

BOCA WEST DRIVE - P.U.D.

IN PART OF SECTIONS 9, 10, 15 & 16, TWP. 47S., RGE. 42E.

DESCRIPTION

A parcel of land lying in Sections 9, 10, 15 and 16, Township 47 South, Range 42 East, Palm Beach County, Florida, and more particularly described as follows:

Commencing at the intersection of the center line of Country Club Boulevard with the Northerly limits 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 S.56°59'30"E. along said Northerly limits, a distance of 58.43 feet; thence N.33°00'30"E. along a line radial to a curve to be described, a distance of 50 feet to a point on a curve concave to the Northeast having a radius of 763.94 feet and a central angle of 04°29'23"; thence southeasterly along the arc of said curve, a distance of 59.86 feet to the POINT OF BEGINNING of the hereinafter described center line of a 120 foot Road Right of Way; thence continue southeasterly, easterly and northeasterly along the extension of the same curve, through an angle of 68°41'54", a distance of 915.97 feet; thence N.49°49'13"E. along the tangent to said curve, a distance of 580 feet to a point, said point to be hereinafter referred to as Point "C", thence continue N.49°49'13"E., a distance of 201.46 feet to the East line of said Section 16, said point being S.00°47'38"E., a distance of 1322.07 feet from the Northeast corner of Section 16; thence continue N.49°49'13"E., a distance of 388.72 feet to the beginning of a curve concave to the northwest having a radius of 644.38 feet and a central angle of 34°29'10"; thence northwesterly along the arc of said curve, a distance of 387.85 feet; thence N.15°20'03"E. along the tangent to said curve, a distance of 338.64 feet to the beginning of a curve concave to the southeast having a radius of 463.95 feet and a central angle of 74°03'39"; thence northeasterly and easterly along the arc of said curve, a distance of 599.71 feet to a point hereinafter referred to as Point "A"; thence N.89°23'42"E. along the tangent to said curve, a distance of 85.00 feet to the POINT OF TERMINATION of said center line.

TOGETHERWITH a strip of land 120 feet in width, the center line described as follows: Commencing at Point "A" as referenced above; thence N.00°25'06"W. along a line non-radial to a previously described curve, a distance of 60.00 feet to the POINT OF BEGINNING of the hereinafter described center line, being bounded on the South by the previous described Right of Way; thence continue N.00°25'06"W., a distance of 32.53 feet to the South line of said Section 10; thence continue N.00°25'06"W., a distance of 691.51 feet to the beginning of a curve concave to the Southwest having a radius of 550 feet and a central angle of 90°00'00"; thence northerly, northwesterly and westerly along the arc of said curve, a distance of 863.94 feet; thence S.89°34'54"W. along the tangent to said curve, a distance of 516.79 feet to a point on the East line of Section 9, said point being N.01°04'38"W., a distance of 1245.02 feet from the Southeast corner of said Section 9; thence continue S.89°34'54"W., a distance of 111.01 feet to the beginning of a curve concave to the Northeast having a radius of 1459.40 feet and a central angle 55°51'42"; thence westerly and northwesterly along the arc of said curve, a distance of 1422.88 feet; thence N.34°33'24"W. along the tangent to said curve, a distance of 500 feet to the beginning of a curve concave to the Southwest having a radius of 1522.12 feet and a central angle of 10°53'00"; thence northwesterly along the arc of said curve, a distance of 289.13 feet; thence N.45°26'24"W. along the tangent to said curve, a distance of 230 feet to a point hereinafter referred to as Point "B". Less the Northwesterly 60 feet thereof.

TOGETHERWITH a strip of land 20 feet in width, the center line being described as follows: Commencing at Point "B" as referenced above; thence N.44°33'36"E., a distance of 85.00 feet to the POINT OF BEGINNING; thence S.44°33'36"W., a distance of 1045.31 feet to the beginning of a curve concave to the East having a radius 909.99 feet and a central angle of 54°14'00"; thence southwesterly, southerly and southeasterly along the arc of said curve, a distance of 861.35 feet; thence S.09°40'24"E. along the tangent to said curve, a distance of 295.31 feet to the center line of BOCA WEST DRIVE as shown on LAKEWOOD of BOCA WEST as recorded in Plat Book 30, Page 202, of said Public Records and the POINT OF TERMINATION of said center line.

