

- Clubside At Boca West -

79

February, A.D., Nineteen Hundred Eighty Seven

-A Part Of Boca West, A Planned Unit Development-

Lying In Sections 15 & 16, Township 47 South, Range 42 East, Palm Beach County, Florida

Sheet One Of Four

Dedication:

State of Florida)
County of Palm Beach)

Know all men by these presents, that Yusem Homes - Clubside, Ltd., a Florida Limited Partnership, and Yusem Homes - Clubside 11, Ltd., a Florida Limited Partnership, owners of the land shown hereon as "Clubside At Boca West", said land lying in Sections 15 and 16, Township 47 South, Range 42 East, Palm Beach County, Florida, said land being more particularly described as follows:

Commencing at the point of beginning of Boca West - Boca West Drive, P.U.D., according to the Plat thereof, as recorded in Plat Book 34, Pages 135 through 138, inclusive, Public Records, Palm Beach County, Florida; Thence, North 20°31'07" East, along the boundary of said Boca West - Boca West Drive, P.U.D., radial to the following described curve, a distance of 60.00 feet to a point on a curve, concave Northerly, having a radius of 703.94 feet; Thence, Easterly and Northerly along said curve continuing along the boundary of said Boca West - Boca West Drive, P.U.D., through a central angle of 68°41'54", a distance of 844.03 feet to the point of tangency; Thence, North 49°49'13" East continuing along the boundary of said Boca West - Boca West Drive, P.U.D., a distance of 597.43 feet for a point of beginning (P.O.B.)

Thence, continue North 49°49'13" East continuing along the boundary of said Boca West - Boca West Drive, P.U.D., a distance of 572.75 feet to the point of curvature of a curve to the left, having a radius of 584.38 feet; Thence, Northeasterly along said curve, continuing along the boundary of said Boca West - Boca West Drive, P.U.D. through a central angle of 34°29'10", a distance of 351.74 feet to the point of tangency; Thence, North 15°20'03" East, continuing along the boundary of said Boca West - Boca West Drive, P.U.D., a distance of 309.61 feet; Thence, North 43°45'26" West, departing the boundary of said Boca West - Boca West Drive, P.U.D., a distance of 52.65 feet; Thence, South 45°02'17" West, a distance of 19.98 feet; Thence, North 77°12'20" West, a distance of 41.78 feet; Thence, North 22°55'39" West, a distance of 99.16; Thence North 89°29'11" West, a distance of 35.07 feet; Thence, North 67°32'31" West, a distance of 66.52 feet; Thence, North 80°21'00" West, a distance of 103.83 feet; Thence, North 65°12'12" West, a distance of 78.51 feet; Thence, North 72°28'04" West, a distance of 134.98 feet; Thence, North 76°48'37" West, a distance of 91.01 feet; Thence, North 83°21'40" West, a distance of 119.95 feet; Thence, South 31°38'25" West, a distance of 50.25 feet; Thence, South 01°29'54" East, a distance of 135.85 feet; Thence, South 19°02'39" East, a distance of 127.20 feet; Thence, South 20°56'19" East, a distance of 59.94 feet; Thence, South 03°54'00" East, a distance of 43.86 feet; Thence, South 08°59'34" East, a distance of 67.38 feet; Thence, South 14°32'55" West, a distance of 66.52 feet; Thence, South 10°58'59" West, a distance of 77.88 feet; Thence, South 20°20'28" West, a distance of 89.24 feet; Thence, South 37°09'01" West, a distance of 45.13 feet; Thence, South 02°29'16" West, a distance of 107.84 feet; Thence, South 13°27'00" West, a distance of 75.58 feet; Thence, South 23°47'57" West, a distance of 112.23 feet; Thence, South 66°22'26" West, a distance of 30.38 feet; Thence, South 24°50'16" West, a distance of 161.70 feet; Thence, South 49°49'13" West, a distance of 33.08 feet; Thence, North 67°08'53" East, a distance of 19.61 feet; Thence, South 20°10'06" East, a distance of 19.61 feet; Thence, North 66°32'33" East, a distance of 19.61 feet; Thence, South 27°44'33" East, a distance of 123.22 feet; Thence, North 48°51'37" East, a distance of 76.45 feet; Thence, North 52°59'11" East, a distance of 59.53 feet to the point of curvature of a curve to the right, having a radius of 33.00 feet; Thence, Northerly along said curve, through a central angle of 86°58'44", a distance of 50.10 feet to the point of tangency; Thence, South 40°02'05" East, a distance of 16.48 feet to the intersection thereof with the boundary of said Boca West - Boca West Drive, P.U.D., and the point of beginning (P.O.B.)

