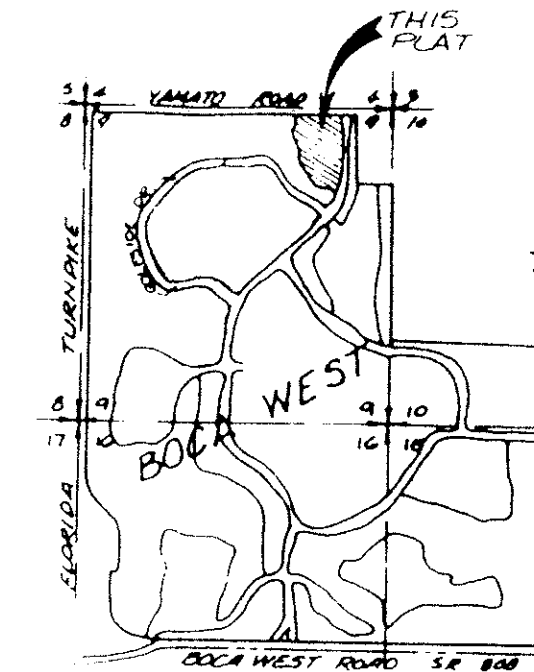


# PARCEL A-4 SABAL LAKE PLAT 2 AT BOCA WEST - P. U. D.

BEING A REPLAT OF PART OF PARCEL A-4, SABAL LAKE OF BOCA WEST-P.U.D., RECORDED IN PLAT BOOK 43, PAGES 159 AND 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

IN PART OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
IN 3 SHEETS SHEET NO. 1

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
MAY 1984



LOCATION MAP  
NTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 10:12 AM, this 13th day of JULY 1984, and duly recorded in Plat Book No. 43 on Page 158, 159 & 160  
JOHN B. DUNKLE  
Clerk Circuit Court  
By: *John B. Dunkle*

### DESCRIPTION

Being a replat of part of PARCEL A-4, SABAL LAKE OF BOCA WEST - P. U. D., recorded in Plat Book 43, Pages 159 and 160 of the Public Records of Palm Beach County, Florida, and a part of Section 9, Township 47 South, Range 42 East Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast Corner of said Section 9; thence North 89° 59' 15" West along the North Line of said Section 9, a distance of 835.88 feet to the intersection of the northerly extension of the West Right-of-Way Line of BOCA WEST DRIVE of said PARCEL A-4, SABAL LAKE OF BOCA WEST P. U. D.; thence South 01° 01' 03" East along said northerly extension and said West Right-of-Way Line, a distance of 294.58 feet to the POINT OF BEGINNING of this description; thence continue South 01° 01' 03" East along said West Right-of-Way Line, a distance of 1001.60 feet to the beginning of a curve concave to the northwest having a radius of 404.83 feet and a central angle of 37° 17' 23"; thence southerly and southwesterly along the arc of said curve and West Right-of-Way Line, a distance of 263.47 feet; thence tangent to said curve bears South 36° 16' 20" West at this point; thence departing said westerly Right-of-Way Line of BOCA WEST DRIVE, North 80° 59' 30" West, a distance of 102.40 feet; thence North 55° 04' 00" West, a distance of 128.62 feet; thence North 34° 37' 15" West, a distance of 297.00 feet; thence North 18° 49' 00" West, a distance of 322.70 feet; thence North 09° 40' 00" West, a distance of 601.55 feet; thence North 22° 44' 00" East, a distance of 161.80 feet; thence South 89° 59' 15" East, a distance of 312.00 feet; thence South 44° 14' 25" East, a distance of 189.80 feet; thence North 88° 58' 57" East, a distance of 134.09 feet to the POINT OF BEGINNING.

### LAND USE

RESIDENTIAL (PCLS. A & B) --	9.29 ACRES
RECREATION (PCL. C) -----	0.34 ACRES
DRAINAGE (PCL. D) -----	3.94 ACRES
ACCESS TRACTS (PCLS. E, F, G) --	1.35 ACRES
ROAD RIGHT-OF-WAY -----	0.55 ACRES
<b>TOTAL</b>	<b>15.47 ACRES</b>

Density (108 units) 6.98 D.U./ACRE

### NOTES

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

All bearings shown hereon are relative to an assumed meridian used through BOCA WEST - P.U.D. the North Line of Section 9-47-42 is assumed to bear North 89° 59' 15" West.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

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 approval of all Utilities occupying same.

Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage Easements cross, Drainage Easements take precedence.

### APPROVALS

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

By: *Ken Spillias*  
Ken Spillias - Chairman

Attest: JOHN B. DUNKLE, Clerk

By: *John B. Dunkle*  
Deputy Clerk  
COUNTY ENGINEER

This plat is hereby approved for record this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

By: *H.F. Kahlert*  
H.F. Kahlert, County Engineer

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOWN ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, licensed to do business in the State of Florida, the owner of the land shown hereon and described to the left under Description, to be known as PARCEL A-4, SABAL LAKE PLAT 2 IN BOCA WEST - P. U. D., lying in part of Section 9, Township 47 South, Range 42 East, Palm Beach County, Florida has caused the land to be surveyed and platted as shown and do hereby dedicate as follows:

The Access Tracts (PARCELS E, F and G) and the Street, as shown are for ingress, egress, private road purposes the construction and maintenance of utilities and drainage including structures and lines and are hereby dedicated to the SABAL LAKE OF BOCA WEST CONDOMINIUM ASSOCIATION, INC., and are the perpetual maintenance obligation of said ASSOCIATION, its successors and assigns without recourse to Palm Beach County. PARCELS "A", "B" and "C" are for the purposes indicated and are hereby dedicated to SABAL LAKE OF BOCA WEST CONDOMINIUM ASSOCIATION, INC., and are the perpetual maintenance obligation of said ASSOCIATION, its successors and assigns without recourse to Palm Beach County. The Drainage Easements, Maintenance Easements and PARCEL "D" are for the purposes indicated and are hereby dedicated to the BOCA WEST MAINTENANCE ASSOCIATION, INC., and are the perpetual maintenance obligation of said ASSOCIATION, its successors and assigns without recourse to Palm Beach County; The Utility Easements, as shown, are hereby dedicated in perpetuity for the construction and maintenance of Utilities; The Limited Access Easement, as shown, is dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purposes of control and jurisdiction over access rights. IN WITNESS WHEREOF, the above named 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 22nd day of May, 1984.

ARVIDA CORPORATION, a Delaware Corporation

Attest: *Jerl Poller*, Assistant Secretary By: *Norman A. Cortese*, Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Norman A. Cortese and Jerl 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 22nd day of May, 1984.

My commission expires: \_\_\_\_\_ Notary Public - State of Florida

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on April 7, 1984, they completed the survey of lands as 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 1, Chapter 177, Florida Statutes, as Amended. MICHAEL G. PURMORT AND ASSOCIATES, INC.

*Michael G. Purmort*  
Michael G. Purmort, Professional Land Surveyor  
Florida Registration No. 2720 Date: 5-22-84

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on June 5, 1984, 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.

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

GEE & JENSON - Engineers, Architects, Planners, Inc.  
*Stuart H. Cunningham*  
Stuart H. Cunningham, Professional Land Surveyor  
Florida Registration No. 3896. Date: 6-5-84

0214-311

48/158

48/158  
DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER