

THIS PLAT WAS FILED FOR
RECORD AT 9:51 A.M.
THIS 8 DAY OF March
A.D., 1979 AND DULY RE-
CORDED IN PLAT BOOK 36
ON PAGES 182 AND 183.

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



A PLANNED UNIT DEVELOPMENT
PLAT 3, 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)

DEDICATION:

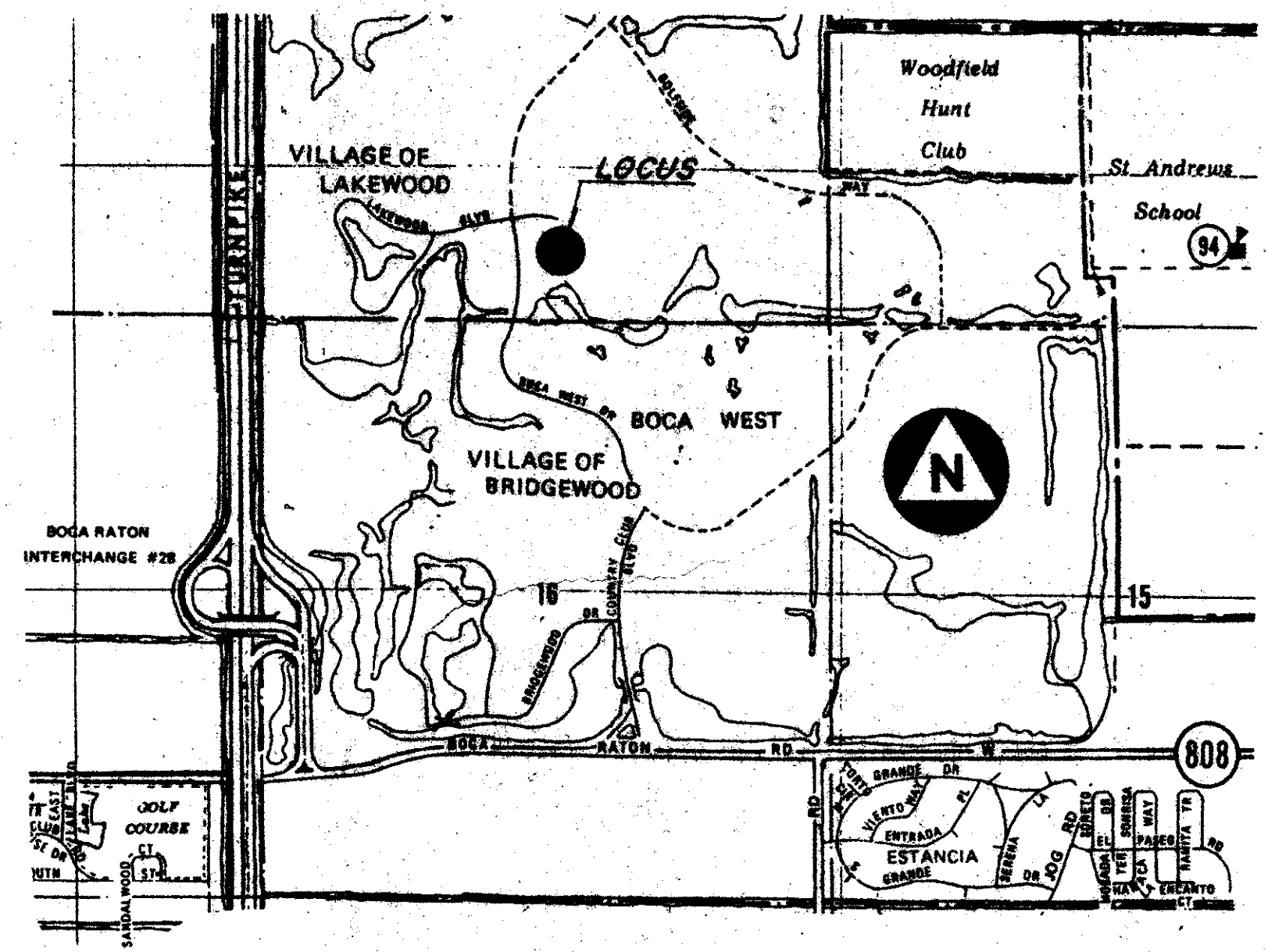
KNOW ALL MEN BY THESE PRESENTS THAT YUSEM HOMES, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, LYING IN PART OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT 3, HAMLET "C" AT BOCA WEST, A PLANNED UNIT DEVELOPMENT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF PLAT NO. 1, HAMLET "C" AT BOCA WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 127 AND 128, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING A POINT ON THE SOUTHERLY BOUNDARY OF OAKBROOK AT BOCA WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 92 AND 93, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 142.23 FEET AND WHOSE LONG CHORD BEARS SOUTH 85°48'12" EAST; THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 55°36'24", A DISTANCE OF 138.04 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 66°23'36" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 164.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 437.72 FEET; THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 19°26'44", A DISTANCE OF 148.56 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 85°50'20" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 70.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 141.44 FEET; THENCE, EASTERLY ALONG SAID CURVE, CONTINUING ALONG SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 14°10'41", A DISTANCE OF 35.00 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 18°20'21" EAST, DEPARTING FROM SAID BOUNDARY, A DISTANCE OF 270.53 FEET; THENCE, SOUTH 42°09'10" WEST, A DISTANCE OF 170.00 FEET; THENCE, SOUTH 72°44'11" WEST, A DISTANCE OF 68.87 FEET; THENCE, NORTH 76°40'48" WEST, A DISTANCE OF 175.00 FEET; THENCE, SOUTH 16°19'12" WEST, A DISTANCE OF 43.52 FEET TO A POINT ON THE BOUNDARY OF PLAT 2, HAMLET "C" AT BOCA WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 121 AND 128, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 86°39'29" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 114.46 FEET; THENCE, NORTH 00°00'00" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 2.50 FEET; THENCE, SOUTH 86°39'29" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 72.12 FEET; THENCE, NORTH 59°15'00" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 112.66 FEET; THENCE, NORTH 30°45'00" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 8.00 FEET; THENCE, NORTH 59°15'00" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 51.34 FEET; THENCE, NORTH 30°45'00" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 31.63 FEET; THENCE, NORTH 70°38'49" EAST, A DISTANCE OF 24.82 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT NO. 1 HAMLET "C" AT BOCA WEST; THENCE, NORTH 20°00'00" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 127.29 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.5253 ACRES, MORE OR LESS.

