

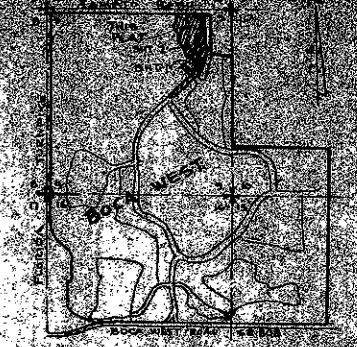
43/159

SABAL LAKE 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 B. JENSON
ENGINEER-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
APRIL 1981

SCALE IN FEET SCALE: 1"=100'



LOCATION SKETCH & INDEX MAP

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DESCRIPTION

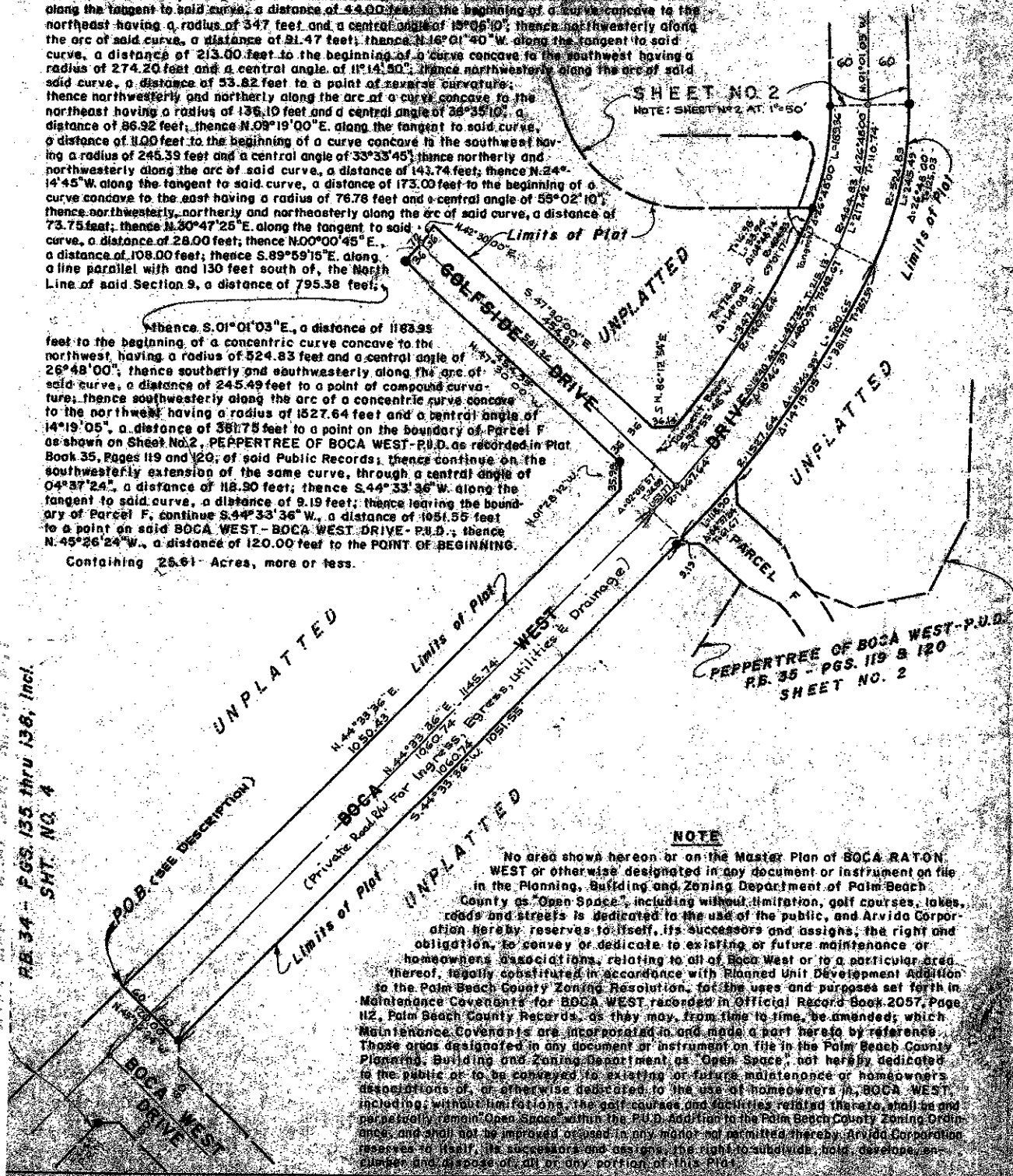
A Parcel of land lying in part of Section 9, Township 47 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

