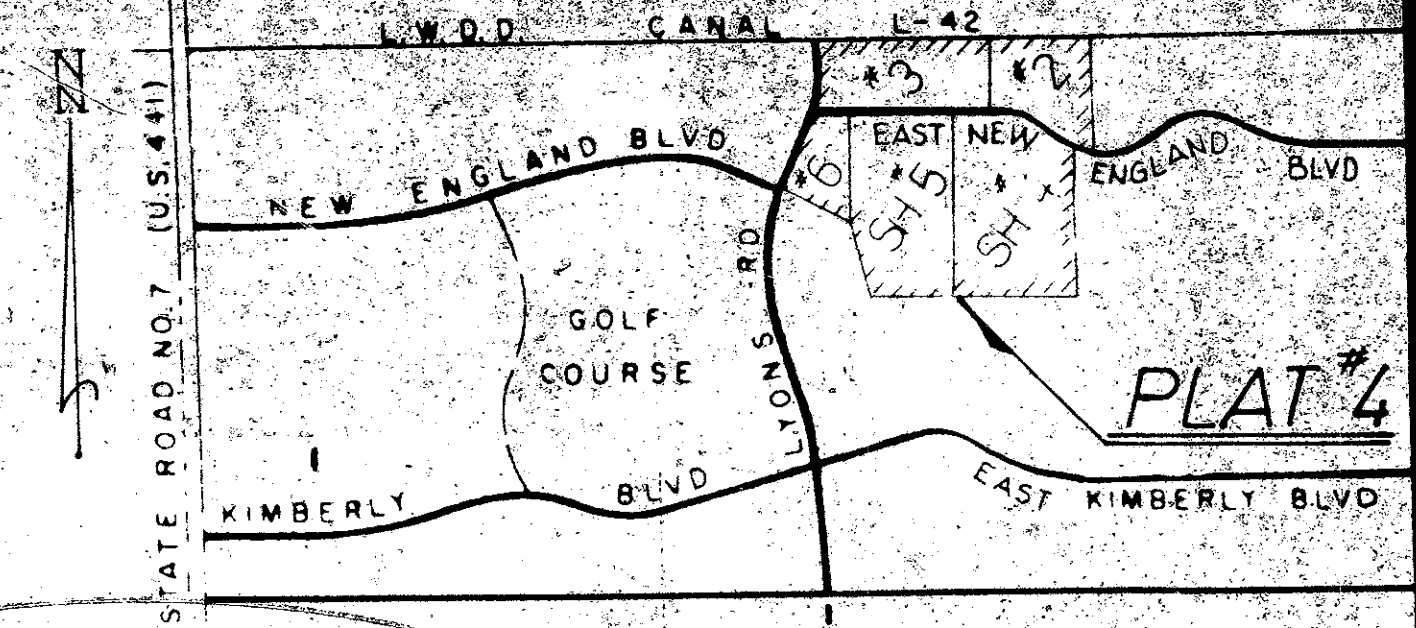


39-75

THIS INSTRUMENT WAS PREPARED BY ROLF ERNST WEIMER, IN THE OFFICE OF WEIMER AND COMPANY, INC., 2586 FOREST HILL BOULEVARD, WEST PALM BEACH, FLORIDA 33406

PLAT 4 Century Village West A PART OF A P. U. D. "THE HAMPTONS AT BOCA RATON"



