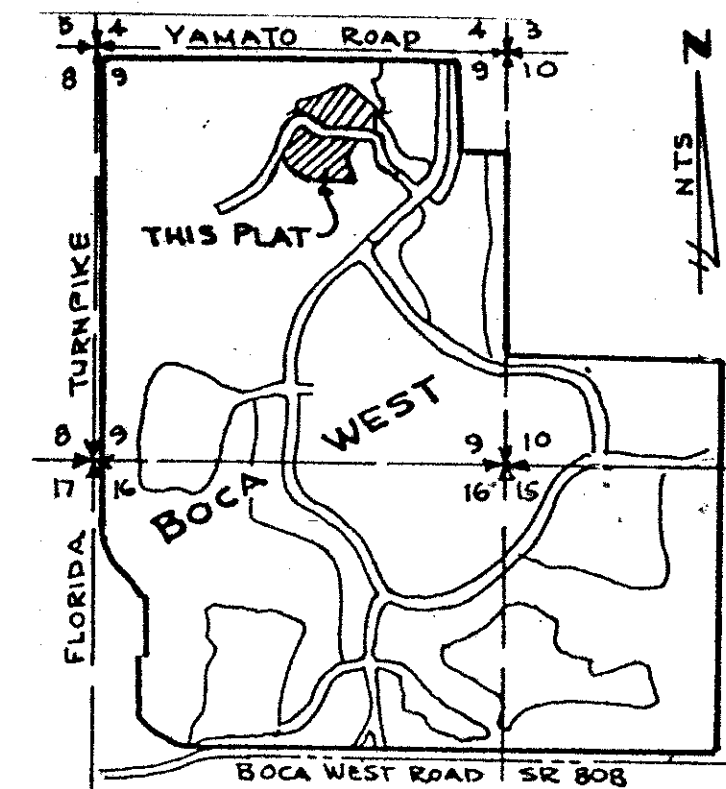


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MAHOGANY BEND OF BOCA WEST - P.U.D.

PARCELS C-4 AND D-4
IN PART OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JANUARY 1983



LOCATION SKETCH

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 10:00 AM, this 23 day
of June 1983, and duly
recorded in Plat Book No. 46
on Page 344

JOHN B. DUNKLE
Clerk Circuit Court
By: *John B. Dunkle* D.C.

DESCRIPTION

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

Commencing at the Northeast Corner of said Section 9; thence N. 89°59'15" W., along the North Line of said Section 9, a distance of 1662.96 feet; thence S. 00°00'45" W., a distance of 474.95 feet to the POINT OF BEGINNING of this description; thence S. 23°32'30" E., a distance of 66.43 feet; thence S. 01°28'48" E., a distance of 379.66 feet to a point on a curve concave to the southwest having a radius of 337.00 feet and a central angle of 57°35'41", said point also lying on the Northerly Right-of-Way Line of GOLFSIDE DRIVE - BOCA WEST - P.U.D., recorded in Plat Book 43, Pages 164 and 165, of the Public Records of Palm Beach County, Florida, the tangent to said curve bears N. 41°33'19" W., at this point; thence northwesterly, westerly and southwesterly along the arc of said curve a distance of 338.76 feet; thence S. 80°51'00" W., along the tangent of said curve and said Northerly Right-of-Way Line a distance of 54.29 feet to a point to be hereinafter referred to as POINT "A"; thence continue S. 80°51'00" W., a distance of 509.67 feet to the beginning of a curve concave to the north having a radius of 472.69 feet and a central angle of 20°01'40"; thence southwesterly, westerly and northwesterly along the arc of said curve a distance of 165.23 feet; thence N. 79°07'20" W., along the tangent of said curve a distance of 164.75 feet to the beginning of a curve concave to the southwest having a radius of 337.00 feet and a central angle of 17°14'46"; thence westerly along the arc of said curve a distance of 101.44 feet; thence N. 06°22'06" W., radial to the last described curve a distance of 69.18 feet; thence N. 55°38'53" E., a distance of 150.08 feet; thence N. 55°55'54" E., a distance of 141.02 feet; thence N. 67°50'45" E., a distance of 251.74 feet; thence N. 69°42'44" E., a distance of 262.37 feet; thence S. 87°53'28" E., a distance of 267.49 feet; thence S. 71°11'31" E., a distance of 104.40 feet; thence N. 83°34'41" E., a distance of 101.12 feet; thence S. 87°53'28" E., a distance of 74.50 feet to the POINT OF BEGINNING of Tract No. 1.

