

47/92

# CHAPEL CREEK

PARCEL G4-BOCA WEST, P.U.D.  
LYING IN SECTION 9, TOWNSHIP 47 SOUTH,  
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
SEPTEMBER, 1983

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT YUSEM HOMES - CHAPEL CREEK, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CHAPEL CREEK AT BOCA WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF GOLFSIDE DRIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 164 AND 165, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, BEAR N.77°33'00"E. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GOLFSIDE DRIVE, A DISTANCE OF 203.39 FEET FOR A POINT OF BEGINNING;

THENCE, CONTINUE N.77°33'00"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 272.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 706.17 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°52'06", A DISTANCE OF 60.00 FEET TO THE END OF SAID CURVE; THENCE, N.03°52'01"W., DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 280.61 FEET; THENCE, N.09°49'48"E., A DISTANCE OF 203.22 FEET; THENCE, N.00°32'32"W., A DISTANCE OF 337.44 FEET; THENCE, N.55°08'20"E., A DISTANCE OF 187.00 FEET; THENCE, N.03°10'47"E., A DISTANCE OF 362.00 FEET; THENCE, N.76°31'59"W., A DISTANCE OF 298.00 FEET; THENCE, S.35°43'41"W., A DISTANCE OF 177.00 FEET; THENCE, S.21°46'50"E., A DISTANCE OF 93.54 FEET; THENCE, S.37°22'17"W., A DISTANCE OF 228.82 FEET; THENCE, S.08°18'22"W., A DISTANCE OF 396.14 FEET; THENCE, S.00°34'17"E., A DISTANCE OF 390.37 FEET; THENCE, S.09°54'45"E., A DISTANCE OF 238.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.62 ACRES, MORE OR LESS.

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

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

- TRACT "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CHAPEL CREEK AT BOCA WEST PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PRIVATE ROAD RIGHT OF WAY PURPOSES, AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B" AS SHOWN IS HEREBY DEDICATED TO CHAPEL CREEK 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, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 3. EASEMENTS:

- THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY FACILITIES.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE WATERWAY EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO CHAPEL CREEK AT BOCA WEST PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CHAPEL CREEK AT BOCA WEST PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR INGRESS-EGRESS EASEMENT, 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.

IN WITNESS WHEREOF YUSEM HOMES-CHAPEL CREEK, A FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ON BEHALF OF THE PARTNERSHIP, THIS 23<sup>rd</sup> DAY OF January, A.D. 1984.

ATTEST: *Joseph F. Henn* BY: *Henry Yusem*  
 JOSEPH F. HENN HENRY YUSEM, PRESIDENT  
 ASSISTANT SECRETARY

H.J.H. (CHAPEL CREEK) INC.  
 AS GENERAL PARTNERSHIP OF YUSEM HOMES -  
 CHAPEL CREEK,  
 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 H.J.H. (CHAPEL CREEK) INC. AS GENERAL PARTNER OF YUSEM HOMES - CHAPEL CREEK, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1984.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### MORTGAGEE'S CONSENT

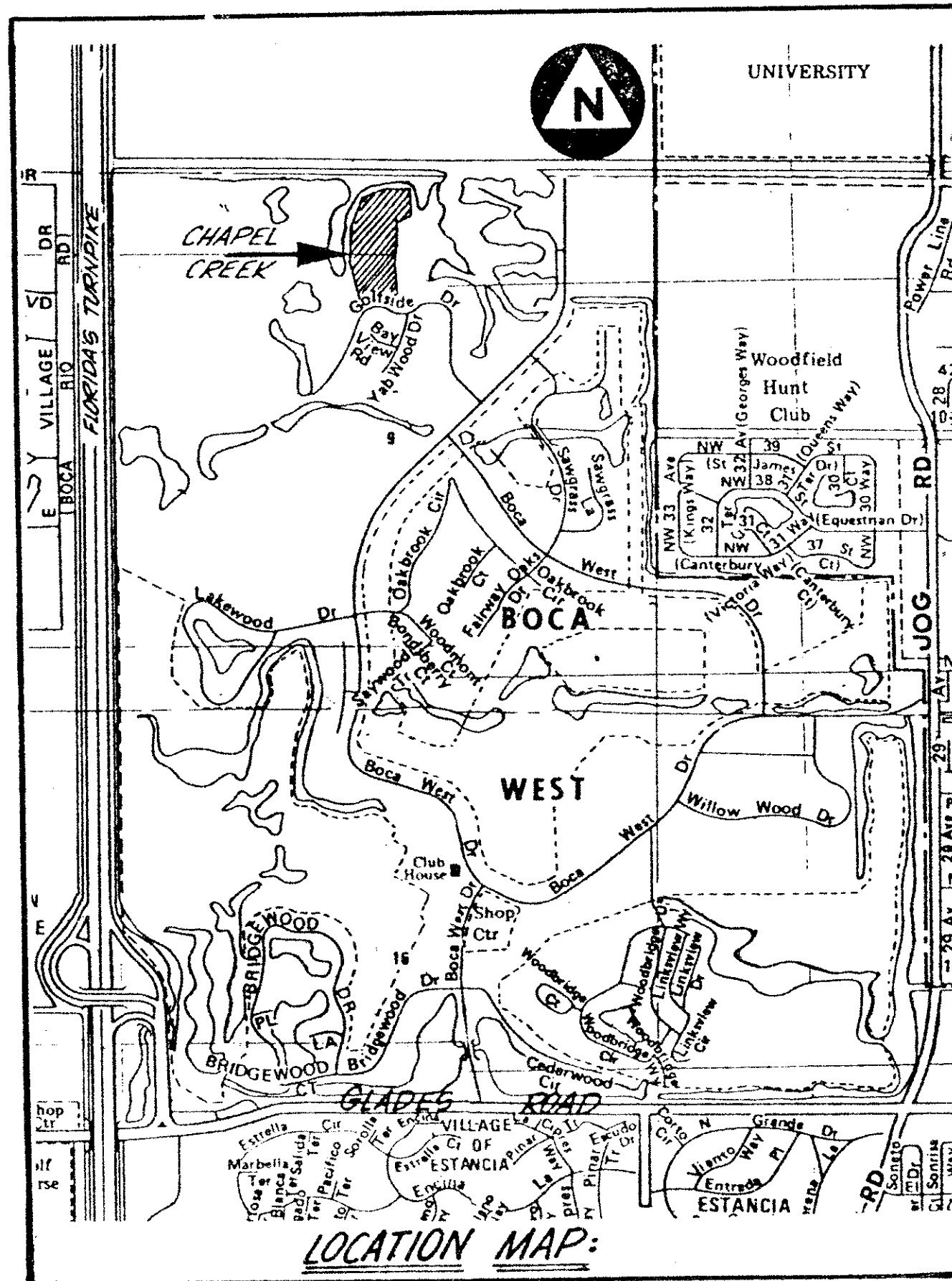
STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 4101, PAGES 1251, 1267, 1283, AND 1299, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, P B MORTGAGE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASST. SECRETARY AND THE CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF OFFICERS, THIS 24<sup>th</sup> DAY OF JANUARY, A.D. 1984.

