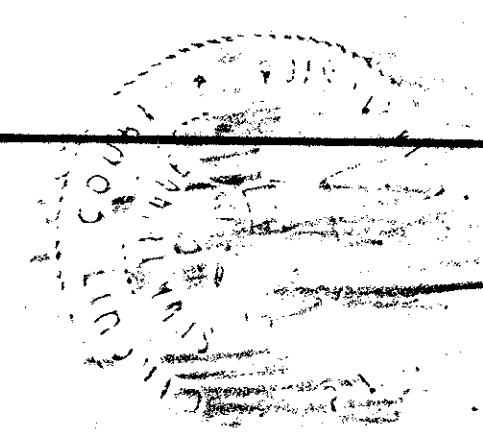


127

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 11:22 A.M.
THIS 26 DAY OF Sept.
A.D., 1978 AND DULY RE-
CORDED IN PLAT BOOK 35
ON PAGES 127 AND 128

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *Lyle Shreffler, DC*



A PLANNED UNIT DEVELOPMENT PLAT No. 1, HAMLET "C" AT BOCA WEST

LYING IN PART OF SECTION 9 TOWNSHIP 47 SOUTH RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

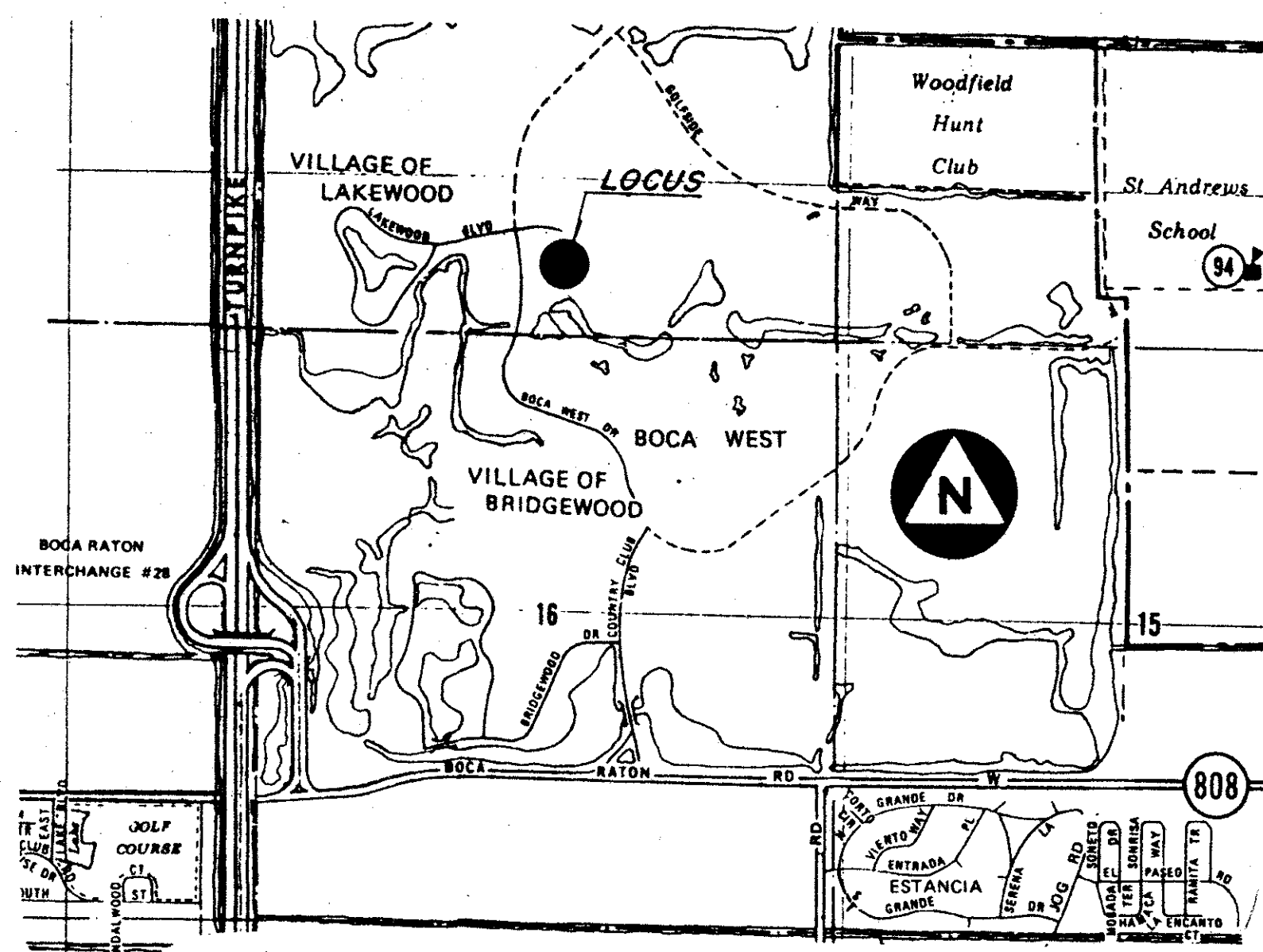
(SHEET 1 OF 2)

