

46/115

# A PART OF HAMLET V, BOCA WEST-P.U.D. CYPRESS WALK AT BOCA WEST

89-193289

# 115

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 2:51 P.M. THIS 9th DAY OF SEPTEMBER, A.D. 1983, AND DULY RECORDED IN PLAT BOOK 46 ON PAGES 115 AND 116.

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
By: *Richard D. Mack DC*

LYING IN PART OF SECTION 15, TOWNSHIP 47 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 2 ----- JUNE 1983

DEDICATION  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT YUSEM HOMES - CYPRESS WALK, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, LYING IN PART OF SECTION 15, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CYPRESS WALK AT BOCA WEST, A PART OF A PLANNED UNIT DEVELOPMENT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF CYPRESS POINT PATIO HOMES, PHASE IIA - BOCA WEST - P.U.D., AS RECORDED IN PLAT BOOK 44, PAGES 200 AND 201, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 10°40'46" WEST, ALONG THE EASTERLY LINE OF SAID CYPRESS POINT PATIO HOMES, PHASE IIA, A DISTANCE OF 156.74 FEET TO THE NORTHEAST CORNER OF SAID CYPRESS POINT PATIO HOMES, PHASE IIA, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF WOODBRIDGE DRIVE EXTENSION, PHASE II - BOCA WEST - P.U.D., AS RECORDED IN PLAT BOOK 44, PAGE 190, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUING NORTH 10°40'46" WEST, ALONG THE EAST LINE OF SAID WOODBRIDGE DRIVE EXTENSION, PHASE II, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID WOODBRIDGE DRIVE EXTENSION, PHASE II; THENCE NORTH 79°19'13" EAST, A DISTANCE OF 16.74 FEET; THENCE NORTH 03°49'24" EAST, A DISTANCE OF 222.04 FEET, THENCE SOUTH 63°00'12" EAST, A DISTANCE OF 132.42 FEET; THENCE NORTH 88°24'12" EAST, A DISTANCE OF 72.03 FEET; THENCE NORTH 78°04'13" EAST, A DISTANCE OF 72.57 FEET; THENCE NORTH 57°19'11" EAST, A DISTANCE OF 62.97 FEET; THENCE NORTH 43°13'42" EAST, A DISTANCE OF 137.24 FEET; THENCE NORTH 59°39'25" EAST, A DISTANCE OF 47.51 FEET; THENCE NORTH 89°40'41" EAST, A DISTANCE OF 178.00 FEET; THENCE NORTH 86°10'43" EAST, A DISTANCE OF 156.93 FEET; THENCE SOUTH 14°00'07" EAST, A DISTANCE OF 660.29 FEET; THENCE SOUTH 86°23'52" WEST, A DISTANCE OF 172.88 FEET; THENCE NORTH 87°17'43" WEST, A DISTANCE OF 51.41 FEET; THENCE NORTH 79°56'13" WEST, A DISTANCE OF 237.13 FEET; THENCE NORTH 85°02'26" WEST, A DISTANCE OF 456.03 FEET; THENCE NORTH 79°20'38" WEST, A DISTANCE OF 23.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 10.682 ACRES, MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A", WOODBRIDGE DRIVE, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CYPRESS WALK AT BOCA WEST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PURPOSES OF A PRIVATE ROAD AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CYPRESS WALK AT BOCA WEST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR LANDSCAPING AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CYPRESS WALK AT BOCA WEST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PRIVATE NON-VEHICULAR ACCESS AND OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CYPRESS WALK AT BOCA WEST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR INGRESS, EGRESS, UTILITY AND DRAINAGE AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. THE 20' DRAINAGE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CYPRESS WALK AT BOCA WEST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE PURPOSE OF DRAINAGE MAINTENANCE OR OTHER LAWFUL PURPOSE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. THE DRAINAGE EASEMENTS AND THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY FACILITIES.

