

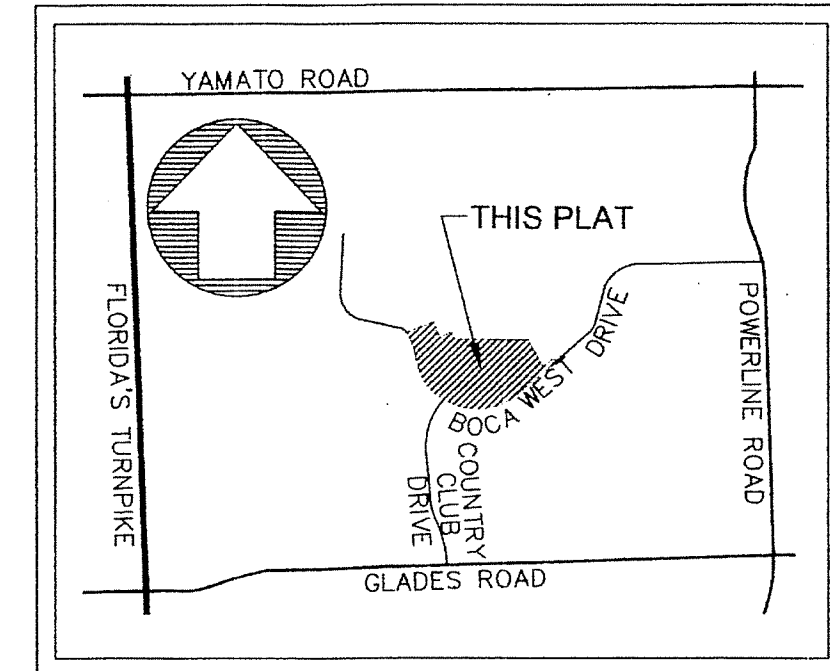
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0214-034

BOCA WEST RECREATIONAL POD SITE I

BEING A REPLAT OF PARCELS 22 AND 24, BOCA WEST P.U.D. MASTER PLAT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGES 196 THROUGH 205, AND A REPLAT OF A PORTION OF PARCEL 8 AND ALL OF PARCEL 16, BOCA WEST P.U.D. MASTER PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 159 THROUGH 177, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST

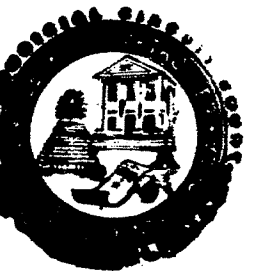
PREPARED BY:
THEODORE J. DAVID, P.S.M.,
DAVID & GERCHAR, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NUMBER LB #6935
12075 N.W. 40th STREET, BAY 1
CORAL SPRINGS, FLORIDA 33065
(954) 340-4025 * FAX (954) 340-8584
JUNE, 2013



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STATE OF FLORIDA
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT 8:54 P.M.
THIS 19th day of Feb, 2014
AND DULY RECORDED IN:
PLAT BOOK 117
ON PAGE 151-156
SHARON R. BLOCK
CLERK AND COMPTROLLER,
PALM BEACH COUNTY
BY: M. Akin
DEPUTY CLERK.

SHEET 1 OF 6



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Boca West Country Club Inc., a Florida not-for-profit corporation, owner of the land shown hereon as BOCA WEST RECREATIONAL POD SITE I, being a replat of Parcels 22 and 24, BOCA WEST P.U.D. MASTER PLAT 1, according to the Plat thereof, as recorded in Plat Book 64, Pages 196 through 205, and a replat of a portion of Parcel 8 and all of Parcel 16, BOCA WEST P.U.D. MASTER PLAT 2, according to the Plat thereof, as recorded in Plat Book 66, Pages 159 through 177, all of the Public Records of Palm Beach County, Florida, lying in Section 16, Township 47 South, Range 42 East, being more particularly described as follows:

Beginning at the most Northerly corner of said Parcel 24; thence South 29°15'59" East along the East line of said Parcel 24, a distance of 94.90 feet; thence South 89°39'19" East, a distance of 837.04 feet; thence South 28°08'19" East, a distance of 205.54 feet; thence South 49°25'27" West, a distance of 31.11 feet; thence North 66°45'07" East, a distance of 13.46 feet; thence South 20°33'52" East, a distance of 19.61 feet; thence North 66°08'46" East, a distance of 19.61 feet; thence South 28°08'19" East, a distance of 123.22 feet; thence North 48°27'51" East, a distance of 76.45 feet; thence North 52°35'25" East, a distance of 59.53 feet to the point of curvature of a circular curve concave to the South; thence Easterly along the arc of said circular curve having a radius of 33.00 feet, a central angle of 86°58'44" and an arc length of 50.10 feet; thence South 40°25'51" East, a distance of 16.48 feet to a point on the North right-of-way line of Boca West Drive, BOCA WEST BOCA WEST DRIVE - P.U.D., according to the Plat thereof, as recorded in Plat Book 34, Pages 135 through 138, of the Public Records of Palm Beach County, Florida, with the last eight (8) calls being along a boundary line of the aforesaid Parcel 22; thence South 49°25'27" West, a distance of 597.43 feet to the point of curvature of a circular curve concave to the North; thence Westerly along the arc of said circular curve having a radius of 703.94 feet, a central angle of 73°11'17" and an arc length of 899.19 feet; thence North 57°23'16" West, a distance of 68.29 feet to the point of curvature of a circular curve concave to the Northeast; thence Northwesterly along the arc of said circular curve having a radius of 512.96, a central angle of 43°05'32" and an arc length of 385.80 feet; thence North 14°17'45" West, a distance of 290.30 feet to the point of curvature of a circular curve concave to the Southwest; thence Northwesterly along the arc of said circular curve having a radius 463.57 feet, a central angle of 20°43'39" and an arc length of 167.70 feet to a point on a boundary line of the aforesaid Parcel 16, with the last six (6) calls being along the North and East right-of-way line of Boca West Drive, LAKEWOOD OF BOCA WEST P.U.D., according to the Plat thereof, as recorded in Plat Book 30, Pages 199 through 203 and the aforesaid Plat of BOCA WEST BOCA WEST DRIVE - P.U.D.; thence North 67°32'56" East, a distance of 322.88 feet; thence South 22°27'04" East, a distance of 200.35 feet to the Northwest corner of the aforesaid Parcel 24, with the last two (2) calls being along a boundary line of the aforesaid Parcel 16; thence North 61°22'35" East along the North line of said Parcel 24, a distance of 140.29 feet to the Point of Beginning.

Said lands situate lying and being in Palm Beach County, Florida. Containing 1,001,703 square feet (23.00 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 hereby reserved to Boca West Country Club, Inc., its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of Boca West Country Club, Inc., its successors and assigns, without recourse to Palm Beach County.

The limited access easement as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the Boca West Country Club, Inc., a Florida not-for profit corporation, has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 29th day of January, 2014.

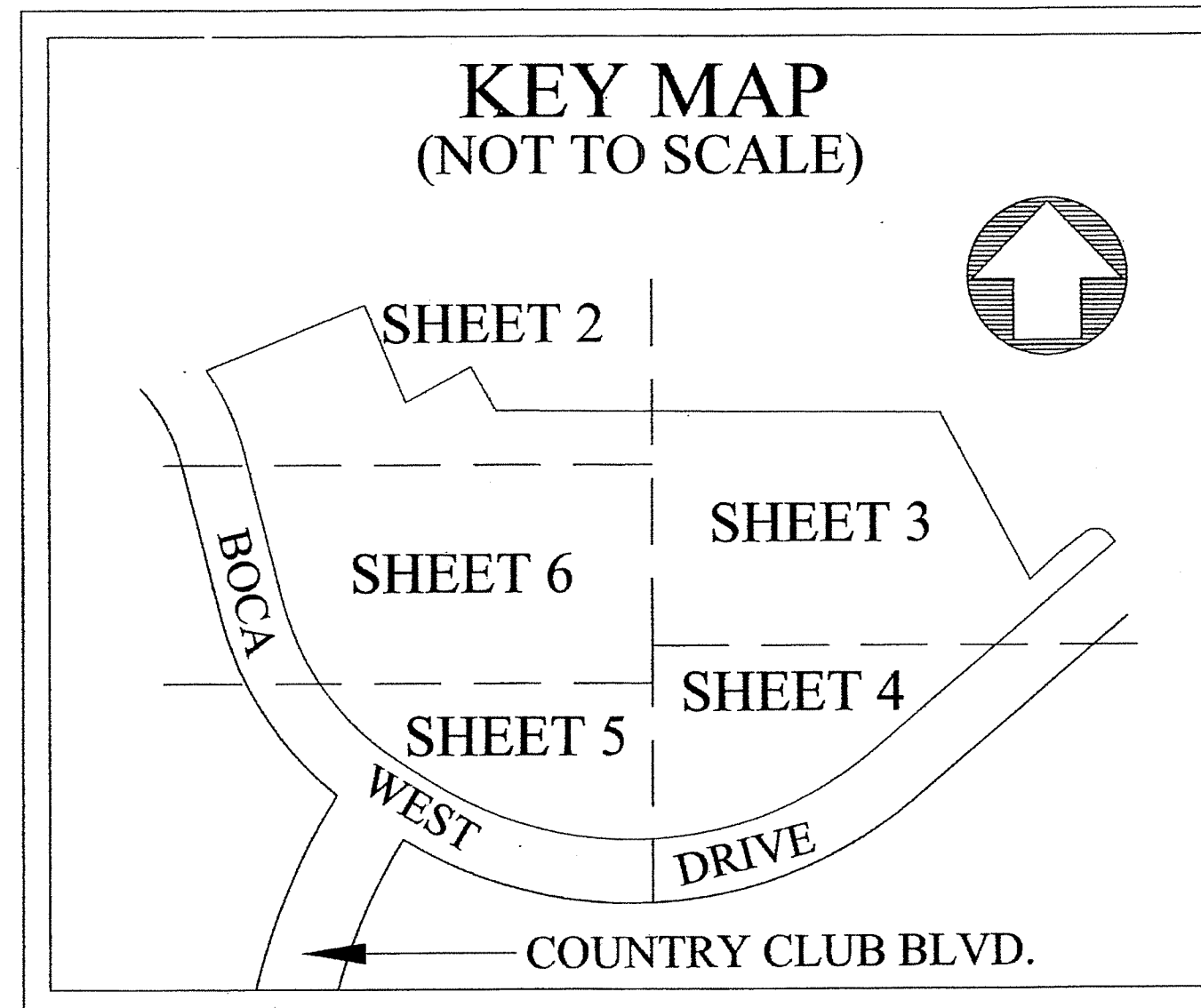
Witness
Darlene Wright
(Print Name)