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CENTURY VILLAGE WEST, INC., OWNER OF THE LAND SHOWN HEREON, BEING PART OF BLOCKS 74 AND 75, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING LOCATED IN SECTIONS 7 AND 8, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS PLAT NO. 4, CENTURY VILLAGE WEST, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF PLAT NO. 1, CENTURY VILLAGE WEST, AS RECORDED IN PLAT BOOK 35, PAGES 80 - 85, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF LYONS ROAD (A 108 FOOT RIGHT OF WAY) AS SHOWN ON AMERICAN HOMES AT BOCA RATON, PLAT NO. 6, AS RECORDED IN PLAT BOOK 35, PAGES 87 AND 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;
THENCE, NORTH 23°-15'-00" EAST, ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 229.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 814.00 FEET, A CENTRAL ANGLE OF 23°-15'-00", AND A CHORD BEARING OF NORTH 11°-37'-30" EAST; SAID CURVE BEING ON THE SAID EAST RIGHT OF WAY LINE;
THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 330.31 FEET TO THE POINT OF TANGENCY;
THENCE, DUE NORTH, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 720.00 FEET TO THE INTERSECTION OF THE SAID EAST RIGHT OF WAY LINE WITH THE SOUTH RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-42;
THENCE, DUE EAST, ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG A LINE 35.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL TO THE NORTH LINE OF AFORESAID BLOCK 75, PALM BEACH FARMS COMPANY, PLAT NO. 3, A DISTANCE OF 2378.00 FEET TO THE NORTHWEST CORNER OF PLAT NO. 3, CENTURY VILLAGE WEST;
THENCE, DUE SOUTH, ALONG SAID WEST LINE OF PLAT NO. 3, CENTURY VILLAGE WEST, A DISTANCE OF 852.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 466.00 FEET, A CENTRAL ANGLE OF 09°-30'-00" AND A CHORD BEARING OF SOUTH 04°-45'-00" WEST; SAID CURVE BEING ON SAID WEST LINE;
THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.27 FEET TO THE POINT OF TANGENCY;
THENCE, SOUTH 09°-30'-00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 136.80 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 24°-03'-50", AND A CHORD BEARING OF NORTH 64°-38'-44" WEST; SAID CURVE BEING ON SAID WEST LINE;
THENCE, NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 214.20 FEET TO THE END OF SAID CURVE;
THENCE, SOUTH 37°-23'-11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 115.00 FEET;
THENCE, SOUTH 02°-41'-54" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1039.55 FEET TO THE INTERSECTION OF THE SAID WEST LINE WITH THE NORTH LINE OF PLAT NO. 1, CENTURY VILLAGE WEST, AS RECORDED IN PLAT BOOK 35, PAGES 80 - 85, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;
THENCE, DUE WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1550.00 FEET;
THENCE, NORTH 22°-00'-00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 694.46 FEET;
THENCE, NORTH 66°-45'-00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 525.04 FEET TO THE POINT OF BEGINNING.

A SUBDIVISION OF A PORTION OF BLK. 74 & 75, "PALM BEACH FARMS COMPANY, PLAT NO. 3," AS RECORDED IN PLAT BOOK 2, PAGES 45-54, SECTIONS 7 & 8, TWP. 47 S, RGE. 42 E., PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 6 SHEETS

WEIMER AND COMPANY
INCORPORATED
land surveyors - planners - engineers
PHONE 305 955 8900
2586 FOREST HILL BOULEVARD - WEST PALM BEACH, FLORIDA 33406

SEE BACK

NOTES:

1. THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY AND OR DRAINAGE EASEMENTS.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
3. EASEMENTS, UNLESS OTHERWISE NOTED, ARE FOR PUBLIC UTILITIES.
4. PERMANENT REFERENCE MONUMENTS SHOWN THUS: PERMANENT CONTROL POINTS SHOWN THUS:
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF DUE NORTH ALONG THE EAST LINE OF BLOCK 74, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

6. CENTURY VILLAGE WEST, INC. RESERVES UNTO ITSELF A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS UPON THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN AND RESERVES THE RIGHT TO GRANT A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO OTHERS UPON THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN, AND FURTHER RESERVES THE RIGHT UNTO ITSELF, ITS SUCCESSORS, ASSIGNS, MORTGAGEES, LICENSEES AND FRANCHISEES TO USE ANY PORTION OF THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE EASEMENTS, PUBLIC AND/OR PRIVATE UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV, AND ANY OTHER PURPOSES WHICH WILL NOT PERMANENTLY AFFECT THE USE OF THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN FOR THEIR INTENDED PURPOSES.