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	3.881 ACRES
LESS ROAD RIGHTS OF WAY	0.195 ACRE
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	3.686 ACRES
APPLICABLE DENSITY FACTOR	N/A
TOTAL UNITS PERMITTED	N/A
TOTAL UNITS THIS PLAT	20 UNITS PROPOSED
OPEN SPACE THIS PLAT	2.802 ACRES PROPOSED
DENSITY	5.15 UNITS PER ACRE

AREA TABULATIONS

AREA OF LOTS	2.322 ACRES
AREA OF TRACT "A"	0.195 ACRE
AREA OF TRACT "B"	1.031 ACRES
AREA OF TRACT "C"	0.179 ACRE
AREA OF TRACT "D"	0.149 ACRE
AREA OF TRACT "E"	0.005 ACRE
TOTAL AREA THIS PLAT	3.881 ACRES




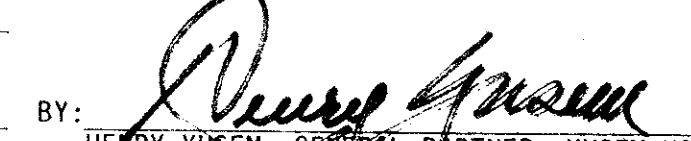
LOCATION MAP
(N.T.S)

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, THAT YUSEM HOMES, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, LYING IN PART OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HAMLET "C" AT BOCA WEST, A PLANNED UNIT DEVELOPMENT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PLAT NO. 1,
BEGINNING AT THE SOUTHWEST CORNER OF OAKBROOK OF BOCA WEST, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 92 AND 93, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID POINT BEING IN THE EASTERLY RIGHT OF WAY LINE OF BOCA WEST DRIVE, AS SHOWN ON LAKEWOOD OF BOCA WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 199 THROUGH 203, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO MARKED AS P.O.B. ON SAID PLAT OF OAKBROOK OF BOCA WEST; THENCE, RUN NORTH 35°19'36" EAST, ALONG THE BOUNDARY OF SAID PLAT OF OAKBROOK OF BOCA WEST, A DISTANCE OF 14.14 FEET; THENCE, NORTH 80°19'36" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 55.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 549.31 FEET; THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 31°37'55", A DISTANCE OF 303.26 FEET TO THE END OF SAID CURVE; THENCE, NORTH 21°57'31" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 95.00 FEET TO A POINT IN A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 644.31 FEET AND WHOSE CHORD BEARS SOUTH 63°01'14" EAST; THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 10°02'29", A DISTANCE OF 112.92 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 58°00'00" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 85.00 FEET; THENCE, SOUTH 04°02'51" WEST, A DISTANCE OF 127.29 FEET; THENCE, SOUTH 20°00'00" WEST, A DISTANCE OF 60.00 FEET; THENCE, NORTH 70°00'00" WEST, A DISTANCE OF 98.23 FEET; THENCE, NORTH 58°42'45" WEST, A DISTANCE OF 33.21 FEET; THENCE, SOUTH 31°17'15" WEST, A DISTANCE OF 174.2 FEET; THENCE, NORTH 82°30'00" WEST, A DISTANCE OF 16.70 FEET; THENCE, SOUTH 07°30'00" WEST, A DISTANCE OF 37.88 FEET; THENCE, SOUTH 31°17'15" WEST, A DISTANCE OF 90.43 FEET; THENCE, SOUTH 16°56'03" EAST, A DISTANCE OF 23.13 FEET; THENCE, SOUTH 24°50'39" WEST, A DISTANCE OF 56.21 FEET; THENCE, NORTH 65°09'21" WEST, A DISTANCE OF 40.42 FEET; THENCE, SOUTH 32°57'17" WEST, A DISTANCE OF 112.71 FEET; THENCE, NORTH 50°46'06" WEST, A DISTANCE OF 67.00 FEET; THENCE, NORTH 56°44'32" WEST, A DISTANCE OF 145.16 FEET TO A POINT IN A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1246.33 FEET AND WHOSE LOCAL CHORD BEARS NORTH 09°11'08" WEST, SAID POINT BEING IN THE EASTERLY RIGHT OF WAY LINE OF BOCA WEST DRIVE, AS SHOWN ON SAID PLAT OF LAKEWOOD OF BOCA WEST; THENCE, NORTHERLY ALONG SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 90°58'33", A DISTANCE OF 21.23 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 09°40'24" WEST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 291.35 FEET TO THE POINT OF BEGINNING.
