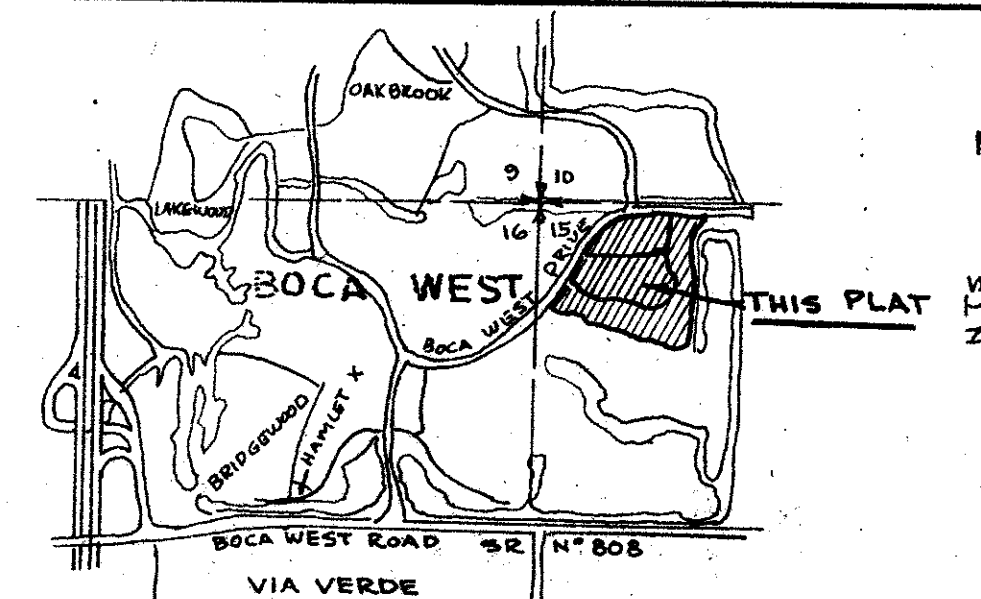
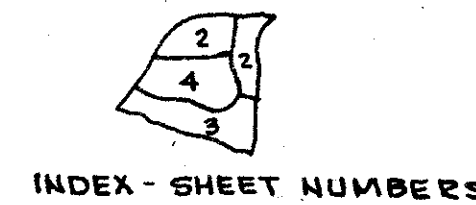


BOCA WEST VILLAGE OF WILLOW WOOD - P.U.D.

IN PART OF SECTION 15, TWP. 47 S., RGE. 42E.

PALM BEACH COUNTY, FLORIDA
IN 4 SHEETS SHEET NO. 1

GE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JANUARY 1979



105

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on this 12 day of March, 1979 and duly recorded in Plat Book No. 37 on page 105.
By JOHN B. DUNKLE, Clerk Circuit Court
D.C.
FLOOD ZONE "B"

DESCRIPTION

A parcel of land lying in part of Section 15, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 15, as shown on Sheet No. 3 of BOCA WEST-BOCA WEST DRIVE - P.U.D., as recorded in Plat Book 34, Pages 135 through 138, inclusive, Public Records of Palm Beach County, Florida; thence N.89°23'42"E. along the North Line of said Section 15, a distance of 1052.48 feet to the centerline of Boca West Drive; thence S.00°25'06"E. along said centerline, a distance of 92.53 feet; thence S.00°36'18"E., a distance of 60.00 feet to the South Right of Way Line of said Boca West Drive and the POINT OF BEGINNING of this Description; thence N.89°23'42"E., a distance of 1020.60 feet; thence S.48°31'09"W., a distance of 28.77 feet; thence S.39°41'41"W., a distance of 34.04 feet; thence S.06°02'49"W., a distance of 25.32 feet; thence S.11°37'48"E., a distance of 101.13 feet; thence S.09°26'02"E., a distance of 100.62 feet; thence S.07°30'12"E., a distance of 100.30 feet; thence S.02°36'38"W., a distance of 100.49 feet; thence S.01°12'38"E., a distance of 100.05 feet; thence S.03°44'35"W., a distance of 100.71 feet; thence S.04°42'16"E., a distance of 100.04 feet; thence S.07°43'52"E., a distance of 100.34 feet; thence S.00°34'52"E., a distance of 100.09 feet; thence S.02°33'14"W., a distance of 100.48 feet; thence S.05°50'55"E., a distance of 100.12 feet; thence S.08°41'49"E., a distance of 100.49 feet; thence S.03°07'15"W., a distance of 100.58 feet; thence S.04°07'55"E., a distance of 100.02 feet; thence S.15°28'23"E., a distance of 105.13 feet; thence S.89°58'20"W., a distance of 159.15 feet; thence S.80°29'28"W., a distance of 158.42 feet; thence N.81°31'55"W., a distance of 176.63 feet; thence N.68°30'20"W., a distance of 355.14 feet; thence N.84°42'53"W., a distance of 169.79 feet; thence S.87°08'10"W., a distance of 153.05 feet; thence N.76°05'17"W., a distance of 165.57 feet; thence N.89°48'52"W., a distance of 176.63 feet; thence N.72°04'57"W., a distance of 435.63 feet; thence N.81°23'01"W., a distance of 184.08 feet to a point on the Southeast Right of Way Line of said Boca West Drive as shown on Sheet No. 2 of said Plat; thence N.49°49'13"E. along said Right of Way Line, a distance of 376.51 feet to the beginning of a curve concave to the northwest having a radius of 704.38 feet and a central angle of 34°29'10"; thence northeasterly along the arc of said curve, a distance of 423.96 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 403.95 feet and a central angle of 74°03'39"; thence northeasterly and easterly along the arc of said curve, a distance of 522.15 feet to the POINT OF BEGINNING.

