

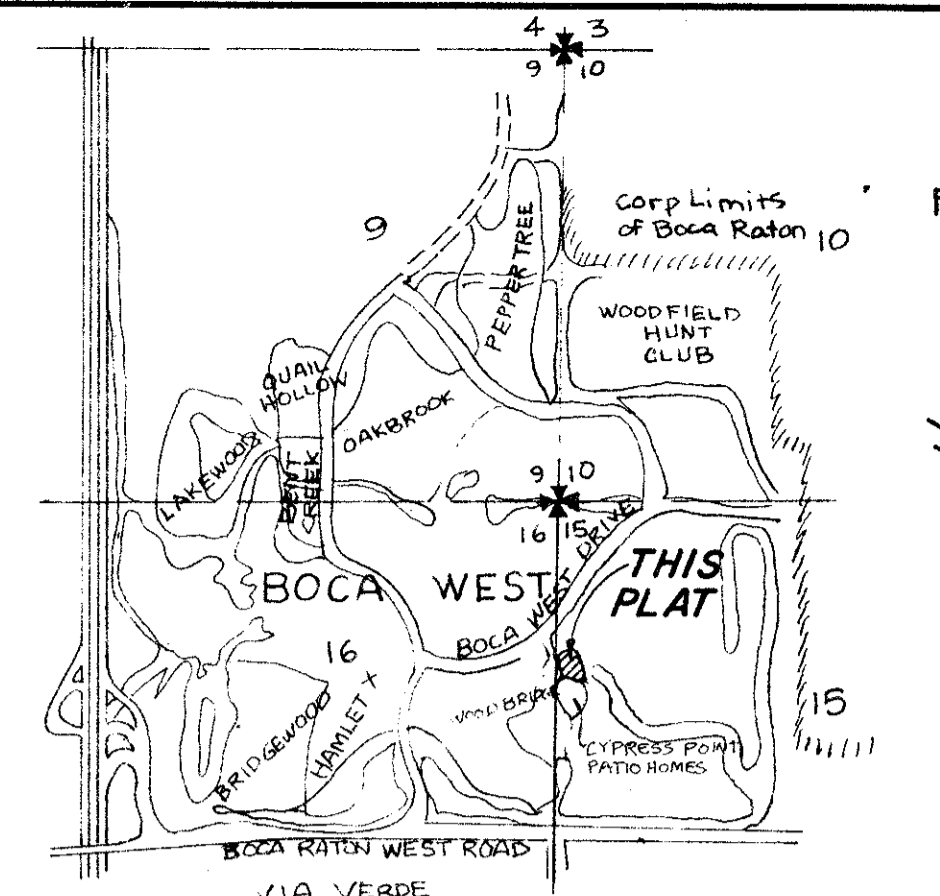
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# CYPRESS POINT VILLAS OF BOCA WEST - P.U.D.

IN PART OF SECTION 15, 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  
DECEMBER 1980



LOCATION SKETCH

170

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 9th day of July, 1981, and duly recorded in Plat Book No. 42 on page 170-171  
JOHN B. DUNKLE, Clerk Circuit Court  
By: [Signature] D.C.

### 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:

Beginning at the Permanent Reference Monument marking the East Corner of VILLAGE OF WOODBRIDGE as recorded in Plat Book 34, pages 149 and 150, Public Records of Palm Beach County, Florida, shown on Sheet No. 2 as the intersection of the Northeast Line of Woodbridge Drive with the Southeast Line of Woodbridge Circle; thence meandering the the boundary of said Plat by the following courses: N.53°59'43"W. along said Northeast Line of Woodbridge Drive, a distance of 170.50 feet to the beginning of a curve concave to the east having a radius of 245 feet and a central angle of 74°37'10"; thence northwesterly, northerly and northeasterly along the arc of said curve, a distance of 319.08 feet; thence N.20°37'27"E. along the tangent to said curve, a distance of 243.34 feet to the beginning of a curve concave to the west having a radius of 305 feet and a central angle of 35°10'07"; thence northwesterly along the arc of said curve, a distance of 187.21 feet to a Permanent Reference Monument marking the South Corner of Tract A of said VILLAGE OF WOODBRIDGE, thence N.14°32'40"W. along the East Line of said Tract A, a distance of 65.00 feet; thence leaving said boundary of said plat; N.75°27'20"E., a distance of 92.00 feet; thence S.72°24'12"E., a distance of 173.55 feet; thence S.60°18'33"E., a distance of 106.00 feet; thence S.34°14'02"E., a distance of 40.95 feet; thence S.60°18'33"E., a distance of 242.87 feet to the beginning of a curve concave to the west having a radius of 85 feet and a central angle of 80°56'00"; thence southeasterly, southerly and southwesterly along the arc of said curve, a distance of 120.07 feet; thence S.20°37'27"W. along the tangent to said curve, a distance of 243.92 feet; thence S.13°06'53"W., a distance of 396.74 feet; thence S.36°00'17"W., a distance of 98.31 feet; thence N.53°59'43"W., a distance of 297.00 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 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 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 limitations, the golf courses and facilities related hereto, 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 thereby. Arvida Corporation reserves to itself, its successors and assigns, the right to subdivide, hold, develop, encumber, and dispose of, all or any portion 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 platted as CYPRESS POINT VILLAS OF BOCA WEST - P.U.D. being more particularly described to the left under Description and hereby dedicate as follows:

Easements are for the construction and maintenance of water, sewage, electrical, telephone, telecommunications, gas and other public utility services, if any, under the surfaces 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 A is for private ingress and egress, utilities, drainage and Parcels B, C and D are for open space, landscaping, utilities and drainage, and all are hereby dedicated to CYPRESS POINT VILLAS HOMEOWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association.

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 10th day of June, 1981.

ARVIDA CORPORATION, a Delaware Corporation  
Attest: Joan C. Styers By: Norman A. Cortese  
Joan C. Styers - Assistant Secretary Norman A. Cortese - Vice President

### 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, unless otherwise noted.

### LAND USE

Total Area in Plat \_\_\_\_\_ 11.02 Acres  
Parcels B, C & D (Open Space, Landscape) \_\_\_\_\_ 0.55 Acres  
Parcel A (Access Tract) \_\_\_\_\_ 1.14 Acres  
Total Units \_\_\_\_\_ 51 Units  
Density \_\_\_\_\_ 4.63 D.U./Acre

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared NORMAN A. CORTESE and JOAN C. STYERS, 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 10th day of June, 1981.  
Joan M. Wells  
Notary Public  
My Commission expires: October 2, 1981

### 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 1981 have been paid, and (3) said lands are not encumbered by the lien of any mortgage.

H. William Walker, Jr.  
Date: June 15, 1981

### PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 10th day of July, 1981.

By: Frank Foster  
Frank Foster - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: [Signature]  
Deputy Clerk

### COUNTY ENGINEER

This plat is hereby approved for record, this 10th day of July, 1981.

By: [Signature]  
H.F. Kahler, County Engineer

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on June 11, 1981, they completed the survey of the 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 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]  
Michael G. Purmort, Professional Land Surveyor  
Florida Registration No. 2720, Date: June 11, 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 Dec 30, 1981, 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: June 11, 1981

CYPRESS POINT VILLAS OF BOCA WEST

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AC/PUD  
INSH AREA #11  
PAIR SHAPE ZONE 33  
PAIR SHEET 31  
QUAD ZONE 10  
FLOOD ZONE 10  
SITE PLAN APPROVED  
6/10/81 HARLETT

15/47/42

0214-302

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

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