Containing 14.94 ACRES, more or less.

Have caused the same to be surveyed and plotted, and do hereby make the following dedications and/or reservations.

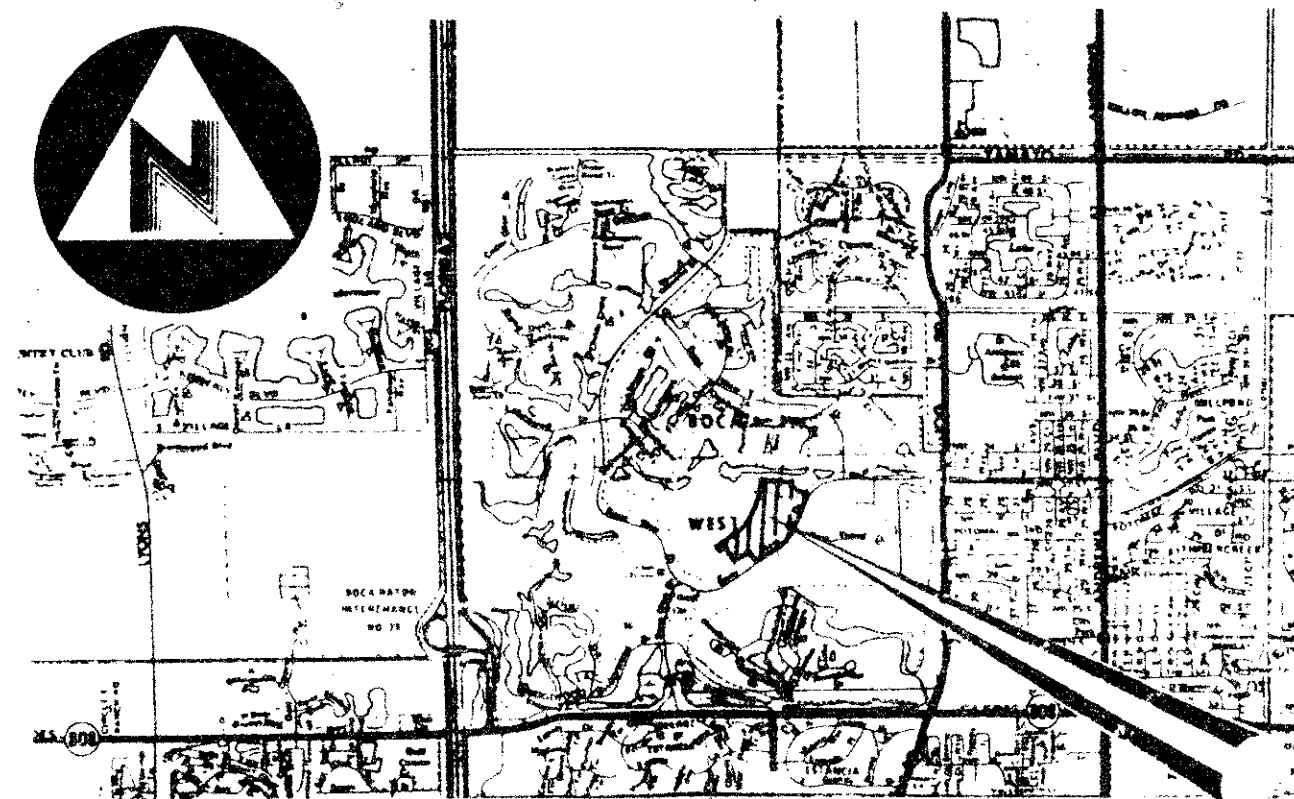
1. Tract "One", as shown hereon, is hereby reserved by Yusem Homes - Clubside, Ltd., a Florida Limited Partnership, and Yusem Homes - Clubside 11, Ltd., a Florida Limited Partnership for themselves, their successors and assigns, for use for all lawful purposes.
2. Tract "B", as shown hereon, is hereby dedicated to the Clubside At Boca West Condominium Association, Inc., a Florida Corporation not-for-profit, for ingress, egress, utility, drainage 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 "L", (The Water Management Tract and Drainage Easement), as shown hereon, is hereby dedicated to Boca West Maintenance Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. Tract "A", as shown hereon, is hereby dedicated to the Clubside At Boca West Condominium Association, Inc., a Florida Corporation not-for-profit for recreational 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 utility easements, as shown hereon, including overhead, surface and subsurface use, are hereby dedicated in perpetuity for the construction, operation, maintenance, inspection, replacement and repair of utility facilities and appurtenances.
6. The 15' landscape buffer, as shown hereon, is hereby dedicated to the Clubside At Boca West Condominium Association, Inc., a Florida Corporation not-for-profit, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
7. The drainage easements, as shown hereon, are hereby dedicated to the Clubside At Boca West Condominium Association, Inc., a Florida Corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
8. The limited access easements, as shown hereon, are hereby dedicated to the Board Of County Commissioners Of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.
9. TRACT "X", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CLUBSIDE AT BOCA WEST CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR PRIVATE ROAD PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
10. THE 20 FOOT LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BOCA WEST MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, FOR PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

