

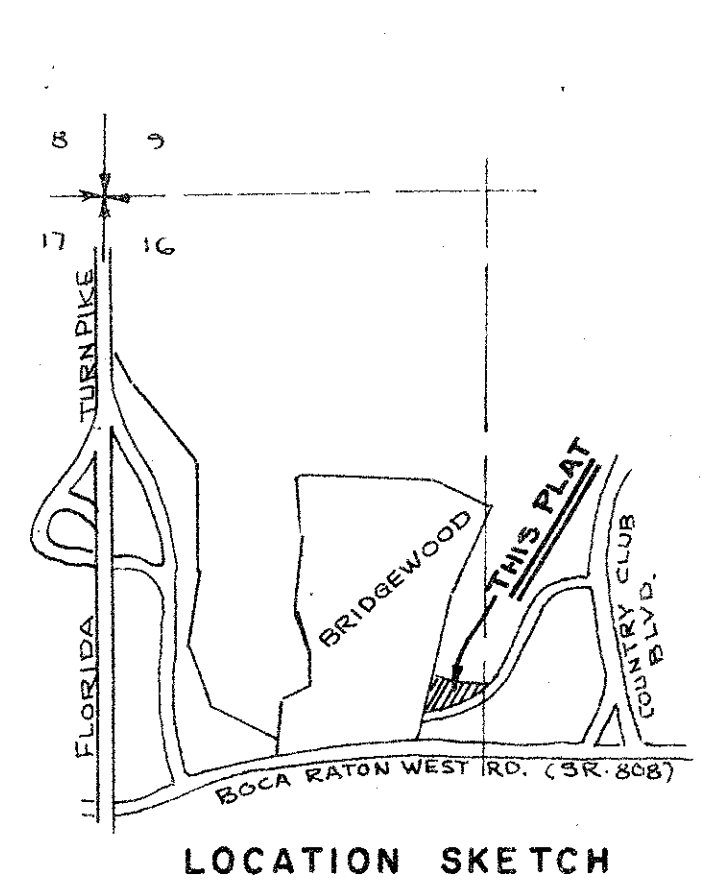
BOCA WEST - HAMLET "X"

P.U.D.

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

PALM BEACH COUNTY, FLORIDA

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
OCTOBER 1977



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STATE OF FLORIDA
COUNTY OF PALM BEACH ss
This Plat was filed for record at 10:37 AM
this 21st day of December, 1977,
and duly recorded in Plat Book No. 33
on page 186

JOHN B. DUNKLE, Clerk Circuit Court
By: Style Shumoff, D.C.

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 Records, as they may, from time to time, be amended; which Maintenance Covenants are incorporated in and made a 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 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.

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:

Beginning at the southerly point of Parcel "F", BOCA WEST- REPLAT OF HAMLET "S", PLAT NO. 1 as recorded in Plat Book 29, Pages 243, 244 and 245, Public Records of Palm Beach County, Florida; thence N.11° 04' 31" E. along the East Boundary of Parcel "F" and said Plat, a distance of 189.25 feet; thence S.68° 13' 46" E., a distance of 205.08 feet; thence S.78° 13' 07" E., a distance of 184.23 feet to a point on the arc of a curve concave to the northwest having a radius of 185 feet and a central angle of 06° 35' 01" and whose tangent at this point bears N.47° 55' 48" E.; thence southerly and southwesterly along the arc of said curve, being the Northerly Boundary of Parcel "F", BOCA WEST COUNTRY CLUB ENTRANCE SECTION PLAT No. 1 as recorded in Plat Book 29, Pages 208 and 209 of said Public Records, a distance of 21.26 feet to a point of compound curvature; thence southwesterly and westerly along the arc of said curve having a radius of 416.96 feet and a central angle of 40° 29' 11", a distance of 294.63 feet; thence N.85° 00' 00" W. along the tangent to said curve, a distance of 114.04 feet to the East Boundary of said BOCA WEST-REPLAT OF HAMLET "S"; thence N.11° 04' 31" E. along said East Boundary, a distance of 7.32 feet to the POINT OF BEGINNING.

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 1977 have been paid, and (3) said lands are not encumbered by the lien of any mortgage.

H. William Walker, Jr.
H. William Walker, Jr. Dated 10-19-77

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 BOCA WEST-HAMLET "X". Easements for the construction and maintenance of water, sewage, electrical, 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.

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 2nd day of November, 1977.

ARVIDA CORPORATION, a Delaware Corporation

Attest: Joan C. Styers Assistant Secretary By: Norman A. Cortese Vice President

SURVEYOR'S CERTIFICATION

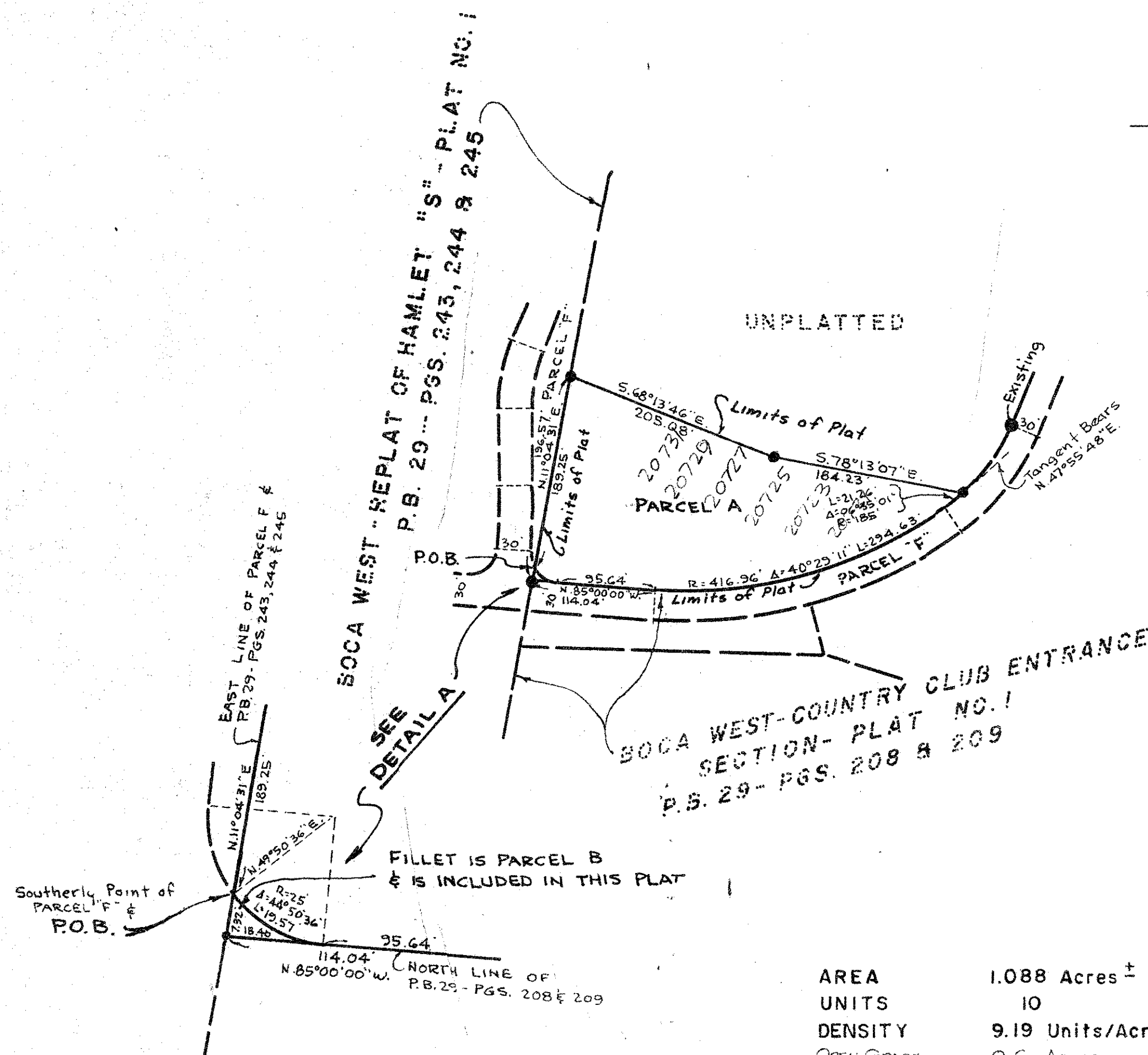
STATE OF FLORIDA
COUNTY OF PALM BEACH ss

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 177, Part 1, Florida Statutes, as Amended, and Ordinance 73-4 of Palm Beach County, Florida.

William G. Wallace, Jr.
William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 6696
Date: 1-8-77

0214-322

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AREA	1.088 Acres ±
UNITS	10
DENSITY	9.19 Units/Acre
OPEN SPACE	0.6 Acres

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.

● denotes Permanent Reference Monument.

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 20th day of December, 1977.

By: Lake Lytal
Lake Lytal, Chairman

ATTEST:

JOHN B. DUNKLE, Clerk

By: Marianne Blenning
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 20th day of December, 1977.

By: H.F. Kohler
County Engineer

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 2nd day of November, 1977.

Grace M. Wells
Notary Public

My Commission expires: October 31, 1981

BOCA WEST - HAMLET "X"

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