TOGETHER WITH

Commencing at POINT "A" as referenced above; thence S. 09°09'00" E., a distance of 72.00 feet to the POINT OF BEGINNING of Tract No. 2, said point being the intersection of the Southerly Right-of-Way Line of said GOLFSIDE DRIVE and the Westerly Boundary Line of BAYWOOD PLAT NO. 2, BOCA WEST, as recorded in Plat Book 44, Pages 104 and 105 of said Public Records; thence S. 27°23'02" W., a distance of 226.42 feet; thence S. 23°30'00" E., a distance of 295.01 feet; thence S. 88°01'15" W., a distance of 266.57 feet; thence S. 88°51'39" W., a distance of 240.21 feet; thence N. 81°19'18" W., a distance of 115.97 feet; thence S. 89°20'16" W., a distance of 60.03 feet; thence N. 80°55'01" W., a distance of 489.14 feet; thence N. 46°48'49" W., a distance of 143.00 feet to a point on the said Southerly Right-of-Way Line of GOLFSIDE DRIVE; thence N. 43°11'11" E., along said Right-of-Way Line a distance of 230.00 feet to the beginning of a curve concave to the southeast having a radius of 265.00 feet and a central angle of 57°41'29"; thence northeasterly, easterly and southeasterly along the arc of said curve a distance of 266.83 feet; thence S. 79°07'20" E., along the tangent of said curve a distance of 164.75 feet to the beginning of a curve concave to the north having a radius of 544.69 feet and a central angle of 20°01'40"; thence southeasterly, easterly and northeasterly along the arc of said curve a distance of 190.40 feet; thence N. 80°51'00" E. along the tangent of said curve a distance of 509.67 feet to the POINT OF BEGINNING of Tract No. 2.

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 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 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.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 5-10, 1983, 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.
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 2496, Date: 5-10-83

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

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.

- denotes Permanent Reference Monument.
- 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.

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 21 day of June, 1983.

By: *Peggy B. Matt*
Peggy B. Matt, Chairperson

Attest: JOHN B. DUNKLE, Clerk

By: *John B. Dunkle*
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 21 day of June, 1983.

By: *G. Haney Frakes, Jr.*
County Engineer, Asst.
G. Haney Frakes, Jr.

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 MAHOGANY BEND OF BOCA WEST - P.U.D., PARCELS C-4 AND D-4 and being more particularly described to the left under Description and do hereby dedicate as follows:

The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

The Non-Access Easements as shown are dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

The streets as shown are for ingress, egress, utilities and drainage. Parcel "A" is for open space, recreation, utilities and drainage. The streets, Parcel "A" and the Planting and Bike Path Easements are all hereby dedicated to the MAHOGANY BEND HOMEOWNERS ASSOCIATION, and are the perpetual maintenance obligation of said Association its successors and assigns, without recourse to Palm Beach Co.

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 5th day of May, 1983.

ARVIDA CORPORATION, a Delaware Corporation

Attest: *Jeri Poller*
Jeri Poller - Assistant Secretary

By: *Norman A. Cortese*
Norman A. Cortese - Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Norman A. Cortese and Jeri Poller, 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, 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 15 day of May, 1983.

My commission expires: Feb. 13, 1986

Stacie Williams
Notary Public - State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Jeri Poller, 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 ARVIDA CORPORATION; that the current taxes have been paid; and that I find that there are no other encumbrances of record.

Jeri Poller
Jeri Poller, Attorney at Law
Licensed in the State of Florida Date: 10 May 1983

0214-008

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SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on May 3, 1983, they completed the survey of lands or 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 required by law and that permanent control points will be set under the guarantees posted with Palm Beach County, Florida 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.

Michael G. Purmort, Professional Land Surveyor
Florida Registration No. 2720, Date: 5-3-83