In Witness Whereof, Yusem Homes - Clubside, Ltd., has caused these presents to be signed by its general partner on behalf of the partnership, this 7th day of MAY, A.D., 1987.

By: Joseph F. Henn
H.Y. (Clubside), Inc.,
As General Partner Of Yusem Homes - Clubside, Ltd.

Attest: Joseph F. Henn
Joseph F. Henn, Assistant Secretary
H.Y. (Clubside), Inc.

By: Henry Yusem
Henry Yusem, President
H.Y. (Clubside), Inc.



Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared Joseph F. Henn, and Henry Yusem, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Assistant Secretary and President, respectively, of H.Y. (Clubside), Inc., a Florida Corporation, as general partner of Yusem Homes - Clubside, Ltd., a Florida Limited Partnership, and severally acknowledged to and before me that they executed said instrument as such officers of said Corporation, as general partner of the said Limited Partnership, 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 and said Limited Partnership.

Witness My Hand and official seal, this 7th day of MAY, A.D., 1987.
Notary Public PATRICIA B. CURRAN

In Witness Whereof, Yusem Homes - Clubside 11, Ltd., has caused these presents to be signed by its general partner on behalf of the partnership, this 7th day of MAY, A.D., 1987.

By: Henry Yusem
H.Y. (Clubside) 11, Inc.,
As General Partner Of Yusem Homes - Clubside 11, Ltd.

Attest: Henry Yusem
Joseph F. Henn, Assistant Secretary
H.Y. (Clubside) 11, Inc.

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared Joseph F. Henn, and Henry Yusem, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Assistant Secretary and President, respectively, of H.Y. (Clubside) 11, Inc., a Florida Corporation, as general partner of Yusem Homes - Clubside 11, Ltd., a Florida Limited Partnership, and severally acknowledged to and before me that they executed said instrument as such officers of said Corporation, as general partner of the said Limited Partnership, 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 and said Limited Partnership.

Witness My Hand and official seal, this 7th day of MAY, A.D., 1987.
My Commission Expires: _____
Notary Public PATRICIA B. CURRAN

In Witness Whereof, Boca West Maintenance Association, Inc., a Florida Corporation, not-for-profit, hereby accepts the maintenance responsibility of Tract "L" as dedicated above, this 7th day of MAY, A.D., 1987.

By: Christopher Cleary
Boca West Maintenance Association, Inc.
GREGORY FAGAN
RICHARD YUSEM
CHRISTOPHER CLEARY, PRES.

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared _____ to me well known, and known to me to be the individual described in and who executed the foregoing instrument as _____ of Boca West Maintenance Association, Inc., a Florida not-for-profit Corporation, and acknowledged to and before me that he executed said instrument as such officer 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 _____ day of _____, A.D., 1987.
My Commission Expires: _____
Notary Public MARLYN K. PAMER

Title Certification:

State of Florida)
County of Palm Beach)

I, Richard B. MacFarland, Esquire, 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 Yusem Homes - Clubside, Ltd., a Florida Limited Partnership and Yusem Homes - Clubside 11, Ltd., a Florida Limited Partnership; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon, and that I find that all mortgages are shown and are true and correct, and that there are no other encumbrances of record.

