

40-110

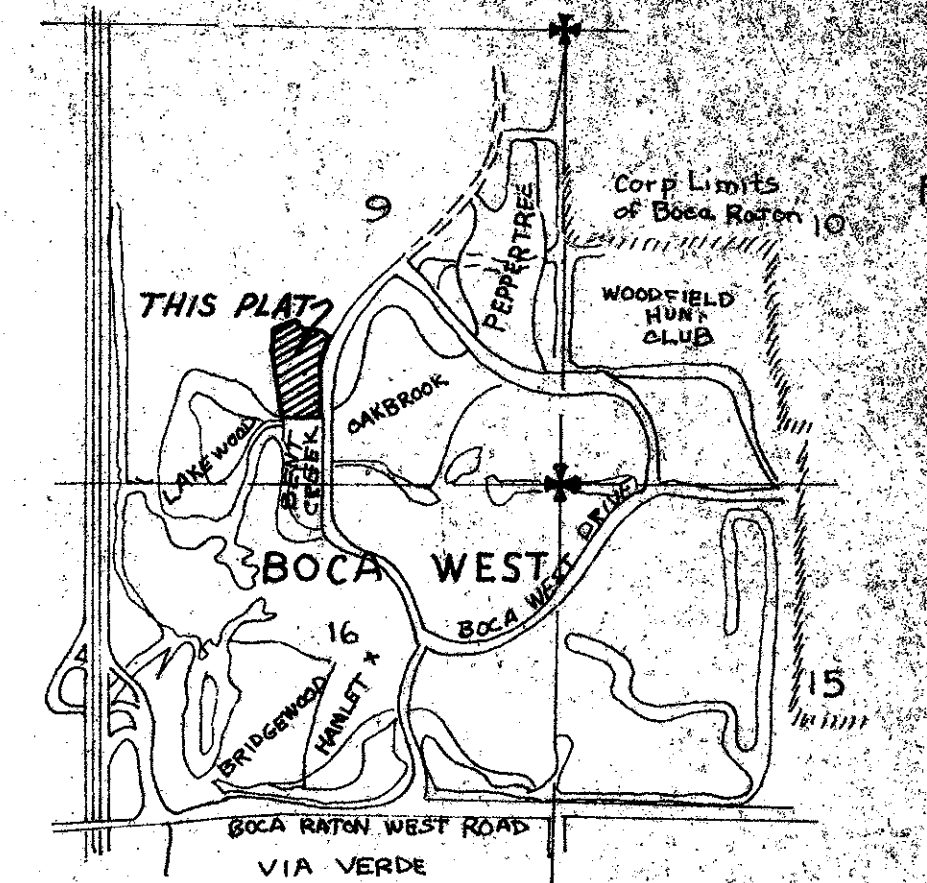
QUAIL HOLLOW OF BOCA WEST-P.U.D.

IN PART OF SECTION 9, TWP. 47 S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
MARCH 1980



LOCATION SKETCH

110

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 11:22 AM
this 28 day of August, 1980
and duly recorded in Plat Book No. 110
on page 110 & 111
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature]

DESCRIPTION

A parcel of land lying in part of Section 9, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at a point on the North Line of Parcel F (Lakeside Boulevard) as shown on Sheets No. 4, LAKEWOOD OF BOCA WEST-P.U.D. as recorded in Plat Book 30, Pages 199 through 203, inclusive, Public Records of Palm Beach County, Florida, said point lying N.80°19'36"E., a distance of 81.99 feet from a Permanent Reference Monument designated as "Point A" on said plat; thence N.12°35'59"W., a distance of 870.00 feet; thence N.40°24'01"E. along a line radial to a curve to be described, a distance of 205.00 feet to a point on a curve concave to the northeast having a radius of 456.00 feet and a central angle of 38°30'00"; thence southeasterly and easterly along the arc of said curve, a distance of 306.41 feet; thence S.88°05'59"E. along the tangent to said curve, a distance of 61.00 feet to the beginning of a curve concave to the south having a radius of 440.00 feet and a central angle of 11°29'53"; thence easterly along the arc of said curve, a distance of 88.30 feet; thence S.29°13'10"E., making an angle with the tangent to said curve, measured from east to southeast, of 47°22'56", a distance of 36.79 feet to a point on a curve concave to the east having a radius of 969.99 feet and a central angle of 27°50'02" and whose tangent at this point bears N.18°09'38"E.; said point being on the westerly Right of Way Line of Boca West Drive as shown on Sheet No. 4 BOCA WEST-BOCA WEST DRIVE P.U.D. as recorded in Plat Book 34, Pages 135 through 138, inclusive, of said Public Records; thence southwesterly, southerly and southeasterly along the arc of said curve and said Westerly Right of Way Line, a distance of 471.21 feet; thence S.09°40'24"E. along the tangent to said curve, a distance of 295.31 feet to the Southwest Corner of said Boca West Drive and a point on the North Line of said Parcel F; thence S.35°19'36"W., a distance of 35.36 feet; thence S.80°19'36"W. along the North Line of said Parcel F, a distance of 390.00 feet to the POINT OF BEGINNING.