Witness
Donna Grapper
(Print Name)

Boca West Country Club, Inc.
a Florida not-for profit corporation

By: Jay DiPietro, President

(CORPORATE SEAL)



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Jay DiPietro, who is personally known to me, and who executed the foregoing instrument as President of Boca West Country Club, Inc., a Florida not-for-profit corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 SEAL THIS 29th DAY OF January, A.D., 2014

Tara-Lynn Patton
NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires: August 7, 2017

(Print Name)

Commission Number: FF 005924

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, First American Title Insurance Company, a Florida Corporation, a Title Insurance Company as duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Boca West Country Club, Inc., a Florida not-for profit corporation; that the current taxes have been paid; that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

First American Title Insurance Company
A Florida Corporation
By: Greenspoon Marks, P.A., its Agent

By: Mark Somarstein, Vice-President

Date: 1/30/2014

COUNTY APPROVAL

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), F.S., this 19th day of February, 2014, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

By: George T. Webb, P.E. - County Engineer

Date: 2/19/2014

SURVEYOR'S CERTIFICATE

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, that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s"), Permanent Control Points ("P.C.P.s") and Monuments according to Sec. 177.091(9), F.S. have been placed as required by law; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

By: Theodore J. David
Professional Surveyor and Mapper
License No. 5821, State of Florida

Date: 1/27/14

SURVEYOR'S NOTES

- Bearings shown hereon are based on the State Plane Coordinate System of NAD 83, 1990 adjustment. The most Easterly South line of THE COVE AT BOCA WEST having a bearing of North 61°22'35" East
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable county approvals or permits as required for such encroachments.
- All lines intersecting circular curves are radial unless otherwise noted as follows: (N.R.) = NON-RADIAL
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- = Set 4"x 24" round concrete Permanent Reference Monument with brass disk marked PRM, LB 6935.
- = Found concrete Permanent Reference Monument (individual descriptions shown hereon).
- Coordinates shown are grid coordinates datum = NAD 83 (1990 Adjustment)
Zone = Florida East Zone
Linear Unit = U.S. survey feet
Coordinate System = 1983 state plane transverse mercator projection
All distances are ground unless otherwise shown hereon.
Scale Factor = 1.0000274
Plat bearing = grid bearing
- In those cases where easements of different types cross or coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities determined by use of rights granted.

BOCA WEST COUNTRY CLUB, INC.	NOTARY PUBLIC	COUNTY ENGINEER	SURVEYOR	BOCA WEST RECREATIONAL POD SITE I	CHECKED BY	DATE
				PRELIMINARY CHECK		
				SECONDARY CHECK		
				FIELD BNDRY SURVEY		
				CALCULATIONS		
				PRM'S SET		
				PLANNING DEPT.		
				FINAL CHECK		
				F:/CH2MHILL/BOCA-WEST/PLAT.DWG		