

# FAIRWAY POINT OF BOCA WEST - A P.U.D.

LYING IN PART OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 ----- MAY - 1986

PREPARED BY:  
**MICHAEL G. PURMORT & ASSOCIATES, INC.**  
LAND SURVEYORS - PLANNERS  
1287 EAST NEWPORT CENTER DRIVE, SUITE 211  
DEERFIELD BEACH, FLORIDA, 33442

9/47/42  
SUBDIVISION # Fairway Point  
BOOK 55 PAGE 4  
FLOOD ZONE B FLOOD MAP 23-13  
QUAD # 53  
PUD NAME Boca West

4

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at 12:29 PM this 26 day  
of NOVEMBER, 1986, and duly  
recorded in Plat Book No. 55  
on Page 415.  
JOHN B. DUNKLE  
Clerk, Circuit Court  
By: *Richard A. Platt, D.C.*

### DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 9 AND 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 89°46'43" WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 1554.45 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 19°16'51" WEST, A DISTANCE OF 195.10 FEET; THENCE SOUTH 85°51'22" WEST, A DISTANCE OF 20.72 FEET; THENCE NORTH 73°58'36" WEST, A DISTANCE OF 156.52 FEET; THENCE NORTH 58°45'22" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 30°58'11" WEST, A DISTANCE OF 39.40 FEET; THENCE NORTH 20°52'26" WEST, A DISTANCE OF 36.62 FEET; THENCE NORTH 17°53'24" WEST, A DISTANCE OF 52.92 FEET; THENCE NORTH 65°26'51" WEST, A DISTANCE OF 57.96 FEET; THENCE NORTH 43°21'33" WEST, A DISTANCE OF 28.62 FEET; THENCE NORTH 74°55'38" WEST, A DISTANCE OF 73.69 FEET TO THE SOUTHEAST CORNER OF PLAT 2, HAMLET "C" AT BOCA WEST, AS RECORDED IN PLAT BOOK 36, PAGES 127 AND 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 16°19'12" EAST, ALONG THE EAST LINE OF SAID PLAT 2, A DISTANCE OF 388.72 FEET TO AN EASTERLY CORNER OF SAID PLAT 2, SAID POINT BEING FURTHER DESCRIBED AS BEING A SOUTHERLY CORNER OF PLAT 3, HAMLET "C" AT BOCA WEST, AS RECORDED IN PLAT BOOK 36, PAGES 182 AND 183 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUING NORTH 16°19'12" EAST, A DISTANCE OF 43.52 FEET; THENCE SOUTH 76°40'48" EAST, A DISTANCE OF 175.00 FEET; THENCE NORTH 72°44'11" EAST, A DISTANCE OF 68.87 FEET; THENCE NORTH 42°09'10" EAST, A DISTANCE OF 140.00 FEET. THE LAST FOUR COURSES DESCRIBED BEING COINCIDENT WITH THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID PLAT 3, SAID POINT BEING FURTHER DESCRIBED AS BEING ON THE SOUTHERLY BOUNDARY OF FAIRWAY OAKS AT BOCA WEST, AS RECORDED IN PLAT BOOK 40, PAGES 141 AND 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 67°36'15" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID FAIRWAY OAKS, A DISTANCE OF 277.01 FEET; THENCE SOUTH 24°40'50" WEST, A DISTANCE OF 124.53 FEET; THENCE SOUTH 29°34'26" WEST, A DISTANCE OF 100.50 FEET; THENCE SOUTH 19°16'51" WEST, A DISTANCE OF 307.37 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.  
SUBJECT TO ALL EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.  
CONTAINING 7.185 ACRES, MORE OR LESS.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PELTON DEVELOPMENT CORP., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING SECTIONS 9 AND 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FAIRWAY POINT OF BOCA WEST - A P.U.D., HEREBY DEDICATES AS FOLLOWS:

- 1.) TRACT "A" AS SHOWN HEREON IS RESERVED UNTO PELTON DEVELOPMENT CORP., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2.) UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- 3.) LIMITED ACCESS EASEMENTS - THE LIMITED 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22<sup>ND</sup> DAY OF OCTOBER, A.D., 1986.

ATTEST: *Selma M. Curtis*  
SELMA M. CURTIS  
SECRETARY  
PELTON DEVELOPMENT CORP.  
BY: *Lloyd Edelstein*  
LLOYD EDELSTEIN  
PRESIDENT/TREASURER  
PELTON DEVELOPMENT CORP.