7. THE WATER MANAGEMENT AND OPEN SPACE RECREATION TRACT SHOWN IS HEREBY DEDICATED TO THE CYPRESS WALK AT BOCA WEST PROPERTY OWNERS' ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, HJH (Cypress) INC. (AS GENERAL PARTNER OF YUSEM HOMES - CYPRESS WALK, A FLORIDA GENERAL PARTNERSHIP) HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF SEPTEMBER, A.D. 1983.

ATTEST: *Joseph F. Henn*  
JOSEPH F. HENN  
ASSISTANT SECRETARY  
BY: *Henry H. Yusem*  
HENRY H. YUSEM, PRESIDENT  
HJH (CYPRESS) INC.  
AS GENERAL PARTNER OF YUSEM HOMES - CYPRESS WALK  
A FLORIDA GENERAL PARTNERSHIP

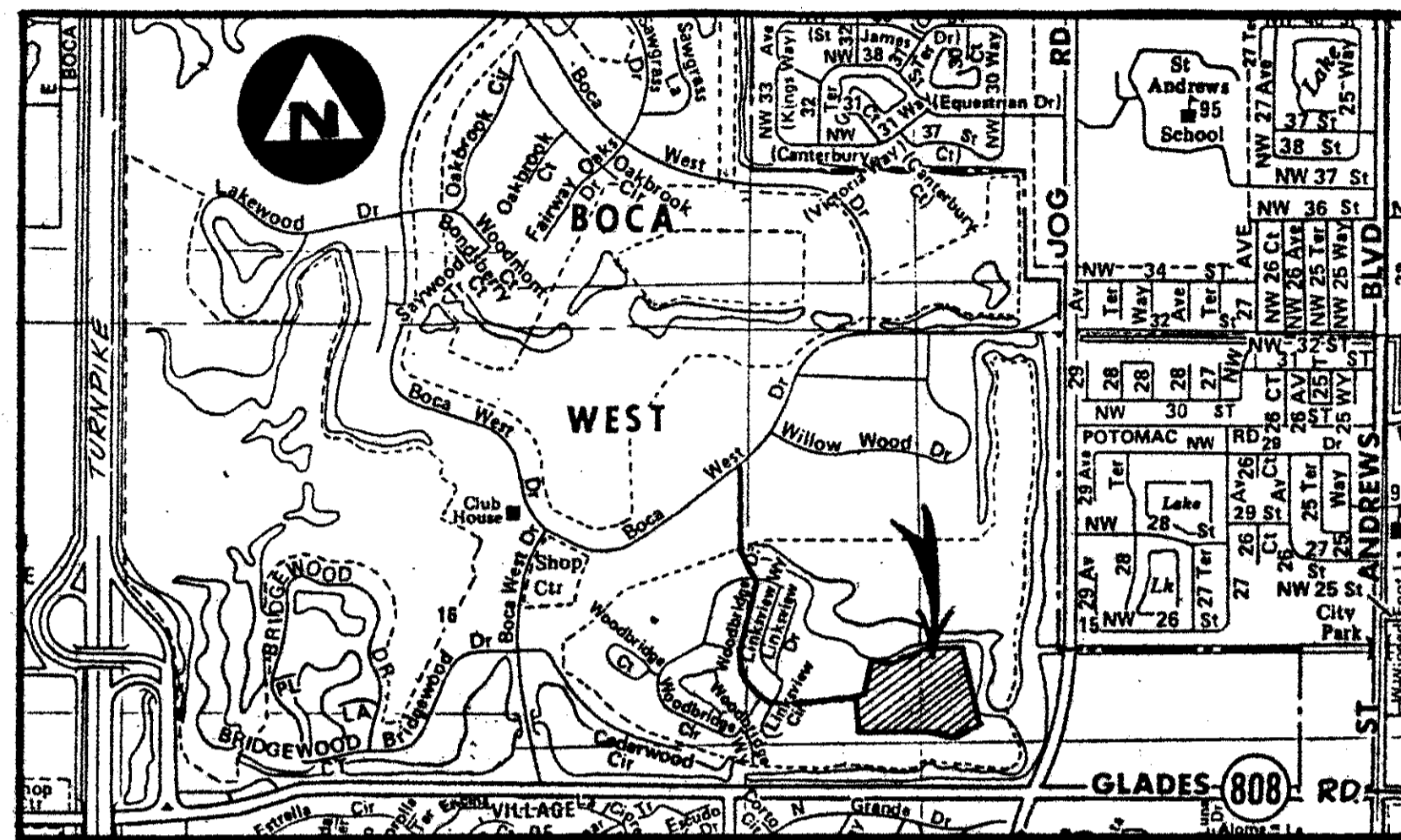
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HENRY H. YUSEM AND JOSEPH F. HENN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF HJH (CYPRESS) INC., AS GENERAL PARTNER OF YUSEM HOMES - CYPRESS WALK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL 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 9th DAY OF SEPTEMBER, A.D. 1983.

