a central angle of 18°43'23"; thence westerly along the arc of said curve, a distance of 29.73 feet; thence S.82°52'30"W. along the tangent to said curve, a distance of 29.50 feet to the beginning of a curve concave to the northeast having a radius of 34.78 feet and a central angle of 59°47'58"; thence westerly and northwesterly along the arc of said curve, a distance of 36.30 feet; thence N.37°19'32"W. along the tangent to said curve, a distance of 65.60 feet to the beginning of a curve concave to the southwest having a radius of 169.56 feet and a central angle of 10°06'40"; thence northwesterly along the arc of said curve, a distance of 29.92 feet; thence N.47°26'12"W. along the tangent to said curve, a distance of 41.53 feet to the beginning of a curve concave to the southwest having a radius of 171.31 feet and a central angle of 06°40'53"; thence northwesterly along the arc of said curve, a distance of 19.98 feet; thence N.54°07'05"W. along the tangent to said curve, a distance of 28.00 feet to the beginning of a curve concave to the southwest having a radius of 149.93 feet and a central angle of 15°11'47"; thence northwesterly along the arc of said curve, a distance of 39.76 feet; thence N.69°18'52"W. along the tangent to said curve, a distance of 69.76 feet to the beginning of a curve concave to the southwest having a radius of 235.34 feet and a central angle of 07°17'38"; thence northwesterly along the arc of said curve, a distance of 29.96 feet; thence N.76°36'30"W. along the tangent to said curve, a distance of 34.76 feet to the beginning of a curve concave to the northeast having a radius of 62.54 feet and a central angle of 26°58'22"; thence northwesterly along the arc of said curve, a distance of 29.44 feet; thence N.49°38'08"W. along the tangent to said curve, a distance of 38.75 feet to the beginning of a curve concave to the southwest having a radius of 177.21 feet and a central angle of 16°03'37"; thence northwesterly along the arc of said curve, a distance of 49.67 feet; thence N.65°41'45"W. along the tangent to said curve, a distance of 33.03 feet to the beginning of a curve concave to the northeast having a radius of 42.56 feet and a central angle of 26°26'40"; thence northwesterly along the arc of said curve, a distance of 19.64 feet; thence N.39°15'05"W. along the tangent to said curve, a distance of 55.89 feet to the beginning of a curve concave to the northeast having a radius of 96.10 feet and a central angle of 45°11'55"; thence northwesterly and northerly along the arc of said curve, a distance of 75.81 feet; thence N.05°56'50"E. along the tangent to said curve, a distance of 26.52 feet to the beginning of a curve concave to the west having a radius of 182.21 feet and a central angle of 18°41'57"; thence northerly along the arc of said curve, a distance of 59.47 feet; thence N.12°45'07"W. along the tangent to said curve, a distance of 39.10 feet; thence N.27°17'33"E., a distance of 195.74 feet to a point on a curve concave to the southwest having a radius of 90.44 feet and a central angle of 36°46'52", and whose tangent at this point bears S.00°02'38"E.; thence northerly and northwesterly along the arc of said curve, a distance of 58.06 feet; thence N.36°49'30"W. along the tangent to said curve, a distance of 99.69 feet to the beginning of a curve concave to the southwest having a radius of 249.00 feet and a central angle of 56°31'39"; thence northwesterly and westerly along the arc of said curve, a distance of 245.66 feet; thence S.86°38'51"W. along the tangent to said curve,

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

DESCRIPTION CONTINUED

a distance of 151.86 feet; thence S.41°38'51"W., a distance of 35.36 feet to a point on the Easterly Right of Way Line of Country Club Boulevard, said point being 55.00 feet southerly of the easterly extension of the center line of Parcel "F" as shown on Sheet No. 2 of BOCA WEST COUNTRY CLUB ENTRANCE SECTION PLAT NO. 1 as recorded in Plat Book 29, Pages 208 and 209, Public Records of Palm Beach County, Florida; thence N.03°21'09"W. along said Easterly Right of Way Line, a distance of 110.00 feet to the Southwest Corner of BOCA WEST CONVENIENCE CENTER as recorded in Plat Book 31, Page 180 of said Public Records; thence S.48°21'09"E. along the South line of said BOCA WEST CONVENIENCE CENTER, a distance of 35.36 feet; thence N.86°38'51"E. along said South line, a being parallel with and 60 feet northerly of, a previously described course, a distance of 151.86 feet to the beginning of a curve concave to the southwest having a radius of 309.00 feet and a central angle of 56°31'39"; thence easterly and southeasterly along the arc of said curve, a distance of 304.86 feet; thence S.36°49'30"E. along the tangent to said curve, a distance of 61.52 feet to the beginning of a curve concave to the southwest having a radius of 176.87 feet and a central angle of 19°38'58"; thence southeasterly along the arc of said curve, a distance of 60.66 feet; thence N.27°17'33"E. along a line making an angle with the tangent to the last described curve, measured from northwest to northeast, of 44°28'05", a distance of 17.00 feet; thence S.28°54'24"E., a distance of 372.78 feet; thence S.54°30'01"E., a distance of 175.65 feet; thence S.69°31'18"E., a distance of 603.11 feet; thence S.85°30'27"E., a distance of 309.61 feet to the East line of said Section 16 and the POINT OF BEGINNING.