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

- 1. 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 THE 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.
- 2. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.



LOCATION MAP
(N.T.S.)

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 O.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 27 DAY OF FEBRUARY, A.D., 1979

AMERICAN SAVINGS AND LOAN ASSOCIATION

ATTEST: *Lewis Horwitz* SECRETARY BY: *Edward Steinbaum* VICE-PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LEWIS HORWITZ AND LEONARD STEINBAUM, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS 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 ASSOCIATION'S 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 27th DAY OF FEBRUARY, A.D., 1979.

NOTARY PUBLIC: *John A. Deutch*
MY COMMISSION EXPIRES: 3-23-79

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 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: 24th DAY OF FEBRUARY, A.D., 1979 BY: *Jeffery Deutch* JEFFERY DEUTCH, ATTORNEY

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	4.5253 ACRES
LESS ROAD RIGHTS OF WAY	N/A
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	4.5253 ACRES
APPLICABLE DENSITY FACTOR	N/A
TOTAL UNITS PERMITTED	N/A
TOTAL UNITS THIS PLAT	28 UNITS PROPOSED
OPEN SPACE THIS PLAT	3.0145 ACRES
DENSITY	6.19 UNITS PER ACRE

AREA TABULATIONS

AREA OF LOTS	3.1956 ACRES
AREA OF TRACT "A"	0.0185 ACRE
AREA OF TRACT "B"	1.3112 ACRES
TOTAL AREA THIS PLAT	4.5253 ACRES

SURVEYOR'S NOTES:

- 1. 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.
- 2. THERE SHALL BE NO BUILDINGS OR PERMANENT STRUCTURES PLACED ON EASEMENTS SPECIFICALLY CALLED OUT FOR THE SOLE PURPOSE OF UTILITIES.
- 3. BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 4. 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.
- 5. 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 6 DAY OF March, A.D., 1979.

BY: *Bill Bailey*
BILL BAILEY, CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF MARCH, A.D., 1979.

BY: *Herbert F. Kahlert*
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER, PALM BEACH COUNTY, FLORIDA
Board of County Commissioners

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *Margaret B. Jennings*

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: 2 DAY OF March, A.D., 1978. BY: *Urbain DuCasse*
URBAIN DUCASSE, P.L.L.S.
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

0214-320 (53)

9/47/42

PUD

Hamlet "C" @ Boca West

BENCH MARK
land surveying and mapping, inc.

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

DESIGNED	CHKD	REVIEWED	DATE
CMS	MSK	RJM	1800
DATE	SCALE	APPROVED	FILE NO.
		CMS	
			SHEET OF 1 2