Dated: this 30th day of April, A.D., 1987 By: Richard B. MacFarland
Richard B. MacFarland, Esquire

Surveyor's Notes:

1. Bearings shown hereon are based on the Plat of Boca West Drive, P.U.D., according to the Plat thereof, as recorded in Plat Book 34, Pages 135 through 138, inclusive, Public Records, Palm Beach County, Florida.
2. ☐ Denotes a Permanent Reference Monument (P.R.M.)
3. Lot lines and/or boundary lines which intersect a curve are radial to said curve unless otherwise noted.

General/Easement Notes & Restrictive Covenants:

1. (As required by Palm Beach County)
1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
2. There shall be no buildings, or other structures, placed on utility easements.
3. There shall be no buildings, or any kind of construction, or trees, or shrubs, placed on drainage easements or lake maintenance easements.
4. Approval of landscaping on utility easements other than water and sewer, shall be only with the approval of all utilities occupying same.
5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
6. Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain County maintained roads.

Surveyor's Certification:

State of Florida)
County of Palm Beach)

I hereby certify that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; 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. (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements; The Boundary Survey shown hereon is in compliance with Chapter 211-HM-6 FAC.

Dated: this 28th day of APRIL, A.D., 1987

County Approvals:

State of Florida)
County of Palm Beach)

Board of County Commissioners:
This Plat is hereby approved for record this 28th day of JULY, A.D., 1987.

By: Carol A. Roberts
Carol A. Roberts, Chair
Board of County Commissioners
Palm Beach County, Florida

Attest: John B. Dunkle
John B. Dunkle, Clerk
By: Kathryn S. Miller
Kathryn S. Miller, Deputy Clerk

County Engineer:
This Plat is hereby approved for record this 28th day of JULY, A.D., 1987.

By: Herbert F. Kahlert
Herbert F. Kahlert, P.E.
Certificate No. 12284
County Engineer,
Palm Beach County, Florida



State of Florida)
County of Palm Beach)

This Plat was filed for record at 2:22 PM this 30th day of July, A.D., 1987, and duly recorded in Plat Book 57 on Pages 72 thru 82.

John B. Dunkle,
Clerk of the Circuit Court.

By: Judith A. Platt
Judith A. Platt, Deputy Clerk

"Seal"
H.Y. (Clubside), Inc.

"Seal"
H.Y. (Clubside), Inc.
Notary

"Seal"
H.Y. (Clubside) 11, Inc.

"Seal"
H.Y. (Clubside) 11, Inc.
Notary

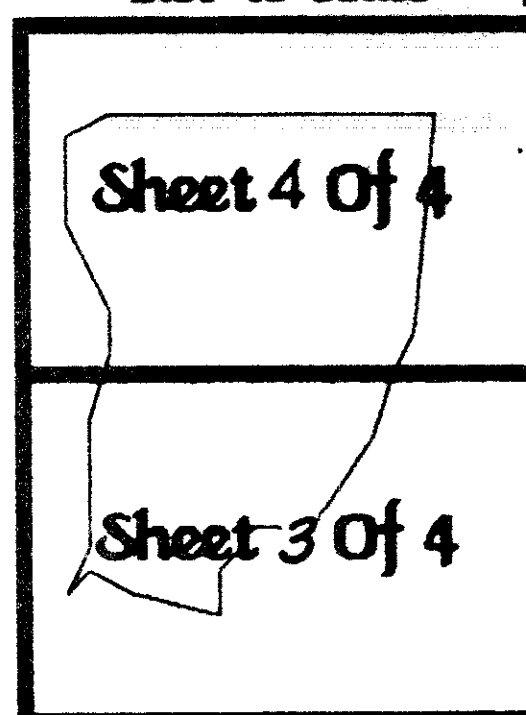
"Seal"
Boca West Maintenance Assn., Inc.

"Seal"
Boca West Maintenance Assn., Inc.
Notary

"Seal"
Wm. R. Van Campen, R.L.S.
2424

-Key Map-

Not To Scale



This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida, 33404. Phone: (305) 848-2102.

BENCH MARK
land surveying and mapping, inc.

-Record Plat-
Clubside At Boca West

OWN	CKD	DATE	WD. NO.
SCALE	8126		

SUBDIVISION Clubside At Boca West
 BOOK 57
 PAGE 79
 PLAT MAP # 2308
 QUAD # 15 to 38
 ZONING R-1
 SEID 16-1-53
 EXP CODE 33434
 PUB NAME TAZ 607

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