Containing 9.63 Acres ±

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 association, 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 of, 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 the Palm Beach County Zoning Ordinance, and shall not be improved or used in any matter not permitted there by. 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.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, owner of the land shown hereon, being part of the land 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 has caused the land shown hereon to be surveyed, subdivided and plotted as QUAIL HOLLOW OF BOCA WEST-P.U.D., being more particularly described to the left under Description and hereby dedicate as follows: Limited Access Easements are dedicated to Board of County Commissioners of Palm Beach County, Florida, for control and jurisdiction over access rights. Easements are for the construction and maintenance of water, sewage, electrical, telephone, telecommunication, gas and other public utility services, if any, under the surface of the areas reserved herein for such utility services, are 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 B is for ingress, egress, utilities and drainage. Parcel C is for drainage.

Parcel C is dedicated to THE BOCA WEST MAINTENANCE ASSOCIATION, INC.
IN WITNESS WHEREOF, the said 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 25th day of July, 1980.

ARVIDA CORPORATION, a Delaware Corporation
Attest: [Signature] William G. Busker Assistant Secretary
By: [Signature] Norman A. Cortese Vice-President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared NORMAN A. CORTESE and WILLIAM G. BUSKER, 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 30th day of July, 1980.

[Signature] Notary Public - State of Florida at large
My Commission expires: Oct. 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 August 8, 1980, that they completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and plotted; that permanent reference monuments have been set as shown as required by law, and that permanent control points will be set under the guarantee posted with Palm Beach County for the required improvements, and that the survey data complies with requirements of Part I, Chapter 177, Florida Statutes, as Amended.

MICHAEL G. PURMORT AND ASSOCIATES, INC.
[Signature] Richard L. Davis, Professional Land Surveyor
Florida Registration No. 2643, Date: August 8, 1980

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on March 4, 1980, 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 AND ASSOCIATES, INC. GEE & JENSON - Engineers, Architects, Planners, Inc.

[Signature] William G. Wallace, Jr., Professional Land Surveyor
Florida Registration No. 2283, Date: August 8, 1980

NOTES

- All bearings shown hereon 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.
- denotes Permanent Reference Monument.
- denotes Permanent Control Point.
- Easements are for Public Utilities, and are 12 feet in width, unless otherwise noted.
- The portion of the plat containing open space may not be vacated in whole or in part unless the entire plat is vacated.

LAND USE

Total Plat Area	9.63 Acres
Parcel A - Residential	66 Units
Parcel B - Ingress & Egress	0.19 Acres
Parcel C - Drainage & proper purposes	1.21 Acres ±
Density	6.85 DU/Acre

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 26th day of August, 1980.

By: [Signature] Dennis P. Koehler - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: [Signature] Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 26th day of August, 1980.

By: [Signature] Frederick E. Singer, Asst. County Engineer

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 lands described and shown hereon is vested in ARVIDA CORPORATION, a Delaware Corporation, and (2) all taxes assessed and levied upon said land prior to 1980 have been paid, and (3) said lands are not encumbered by the lien of any mortgage.

[Signature] H. William Walker, Jr.
H. William Walker, Jr.
Dated: 3/31/80

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