Beginning at the West Northernly Point of BOCA WEST-BOCA WEST DRIVE - P.U.D. as recorded in Plat Book 34, Pages 135 through 138, inclusive, shown on Sheet No. 1, Public Records of Palm Beach County, Florida; thence N.44°33'36"E. along northeasterly extension of the Northwesterly Right-of-Way Line of Boca West Drive, a distance of 1059.43 feet; thence N.01°24'12"W. a distance of 35.99 feet; thence N.47°30'00"W. a distance of 454.99 feet; thence N.42°30'00"E. a distance of 72.00 feet; thence S.47°50'00"E. along a line parallel with and 72 feet northerly of a previously described course, a distance of 464.07 feet; thence N.86°12'34"E. a distance of 36.14 feet to a point on a curve concave to the northwest having a radius of 1407.64 feet and a central angle of 149°06'51" and whose tangent at this point bears S.38°55'43"W.; thence northeasterly along the arc of said curve, a distance of 347.37 feet to a point of compound curvature; thence northeasterly along the arc of a curve concave to the northwest having a radius of 404.83 feet and a central angle of 04°48'14"; a distance of 35.84 feet; thence WEST, making an angle with the tangent to the last described curve, measured from southwest to west, of 69°01'17", a distance of 181.36 feet to the beginning of a curve concave to the northeast having a radius of 387.50 feet and a central angle of 70°39'45"; thence westerly and northwesterly along the arc of said curve, a distance of 243.56 feet; thence N.19°20'18"W. along the tangent to said curve, a distance of 173.22 feet to the beginning of a curve concave to the southwest having a radius of 221.11 feet and a central angle of 11°47'36"; thence northwesterly along the arc of said curve, a distance of 55.80 feet; thence N.31°07'50"W. along the tangent to said curve, a distance of 44.00 feet to the beginning of a curve concave to the northeast having a radius of 347 feet and a central angle of 15°06'10"; thence northwesterly along the arc of said curve, a distance of 91.47 feet; thence N.16°01'40"W. along the tangent to said curve, a distance of 213.00 feet to the beginning of a curve concave to the southwest having a radius of 274.20 feet and a central angle of 11°14'30"; thence northwesterly along the arc of said curve, a distance of 53.82 feet to a point of reverse curvature; thence northwesterly and northerly along the arc of a curve concave to the northeast having a radius of 136.10 feet and a central angle of 36°35'10"; a distance of 86.92 feet; thence N.09°19'00"E. along the tangent to said curve, a distance of 11.00 feet to the beginning of a curve concave to the southwest having a radius of 245.39 feet and a central angle of 33°33'45"; thence northerly and northwesterly along the arc of said curve, a distance of 143.74 feet; thence N.24°14'45"W. along the tangent to said curve, a distance of 173.00 feet to the beginning of a curve concave to the east having a radius of 76.78 feet and a central angle of 55°02'10"; thence northwesterly, northerly and northeasterly along the arc of said curve, a distance of 73.75 feet; thence N.30°47'25"E. along the tangent to said curve, a distance of 28.00 feet; thence N.00°00'45"E. a distance of 108.00 feet; thence S.89°59'16"E. along a line parallel with and 130 feet south of, the North Line of said Section 9, a distance of 795.38 feet;

thence S.01°01'03"E. a distance of 1183.95 feet to the beginning of a concentric curve concave to the northwest having a radius of 524.83 feet and a central angle of 26°48'00"; thence southerly and southwesterly along the arc of said curve, a distance of 245.49 feet to a point of compound curvature; thence southwesterly along the arc of a concentric curve concave to the northwest having a radius of 1527.64 feet and a central angle of 14°19'05"; a distance of 381.75 feet to a point on the boundary of Parcel F as shown on Sheet No. 2, PEPPERTREE OF BOCA WEST-P.U.D. as recorded in Plat Book 35, Pages 119 and 120; of said Public Records; thence continue on the southwesterly extension of the same curve, through a central angle of 04°37'24", a distance of 118.90 feet; thence S.44°33'36"W. along the tangent to said curve, a distance of 9.19 feet; thence leaving the boundary of Parcel F, continue S.44°33'36"W. a distance of 1051.55 feet to a point on said BOCA WEST - BOCA WEST DRIVE - P.U.D.; thence N.45°26'24"W. a distance of 120.00 feet to the POINT OF BEGINNING.