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 public or to be conveyed to existing or future maintenance or homeowners associations, 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 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.

LAND USE

Parcel A	9.32 Acres
Parcel B	22.04 Acres
Parcels C & D	6.08 Acres
Parcels 1 to 9, incl.	15.21 Acres
Total Area	52.65 Acres
Units in Parcel B	450
Units in Parcels 1 to 9, incl.	134
Total Units	584
Density	11.09 D.U./Ac.

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 land described and shown hereon is vested in ARVIDA CORPORATION, a Delaware Corporation and NATIONAL BUILDING AND DEVELOPMENT CORP., INC., a Florida Corporation, and (2) that all taxes assessed and levied upon said land prior to 1979 have been paid, and (3) that the property is encumbered by the mortgage shown hereon and that I find all mortgages are shown and are true and correct.

H. William Walker, Jr.
H. William Walker, Jr. - Dated: 2/19/79

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 17 day of MAY, 1979.

By: *Bill Bailey*
Bill Bailey - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: *Margaret B. Jennings*
Margaret B. Jennings - Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 17 day of MAY, 1979.

By: *H.F. Kahle*
H.F. Kahle - County Engineer

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation and NATIONAL BUILDING AND DEVELOPMENT CORP., INC., a Florida Corporation, the owners of the land shown hereon, being part of the lands 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, Florida has caused the land shown hereon to be surveyed, subdivided and platted as BOCA WEST-VILLAGE OF WILLOW WOOD - P.U.D., being more particularly described to the left under description and hereby dedicates as follows: Easements are 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. Parcel C is for Private Road purposes, utilities and drainage. Parcel D, Bike Path and Landscape Easements, and Drainage Easements are dedicated to the BOCA WEST MAINTENANCE ASSOC., INC. for for Drainage, Bike Path and Landscaping purposes. Subject to paved driveways for access to Parcels.

IN WITNESS WHEREOF, the said Corporations have caused these presents to be signed by their respective Officers and their Corporate Seals to be affixed hereto by and with the authority of their Boards of Directors, this 23rd day of February, 1979.

ARVIDA CORPORATION, a Corporation of the State of Delaware
Attest: *William J. Drury* By: *Norman A. Cortese*
William J. Drury, Assistant Secretary Norman A. Cortese, Vice President
NATIONAL BUILDING AND DEVELOPMENT CORP., INC., a Corporation of the State of Florida
Saul Slossberg By: *Saul Slossberg*
Saul Slossberg, President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared NORMAN A. CORTESE and WILLIAM J. DRURY, 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 23rd day of February, 1979.

Dean M. Wells
Dean M. Wells
Notary Public
State of Florida at large

My Commission expires: October 31, 1981

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 3/26/79, 1979, he completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that Permanent Reference Monuments have been set as shown as required by law, and that 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 that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.

Michael G. Purmort
Michael G. Purmort, Professional Land Surveyor
Florida Registration No. 2720 - Date: 3/26/79

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 3/26/79, 1979, the hereon Plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by MICHAEL G. PURMORT.

GE & JENSON - Engineers, Architects, Planners, Inc.
William G. Wallace, Jr.
William G. Wallace, Jr. - Professional Land Surveyor
Florida Registration No. 2283 - Date: March 26, 1979

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

MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certify that it is the holder of a Mortgage upon the hereon described property and does hereby join in and consents to the Dedication of the lands described in the Dedication hereto, by the owner thereof and agrees that its Mortgage which is recorded in Official Record Book 2993, Page 221 of the Public Records of Palm Beach County, Florida shall be subordinated to the Dedication shown hereon.

IN WITNESS WHEREOF, the undersigned 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 March, 1979.

ARVIDA CORPORATION, a Delaware Corporation
Attest: *William J. Drury* By: *Norman A. Cortese*
Asst. Secretary Vice President

NOTES

- All bearings shown herein 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.
- Easements are for public utilities, unless otherwise noted.
- denotes Permanent Reference Monument.
- denotes Permanent Control Point.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, SAUL SLOSSBERG, President, of NATIONAL BUILDING AND DEVELOPMENT CORP., INC., and he acknowledged before me that he executed the hereon Dedication as such officer of said Corporation by and with the authority of its Board of Directors and his act and deed was the act and deed of said Corporation.

WITNESS my hand and official seal, this 22nd day of February, 1979.

Saul Slossberg
Saul Slossberg
Notary Public

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The foregoing instrument was acknowledged before me this 3rd day of March, 1979, by NORMAN A. CORTESE and WILLIAM J. DRURY, Vice President and Assistant Secretary, respectively, of ARVIDA CORPORATION, a Delaware Corporation, on behalf of said Corporation.

Grace M. Wells
Grace M. Wells
Notary Public

My Commission expires: Oct. 31, 1981

Village of Willow Wood - Boca West P.U.D.

15/47/42

0214-316

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38