CONTAINING: 3.881 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS A ROAD RIGHT OF WAY TRACT AND IS HEREBY DEDICATED IN PERPETUITY TO THE HAMLET "C" PROPERTY OWNERS' ASSOCIATION, INC., A NON PROFIT FLORIDA CORPORATION, FOR PROPER PURPOSES FOR THE USE OF ALL OWNERS AND OCCUPANTS OF RESIDENTIAL DWELLING UNITS SITUATE UPON THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, TOGETHER WITH GUESTS AND INVITEES OF SUCH OWNERS AND OCCUPANTS AND SUCH OTHER PERSONS AND ENTITIES AS THE HAMLET "C" PROPERTY OWNERS' ASSOCIATION, INC., SHALL FROM TIME TO TIME PERMIT TO USE THE SAME AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAMLET "C" PROPERTY OWNERS' ASSOCIATION, INC.
- TRACT "B", AS SHOWN HEREON, IS A PARKING, ACCESS, RECREATION, UTILITY, AND DRAINAGE TRACT (P.A.R.U. & D. TRACT) AND IS HEREBY DEDICATED IN PERPETUITY TO THE HAMLET "C" PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NON PROFIT FLORIDA CORPORATION, FOR PROPER PURPOSES FOR THE USE OF ALL OWNERS AND OCCUPANTS OF RESIDENTIAL DWELLING UNITS SITUATE UPON THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, TOGETHER WITH GUESTS AND INVITEES OF SUCH OWNERS AND OCCUPANTS AND SUCH OTHER PERSONS AND ENTITIES AS THE HAMLET "C" PROPERTY OWNERS' ASSOCIATION, INC., SHALL FROM TIME TO TIME PERMIT TO USE THE SAME AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAMLET "C" PROPERTY OWNERS' ASSOCIATION, INC.
- TRACT "C", AS SHOWN HEREON, IS A RECREATION, UTILITY AND DRAINAGE TRACT (R.U. & D. TRACT) AND IS HEREBY DEDICATED IN PERPETUITY TO THE HAMLET "C" PROPERTY OWNERS' ASSOCIATION, INC., A NON PROFIT FLORIDA CORPORATION, FOR PROPER PURPOSES FOR THE USE OF ALL OWNERS AND OCCUPANTS OF RESIDENTIAL DWELLING UNITS SITUATE UPON THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, TOGETHER WITH GUESTS AND INVITEES OF SUCH OWNERS AND OCCUPANTS AND SUCH OTHER PERSONS AND ENTITIES AS THE HAMLET "C" PROPERTY OWNERS' ASSOCIATION, INC., SHALL FROM TIME TO TIME PERMIT TO USE THE SAME AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAMLET "C" PROPERTY OWNERS' ASSOCIATION, INC.
- TRACTS "D" AND "E", AS SHOWN HEREON, ARE ACCESS, RECREATION, UTILITY AND DRAINAGE TRACTS (A.R.U. & D. TRACTS) AND ARE HEREBY DEDICATED IN PERPETUITY TO THE HAMLET "C" PROPERTY OWNERS' ASSOCIATION, INC., A NON PROFIT FLORIDA CORPORATION, FOR PROPER PURPOSES FOR THE USE OF ALL OWNERS AND OCCUPANTS OF RESIDENTIAL DWELLING UNITS SITUATE UPON THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, TOGETHER WITH GUESTS AND INVITEES OF SUCH OWNERS AND OCCUPANTS AND SUCH OTHER PERSONS AND ENTITIES AS THE HAMLET "C" PROPERTY OWNERS' ASSOCIATION, INC., SHALL FROM TIME TO TIME PERMIT TO USE THE SAME AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAMLET "C" PROPERTY OWNERS' ASSOCIATION, INC.
- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