Containing 25.61 Acres, more or less.

RB 34 - PGS. 135 thru 138, Incl. SHT. NO. 4



SHEET NO. 2
NOTE: SHEET NO. 2 AT 1"=50'

NOTE
No area shown hereon or on the Master Plan of BOCA 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 hereof 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 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, occupied, 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 portion of this P.U.D.

- NOTES**
- denotes Permanent Reference Monument.
- denotes Permanent Control Point.
- 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.

LAND USE

Parcel A	11.24 Acres
Parcel B	5.50 Acres
Roads	8.87 Acres
Total Area in Plot	25.61 Acres
Total Units	92 Units
Density	3.59 D.U./Acres

APPROVALS
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
This plot is hereby approved for record this day of February, 1981.
By: Frank Foster Chairman
Attest: JOHN B. DUNKLE Clerk
By: Kathryn S. Thiller Deputy Clerk
COUNTY ENGINEER
This plot is hereby approved for record this day of February, 1981.
By: [Signature] County Engineer

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 lands shown hereon to be surveyed, subdivided and shown as PARCEL A, SABAL LAKE OF BOCA WEST - P.U.D. and being more particularly described in the foregoing Description and as hereby dedicated, as follows: Limited Access Easements are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for control and its relation over sections of Boca West and Golf Side Drives, use private road for ingress, egress, utility and drainage purposes; for Drainage Easements for Drainage and Maintenance Easements for the purposes indicated all are hereby dedicated to BOCA WEST MAINTENANCE COVENANTS, INC.
The Utility Easements are hereby dedicated in perpetuity to the corporation in and its successors and assigns.
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 hereunto affixed, by and with the authority of its Board of Directors, this 1st day of February, 1981.

Attest: [Signature] Vice President
[Signature] Assistant Secretary

ACKNOWLEDGMENT
STATE OF FLORIDA - COUNTY OF PALM BEACH
BEFORE ME personally appeared NORMAN A. CORTESE and JOAN B. STEVENS, to me well known to me to be the individuals described in and who executed the foregoing instrument, and Assistant Secretary of the above named ARVIDA CORPORATION, a Delaware Corporation, and severally acknowledged to me and before me that they executed such instrument as their own and Assistant Secretary of said Corporation, and that the same intended to be the conveyance of the corporate real estate of said Corporation, and that it was affixed to said instrument by the regular corporate authority, and that said instrument is the free act and deed of said Corporation.
WITNESS my hand and official seal, this 1st day of February, 1981.
[Signature] Notary Public - State of Florida at large
My Commission expires: October 31, 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 I have searched the records of the Public Records of the State of Florida and have verified that the instrument described in the foregoing is a duly recorded instrument, and that the 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.
[Signature]
H. William Walker, Jr.
Dated: 2/1/81

SURVEYOR'S CERTIFICATION
STATE OF FLORIDA COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 2/1/81, that they completed the survey of lands as shown on the foregoing map that constitute a correct representation of the lands therein described and stated that permanent reference monuments have been set as shown as required by law, and that permanent control points will be set under the guidelines posted with Palm Beach County, Florida, for the required improvements, and that the survey data complies with requirement of Part II, Chapter 173, Florida Statutes, as amended.
[Signature]
Michael G. Burns, Professional Land Surveyor
Florida Registered No. 270, Date: 6/2/78

SURVEYOR'S CERTIFICATION
STATE OF FLORIDA COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 2/1/81, that the herein plat was prepared and delivered under the provisions of the Florida Statutes, and that the plat is a correct representation of the lands described as shown on the foregoing map, and that the survey data complies with requirement of Part II, Chapter 173, Florida Statutes, as amended.
[Signature]
GEE B. JENSON - Engineer - Architect - Planner
THIS INSTRUMENT PREPARED BY WILLIAM G. WALKER, JR. 2/1/81 Described Book 437 West Palm Beach, Florida