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# CYPRESS POINT PATIO HOMES - PHASE IIA BOCA WEST - P.U.D.

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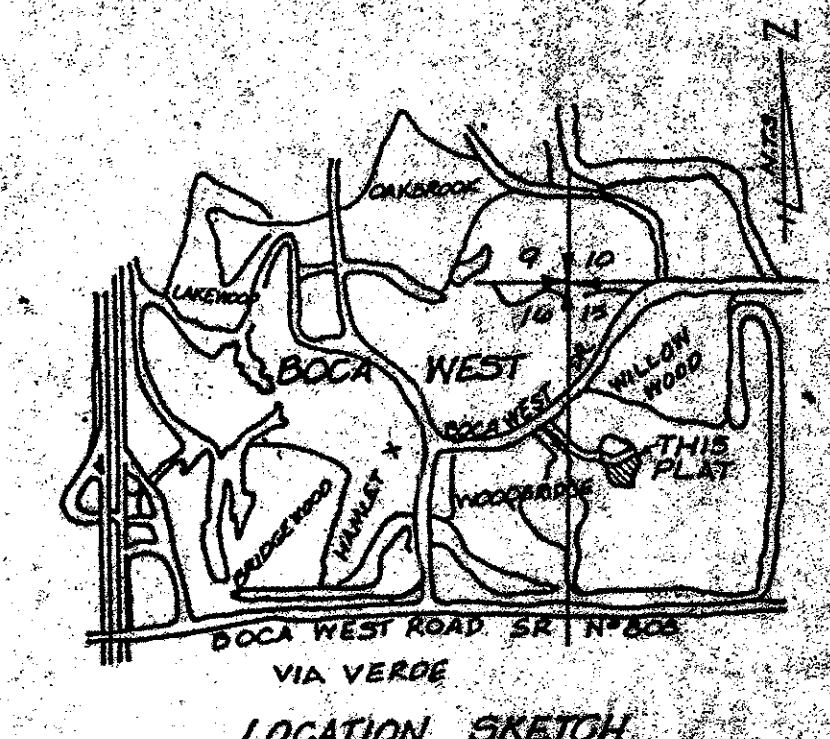
## DESCRIPTION

Being 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 most Northerly corner of CYPRESS POINT PATIO HOMES - BOCA WEST - P.U.D. as recorded in Plat Book 42, Page 13, Public Records of Palm Beach County, Florida; thence S. 53° 59' 43" E. along the Northeasterly Boundry of said CYPRESS POINT PATIO HOMES a distance of 170.00 feet; thence S. 36° 00' 17" W., a distance of 60.00 feet; thence S. 53° 59' 43" E., a distance of 240.00 feet to the POINT OF BEGINNING of this description; thence continue S. 53° 59' 43" E., a distance of 24.75 feet; thence N. 79° 19' 14" E., a distance of 483.02 feet; thence S. 10° 40' 46" E., a distance of 156.74 feet; thence S. 84° 24' 53" W., a distance of 132.29 feet; thence S. 79° 19' 11" W., a distance of 368.23 feet to a point on the East Line of said CYPRESS POINT PATIO HOMES; thence N. 10° 40' 50" W., along the said East Line, a distance of 163.01 feet to the POINT OF BEGINNING.

IN PART OF SECTION 15, TWP. 47S., RGE. 42E.  
PALM BEACH COUNTY, FLORIDA  
IN 2 SHEETS SHEET NO. 1

GEE & JENSON  
ENGINEERS, ARCHITECTS, PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
JUNE 1982



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on this 24th day of September, 1982 and duly recorded in Plat Book No. 44 on page 200-201  
JOHN B. DUNKLE, Clerk Circuit Court  
[Signature]

## MORTGAGEE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3799, Page 240, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon. IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 24th day of September, 1982.

ARVIDA CORPORATION, A Delaware Corporation

Attest: Joan C. Styers By: Norman A. Cortese  
Joan C. Styers - Assistant Secretary Norman A. Cortese - Vice President

## 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 the seal affixed to said 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 24th day of September, 1982.

My Commission expires: 2/13/86

Debra S. Williams  
Notary Public

## 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 any kind of construction or trees or shrubs placed on Utility or Drainage Easements.

Easements are for Public Utilities, unless otherwise noted.

- o denotes Permanent Reference Monument.
- o denotes Permanent Control Point.

The portion of the plat containing open space may not be vacated in whole or in part unless the entire plat is vacated.

Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

## 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 Covenant for Boca West recorded in Official Record Book 2057, Page 11, 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 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 the 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 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, subject to all Property Development Regulations found in Ordinance 73-2.

## APPROVAL

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 12th day of October, 1982.

By: Norman R. Gregory  
Norman R. Gregory, Chairman

Attest: JOHN B. DUNKLE, Clerk

By: Elizabeth Gueber  
Elizabeth Gueber, Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 12th day of October, 1982.

By: H.F. Kahant  
H.F. Kahant, County Engineer

## SURVEYORS CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on SEPT. 29, 1982, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by MICHAEL G. PURMORT AND ASSOCIATES, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM 2090 Palm Beach Lakes Boulevard West Palm Beach, Florida

Stuart H. Cunningham  
Stuart H. Cunningham, Professional Land Surveyor  
Florida Registration No. 3896. Date: 9-29-82

## DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that NATIONAL DEVELOPMENT AND ASSOCIATES CORP., a Florida Corporation, the owner 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 CYPRESS POINT PATIO HOMES - PHASE IIA - BOCA WEST - P.U.D., being more particularly described to the left under description and so hereby dedicates as follows:

Parcels A and B are access tracts for private ingress and egress, utilities and drainage. Parcel C is common area for open space and landscaping. Parcels A, B, and C are hereby dedicated to Cypress Point Patio Homeowners Association, Inc. and are the perpetual maintenance obligation of said Association, its successors and assigns.

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 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.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 24th day of September, 1982.

David A. Curcio  
Witness

Robert Wilson  
Witness

NATIONAL DEVELOPMENT AND ASSOCIATES CORP.  
a Florida Corporation

By: Saul Slossberg  
Saul Slossberg - President

## ACKNOWLEDGEMENT

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 acknowledgements, SAUL SLOSSBERG, President of NATIONAL DEVELOPMENT AND ASSOCIATES CORP., 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 24th day of September, 1982.

My commission expires: [Redacted]

David A. Curcio  
Notary Public

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DENNIS L. STEWART, 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 NATIONAL DEVELOPMENT AND ASSOCIATES CORP.; that the current taxes have been paid; and that I find that all mortgages are shown and are true and correct; and that there are no other encumbrances.

Dennis L. Stewart  
Dennis L. Stewart, Attorney at Law  
Licensed in the State of Florida Date: 9-28-82

## SURVEYORS CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on SEPT. 24, 1982, that they completed the survey of lands as shown on the hereon plat: that said plat is a correct representation of the lands hereon described and platted; that permanent reference monuments have been set as required by law, 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 improved improvements and that the survey data complies with all requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveyors in the State of Florida and Ordinances of Palm Beach County, Florida.

MICHAEL G. PURMORT AND ASSOCIATES, INC.

Michael G. Purmort  
Michael G. Purmort, Professional Land Surveyor  
Florida Registration No. 2720 Date: 9-24-82

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