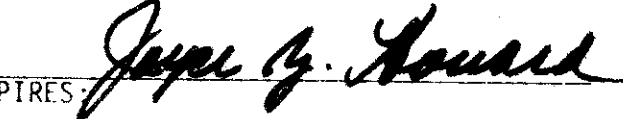
IN WITNESS WHEREOF, I, HENRY YUSEM, AS GENERAL PARTNER OF YUSEM HOMES, A FLORIDA GENERAL PARTNERSHIP, DO HERE UNTO SET MY HAND AND SEAL THIS 25 DAY OF August, A.D., 1978.


 BY: 
 HENRY YUSEM, GENERAL PARTNER, YUSEM HOMES

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HENRY YUSEM, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED HEREON.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF AUGUST, A.D., 1978.

NOTARY PUBLIC: 
MY COMMISSION EXPIRES: _____

MORTGAGEE'S CONSENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE OR OTHER ENCUMBRANCE WHICH IS RECORDED IN D.R. BOOK 2868, PAGE 1088 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID SAVINGS AND LOAN ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND THE ASSOCIATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF August, A.D., 1978.

AMERICAN SAVINGS AND LOAN ASSOCIATION

ATTEST: _____ SECRETARY BY: _____ VICE-PRESIDENT

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED _____ AND _____ TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH SECRETARY AND VICE-PRESIDENT OF AMERICAN SAVINGS AND LOAN ASSOCIATION, A FLORIDA SAVINGS AND LOAN ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE ASSOCIATIONS SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 1978.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: _____
May 25, 1982

TITLE CERTIFICATION:
I, JEFFERY DEUTCH, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO YUSEM HOMES, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: _____ DAY OF _____, A.D., 1978. BY: _____ JEFFERY DEUTCH, ATTORNEY

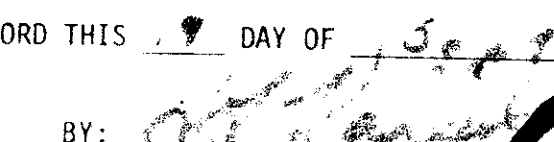
- SURVEYOR'S NOTES:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON EASEMENTS SPECIFICALLY CALLED OUT FOR THE SOLE PURPOSE OF DRAINAGE.
 - THERE SHALL BE NO BUILDINGS OR PERMANENT STRUCTURES PLACED ON EASEMENTS SPECIFICALLY CALLED OUT FOR THE SOLE PURPOSE OF UTILITIES.
 - BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 - ALL BEARINGS STATED HEREON AND AS SHOWN HEREON ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF OAKBROOK OF BOCA WEST (A PLANNED UNIT DEVELOPMENT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 92 AND 93, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
 - THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BOULEVARD, SUITE 209, WEST PALM BEACH, FLORIDA 33409, PHONE 689-2111.

APPROVAL: PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

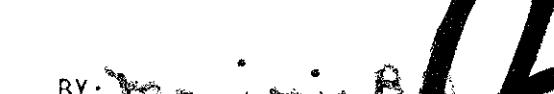
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF Sept, A.D., 1978.

COUNTY ENGINEER:
PEGGY EVATT, CHAIRMAN

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF Sept, A.D., 1978.


BY: 
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

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

BY: 

SURVEYOR'S CERTIFICATE:
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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 21st DAY OF August, A.D., 1978. BY: 
W. VAN CAMPEN, P.L.S.
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

0214-333
9/17/72

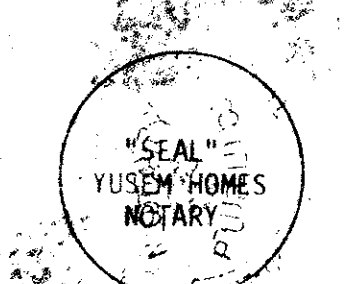
BENCH MARK
land surveying and mapping, inc.

CONRAD W. SCHAEFER CONSULTING ENGINEERS INC
PALM BEACH COUNTY, FLORIDA

35/127

HAMLET "C" AT BOCA WEST

CWS	WSK	RJW	00



HAMLET "C"