P B MORTGAGE CORPORATION

BY: *Maufu Chalon* WITNESS: *Reginald Spert*  
 WITNESS: *Robert Spert*



### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARCELIN CHACON TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASST. SEC. OF P B MORTGAGE CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 CORPORATION AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27<sup>th</sup> DAY OF JANUARY, A.D. 1984.

MY COMMISSION EXPIRES: 12/31/84 NOTARY PUBLIC: *Marie Stiff*

### 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 4047, PAGE 1517, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, ARVIDA CORPORATION, A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ASSISTANT SECRETARY, AND THE CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF OFFICERS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1984.

ARVIDA CORPORATION

BY: \_\_\_\_\_ VICE PRESIDENT

ATTEST: \_\_\_\_\_ ASSISTANT SECRETARY

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ 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 ARVIDA CORPORATION, A DELAWARE 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 CORPORATION AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1984.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

### TITLE CERTIFICATION:

I, RICHARD MACFARLAND, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO YUSEM HOMES-CHAPEL CREEK, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES.

DATE: 23<sup>rd</sup> DAY OF January, A.D. 1984 BY: *Richard MacFarland*  
RICHARD MACFARLAND, ATTORNEY

APPROVAL: PALM BEACH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF February, A.D. 1984.

*Kenneth Spillita*  
KENNETH SPILLITA, CHARMAN.

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF February, A.D. 1984.

*Herbert Kahbert*  
HERBERT KAHBERT, P.E.  
COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: *John B. Dunkle*  
DEPUTY CLERK

### SURVEYOR'S NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN USED THROUGHOUT BOCA WEST. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN THE OFFICES OF BENCHMARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409.

### 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 SET AND WITH THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS 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.

DATE: 23<sup>rd</sup> DAY OF JANUARY, A.D. 1984

BY: *Wm. R. Van Campen*  
WM. R. VAN CAMPEN, R.L.S.  
REGISTERED LAND SURVEYOR NO. 2424  
STATE OF FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 2:38 PM THIS 22<sup>nd</sup> DAY OF February, AD, 1984 AND DULY RECORDED IN PLAT BOOK 47 ON PAGES 92 AND 93.

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *Dorothy Wheeler* DC

H.J.H. (CHAPEL CREEK) INC.

H.J.H. (CHAPEL CREEK) INC. NOTARY

P B MORTGAGE CORPORATION

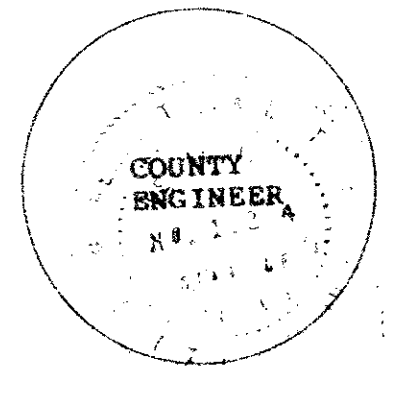
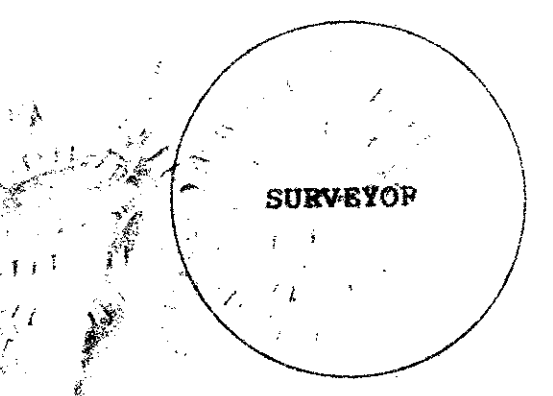
P B MORTGAGE NOTARY

ARVIDA CORPORATION

ARVIDA CORPORATION NOTARY

COUNTY CLERK

0214-001  
47/92



**BENCHMARK**  
land surveying and mapping, inc.  
WEST PALM BEACH, FLORIDA

CONRAD W. SCHAFFER CONSULTING ENGINEERS, INC.  
PALM BEACH COUNTY, FLORIDA

**CHAPEL CREEK RECORD PLAT**

|        |        |
|--------|--------|
| ELO    | P-3100 |
| 1"=50' |        |