SUBJECT to existing Rights of Way, Easements, Restrictions, and Reservations of record.

35 S.F.D. Lots
9.243 Acres, more or less
3.787 Units/Acre

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.

H. William Walker, Jr.
H. WILLIAM WALKER, JR.
Date: November 10, 1976

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

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

W. H. Medlen
W. H. Medlen - Chairman

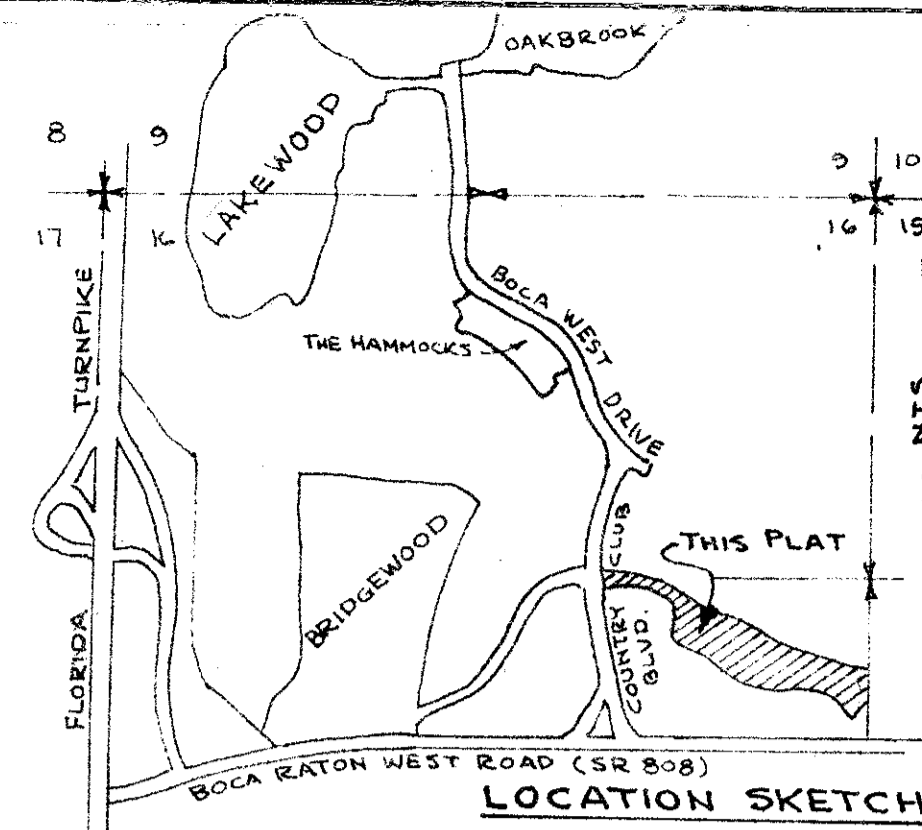
COUNTY ENGINEER

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

M. F. Kahlert
M. F. Kahlert - County Engineer

JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS

M. J. Jennings
Deputy Clerk



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 in Section 16, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as CEDARWOOD 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. The Cedarwood Circle shown hereon is for private road purposes, utilities and drainage. Parcels A, B and C and the Circle 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 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 hereon by and with the authority of its Board of Directors, this 22nd day of October, 1976

ARVIDA CORPORATION

Attest: Joan C. Stagers, Assistant Secretary; Norman A. Cortese, 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 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, 1976.

Grace M. Wallace
Notary Public

My Commission expires: October 31, 1977

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 furthermore, that Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements 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.

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

This instrument was prepared by:
WILLIAM G. WALLACE, JR.
2019 Okeechobee Boulevard
West Palm Beach, Florida

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.

Easements are for Public Utilities, unless otherwise noted.

o denotes Permanent Control Point

● denotes Permanent Reference Monument

Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent.

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 Zoning Resolution, the areas shown hereon as Parcels A, B and C, 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, 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.

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STATE OF FLORIDA
COUNTY OF PALM BEACH SS
This Plat was filed for record at 4:38 PM
this 16 day of Dec, 1976,
and duly recorded in Plat Book No. 32
on page 94 and 95

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