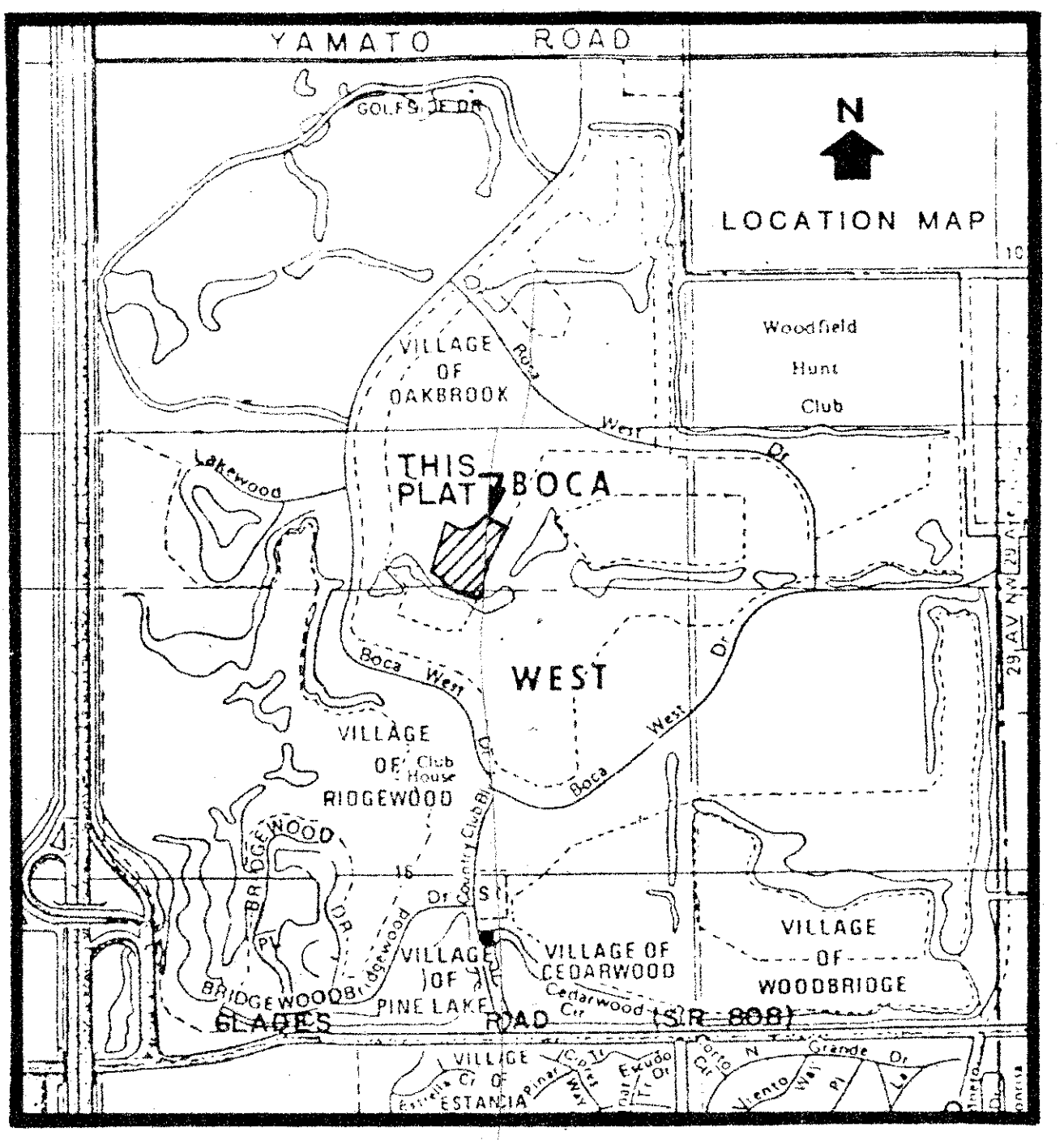
### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED LLOYD EDELSTEIN AND SELMA M. CURTIS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT/TREASURER AND SECRETARY OF PELTON DEVELOPMENT CORP., 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 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 22<sup>ND</sup> DAY OF OCTOBER, A.D., 1986.

MY COMMISSION EXPIRES: 12/19/89  
*Selma M. Curtis*  
NOTARY PUBLIC



LAW USAGE

TOTAL ACREAGE	7.185 ACRES
RESIDENTIAL CONDOMINIUM COMPLEX	100 %
DENSITY (90 UNITS)	12.5 D.U./ACRE

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREOFF AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN O.R. BOOK 4671, PAGES 1686-1699 OF THE 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21<sup>ST</sup> DAY OF OCTOBER, A.D., 1986.

ATTEST: *Jeri A. Poller*  
JERI A. POLLER  
ASSISTANT SECRETARY  
ARVIDA CORPORATION  
BY: *Norman A. Cortese*  
NORMAN A. CORTESE  
VICE PRESIDENT  
ARVIDA CORPORATION

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JERI A. POLLER AND NORMAN A. CORTESE, 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 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 21<sup>ST</sup> DAY OF OCTOBER, A.D., 1986.

MY COMMISSION EXPIRES: Feb 13, 1990  
*Deanna S. Williams*  
NOTARY PUBLIC

### TITLE CERTIFICATION

I, JEFFREY A. DEUTCH, 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 SAID PROPERTY IS VESTED TO PELTON DEVELOPMENT CORP., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT SAID PROPERTY IS EXCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT THE MORTGAGE AS SHOWN IS TRUE AND CORRECT.

BY: *Jeffrey A. Deutch*  
JEFFREY A. DEUTCH  
ATTORNEY  
DATED: 20<sup>TH</sup> DAY OF OCTOBER, A.D., 1986

### 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 OF UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT BOCA WEST, BEING SOUTH 89°46'43" WEST FOR THE SOUTH LINE OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY.