TOGETHERWITH a strip of land 60 feet in width, the center line being described as follows: Commencing at Point "C" as referenced above; thence S.40°10'47"E., a distance of 60 feet to the POINT OF BEGINNING; thence continue S.40°10'47"E., a distance of 39.32 feet to the beginning of a curve concave to the southwest having a radius of 300 feet and a central angle of 27°26'33"; thence southeasterly and southerly along the arc of said curve, a distance of 143.86 feet; thence S.12°42'14"E. along the tangent to said curve, a distance of 186.73 feet to the POINT OF TERMINATION of said center line of 60 foot strip and the POINT OF BEGINNING of the following 60 foot strip of land: thence N.77°17'46"E., a distance of 30 feet to a point on a curve concave to the Northeast having a radius of 280 feet and a central angle of 10°20'47" and whose tangent at this point bears N.12°42'14"W.; thence southerly and southeasterly along the arc of said curve, a distance of 50.56 feet; thence S.88°54'32"W., making an angle with the tangent to the last described curve, measured from Southeast to West, of 111°57'33", a distance of 4.65 feet; thence S.30°48'32"W., a distance of 66.40 feet to a point on a concentric curve concave to the Northeast having a radius of 340 feet and a central angle of 16°39'54"; thence northwesterly and northerly along the arc of said curve, a distance of 98.89 feet; thence N.77°17'46"E. along a line radial to the last described curve, a distance of 30 feet to the POINT OF BEGINNING of said 60 foot strip of land.

TOGETHERWITH the fillets of land lying within the limits of the long chord of a 25 foot radius curve at intersecting Right of Ways at POINTS "A", "B" and "C" of the above described Right of Ways.

SUBJECT TO Lake Worth Drainage District Easements.

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 1977 have been paid, and (3) that the property is not encumbered by the lien of any mortgage.

H. William Walker, Jr.
H. WILLIAM WALKER, JR. - Attorney at Law licensed in Florida
11-17-77

BOCA WEST
DRIVE - P.U.D.
IN 4 SHEETS - SHEET NO. 1
GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH
FLORIDA
JUNE 1977

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 streets, 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 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 Palm Beach County Zoning Ordinance, and shall not be improved or used in any manner not permitted thereby.

NOTES

- Denotes Permanent Reference Monument
 - Denotes Permanent Control Point
- 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.
All bearings shown hereon are relative to an assumed meridian used throughout Boca West.

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 25th day of April, 1978.

John B. Dunkle
John B. Dunkle, Clerk

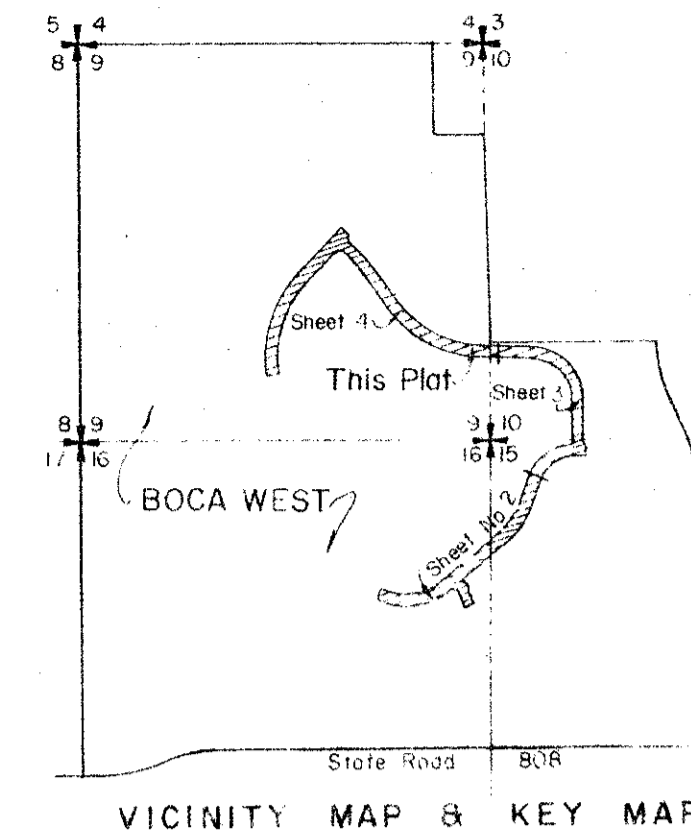
Attest:
JOHN B. DUNKLE, Clerk

Angie Henderson
Angie Henderson, Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 25th day of April, 1978.

H. F. Kahler
H. F. Kahler, County Engineer



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 Sections 9, 10, 15 and 16, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as BOCA WEST, BOCA WEST DRIVE - 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 dedicated for private road purposes, utilities and drainage. The 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 25th day of October, 1977.

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

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 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 25th day of October, 1977.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY that the plat shown hereon is a true and correct copy of the original, 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, Part 1, as Amended and Ordinance 73-4 of Palm Beach County, Florida.

9, 10, 15, 16
William G. Wallace, Jr.
William G. Wallace, Jr.
Professional Land Surveyor
License Registration No. 2283

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BOCA WEST DRIVE

This instrument was Prepared by:
WILLIAM G. WALLACE, JR.
201 G. O. G. Boulevard
West Palm Beach, Florida