NOTARY PUBLIC: *Linda A. Ackerman*  
MY COMMISSION EXPIRES: 12-30-86



(N.T.S.) LOCATION MAP

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE OR OTHER ENCUMBRANCE WHICH IS RECORDED IN O.R. BOOK 3968, PAGE 574 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND THE CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF OFFICERS, THIS 9th DAY OF SEPTEMBER, A.D. 1983.

BY: *Gerard Sabatino*  
GERARD SABATINO  
VICE PRESIDENT

WITNESS: *W. Van Campen*

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERARD SABATINO, VICE PRESIDENT TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF P B MORTGAGE CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL 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 9th DAY OF SEPTEMBER, A.D. 1983.

MY COMMISSION EXPIRES: 12-28-86 NOTARY PUBLIC: *Linda A. Ackerman*

### PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	10.682 ACRES
LESS ROAD RIGHT OF WAY	0.445 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	10.237 ACRES
APPLICABLE DENSITY FACTOR	N/A
TOTAL UNITS PERMITTED	N/A
TOTAL UNITS THIS PLAT	43 UNITS
OPEN SPACE	7.5 ACRES
DENSITY	4.0 UNITS PER ACRE

DATE: 9th DAY OF SEPT., A.D. 1983 BY: *W. Van Campen*  
WM. R. VAN CAMPEN, R.L.S.  
REGISTERED SURVEYOR NO. 2424  
STATE OF FLORIDA

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

### ATTEST:

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: *Joseph F. Henn*  
DEPUTY CLERK

### COUNTY ENGINEER:

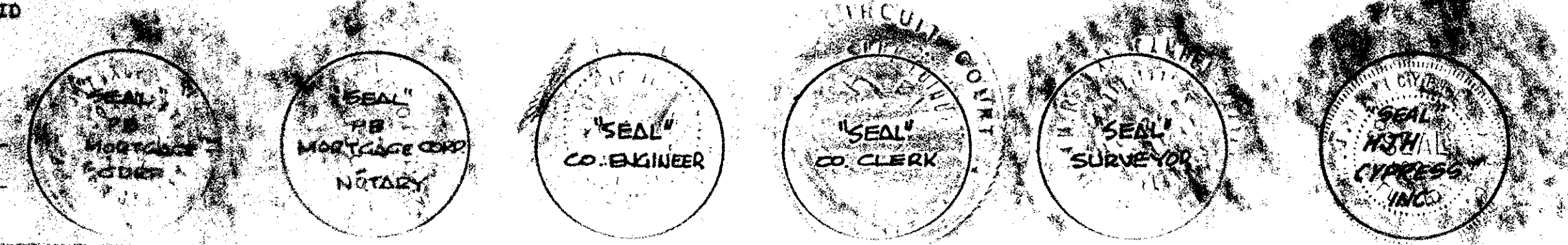
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF SEPT., A.D. 1983.

*Herbert Kahlert*  
HERBERT KAHLERT, P.E.  
COUNTY ENGINEER

APPROVAL: PALM BEACH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF SEPT., A.D. 1983.

*Peggy E. Swatt*  
PEGGY E. SWATT, CHAIRMAN



CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.  
PALM BEACH COUNTY, FLORIDA  
CYPRESS WALK  
AT BOCA WEST

BENCH MARK  
land surveying and mapping, inc.  
WEST PALM BEACH, FLORIDA

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