U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
L.A.E. DENOTES LIMITED ACCESS EASEMENT  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT  
P.C.P. DENOTES PERMANENT CONTROL POINT

THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

### 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 THAT THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART I, CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS ADOPTED BY THE DEPARTMENT OF PROFESSIONAL REGULATION, BOARD OF LAND SURVEYORS, RULE 21 HH-6, DECEMBER, 1981; AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: *Michael G. Purmort*  
MICHAEL G. PURMORT  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE REG. NO. 2720  
STATE OF FLORIDA  
DATED: 21<sup>ST</sup> DAY OF OCTOBER, A.D., 1986

### APPROVAL: BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF NOV, A.D., 1986.

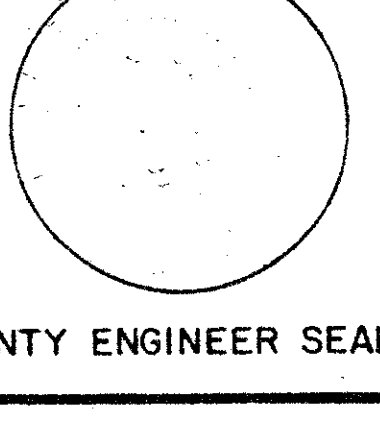
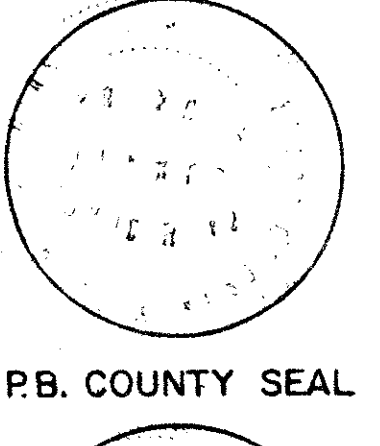
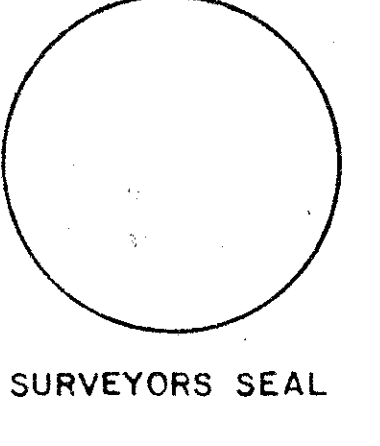
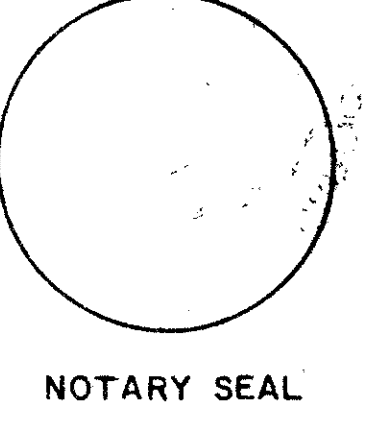
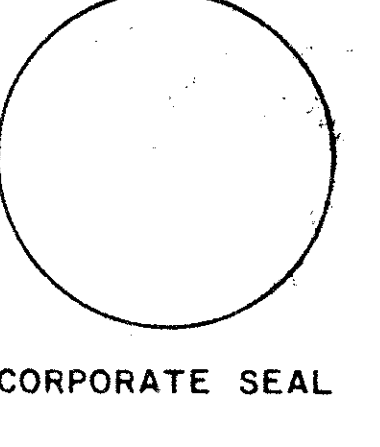
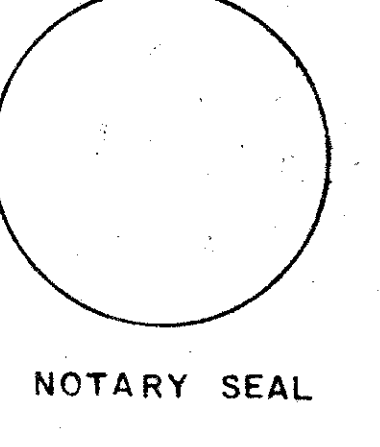
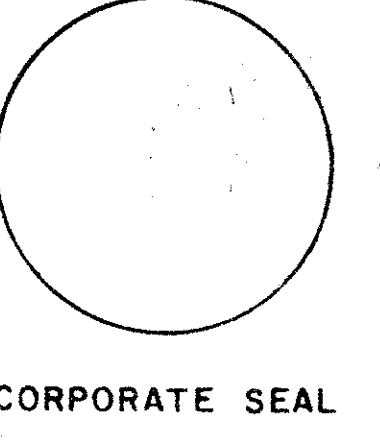
ATTEST: JOHN B. DUNKLE, CLERK

*Kathryn S. Miller*  
KATHRYN S. MILLER  
DEPUTY CLERK

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF NOV, A.D., 1986.

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



DRAWING NUMBER  
55/4

DRAWING NUMBER  
1

DRAWING NUMBER

DRAWING NUMBER

55/4

0214-018