7. EASEMENTS:

- (A) UTILITY AND DRAINAGE EASEMENTS -- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- (B) PASSIVE RECREATION EASEMENT -- THAT PORTION OF THE PASSIVE RECREATION EASEMENT AS SHOWN WHICH IS ADJACENT TO EACH CONDOMINIUM TO BE CREATED UPON THE LANDS AFFECTED BY THIS PLAT IS HEREBY DEDICATED TO THE MEMBERS OF EACH SUCH CONDOMINIUM FOR PASSIVE RECREATIONAL PURPOSES.
- (C) INGRESS AND EGRESS EASEMENT -- AS TO INGRESS AND EGRESS EASEMENTS SHOWN WITHIN EACH BLOCK OF THIS PLAT, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS HEREBY DEDICATED THEREON TO ALL PERSONS WHO RESIDE UPON THE BLOCK WITHIN WHICH EACH SAID INGRESS AND EGRESS EASEMENT IS SITUATED. CENTURY VILLAGE WEST, INC. RESERVES UNTO ITSELF A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS UPON SAID INGRESS AND EGRESS EASEMENTS AND RESERVES THE RIGHT TO GRANT THEREON TO OTHERS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND DRAINAGE.
- (D) ALL WATER MANAGEMENT TRACTS SHALL BE SUBJECT TO A DRAINAGE EASEMENT OVER THE ENTIRE TRACT AS SHOWN HEREON AND IS HEREBY SO DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES.
- (E) LIMITED ACCESS EASEMENT - THE LIMITED ACCESS EASEMENT ALONG LYONS ROAD IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- (F) LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS ALONG EAST NEW ENGLAND BOULEVARD ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, SAID CENTURY VILLAGE WEST, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS BOARD OF DIRECTORS THIS 12th DAY OF SEPTEMBER, A.D. 1979

ATTEST: [Signature] BY: [Signature]
HARRY K. SMITH SECRETARY CENTURY VILLAGE WEST, INC.
GEORGE A. CHRISTOPHER VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED GEORGE A. CHRISTOPHER AND HARRY K. SMITH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED CENTURY VILLAGE WEST, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND 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 12th DAY OF SEPTEMBER, A.D. 1979
MY COMMISSION EXPIRES: March 22nd 1980 [Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, [Signature], MORTGAGEE, DO HEREBY CERTIFY THAT I AM THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF AND AGREE THAT THEIR MORTGAGE IS RECORDED IN OFFICIAL RECORD BOOK 3042, PAGE 1283, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY, AND ITS SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12th DAY OF SEPTEMBER, A.D. 1979.
AMERICAN SAVINGS & LOAN ASSOCIATION OF FLORIDA

ATTEST: [Signature] BY: [Signature]
ASSISTANT SECRETARY PHILIP J. BARBER SENIOR VICE PRESIDENT (SEAL)

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED PHILIP J. BARBER AND KENT M. Telford TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF AMERICAN SAVINGS & LOAN ASSOCIATION OF FLORIDA, AN 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 CORPORATE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF SEPTEMBER, A.D. 1979.

MY COMMISSION EXPIRES: MAY 5, 1982 [Signature]
NOTARY PUBLIC (SEAL)

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, [Signature], MORTGAGEE, DO HEREBY CERTIFY THAT I AM THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREEES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2090 AT PAGE 1069, PUBLIC RECORDS, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, A.D. 19____
BY: [Signature]
DONALD J. LUNNY, TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED DONALD J. LUNNY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS TRUSTEE AND INDIVIDUALLY FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, A.D. 19____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

P.U.D. TABULATION

TOTAL ACRES (this plat)	10038ac
TOTAL ACRES R/W (collector)	669ac
TOTAL NET ACREAGE	9369ac
TOTAL NO. OF UNITS (max)	1222 u.
MAXIMUM DENSITY (this plat)	1217 u/a
REC. AREA ACREAGE	155ac

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 1st DAY OF October, A.D. 1979.
BY: [Signature] (SEAL)
H.F. KAHLERT, COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 1st DAY OF October, A.D. 1979.
BY: [Signature] (SEAL)
CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: [Signature]
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, JEFFREY D. KNEEN, 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 THE TITLE TO THE PROPERTY IS VESTED TO CENTURY VILLAGE WEST, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, AND I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.
DATE: 8-20-79 JEFFREY D. KNEEN

0221-300

SURVEYOR'S CERTIFICATION

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 AND (P.C.P.'S) PERMANENT CONTROL POINTS 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

CENTURY Village West
#4
39/75
ROLF ERNST WEIMER
PROFESSIONAL LAND SURVEYOR
DATE CERTIFICATE: NOV 20 1979