

BOCA WEST MAINTENANCE FACILITY - BOCA WEST P.U.D.

IN PART OF SECTIONS 9 AND 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

IN TWO SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
OCTOBER 1987

59

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 11:23 AM this 22 day of OCT 1988, and duly recorded in Plat Book No. 61 on Pages 59 thru 60.

JOHN B. DUNKLE
Clerk Circuit Court
By: *Barbara C. Hart* D.C.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that ARVIDA/JMB PARTNERS, a Florida General Partnership and BOCA WEST CLUB, INC., a Florida Not for Profit Corporation, authorized to business in Florida, owners of the land shown hereon, being in Sections 9 and 16, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as BOCA WEST MAINTENANCE FACILITY - BOCA WEST P.U.D., being more particularly described as follows:

Commencing at the Northeast Corner of the Northwest One-Quarter of said Section 16; thence South 89°46'43" West along the North line of said Section 16, a distance of 40.02 feet to a POINT OF BEGINNING of this description, said point also being on the Easterly Right-of-Way line of Boca West Drive Parcel "F", Lakewood of Boca West-P.U.D. as recorded in Plat Book 30, Pages 199-203 of The Public Records of Palm Beach County, Florida; thence North 04°44'21" East along said Easterly Right-of-Way line, a distance of 160.60 feet to a point on the South Line of Lake Worth Drainage District L-44 Canal Easement as recorded in Official Book 2511, Page 1260 of The Public Records of Palm Beach County, Florida; thence North 89°46'43" East along said South Line, a distance of 310.39 feet; thence South 51°27'10" East, a distance of 146.53 feet; thence South 22°32'13" East, a distance of 146.11 feet; thence North 89°46'43" East, a distance of 55.00 feet; thence South 15°22'19" East, a distance of 149.28 feet; thence South 41°38'42" East, a distance of 45.34 feet; thence South 79°54'59" East, a distance of 55.90 feet; thence South 52°50'44" East, a distance of 90.60 feet; thence South 45°17'35" East, a distance of 52.04 feet; thence South 47°25'56" West, a distance of 254.66 feet; thence South 33°04'37" West, a distance of 80.67 feet; thence South 47°25'56" West, a distance of 253.42 feet to a point on the Easterly Right-of-Way line of said Boca West Drive, Parcel "F"; thence following three courses along said Easterly Right-of-Way line, North 66°37'24" West, a distance of 192.78 feet to a point on a curve concave to the Northeast, having a radius of 357.78 feet and a central angle of 71°21'45"; thence Northwesterly and Northerly along the arc of said curve, a distance of 445.62 feet; thence North 04°44'21" East, a distance of 321.67 feet to the POINT OF BEGINNING. have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Parcel "A" as shown is reserved to ARVIDA/JMB PARTNERS its successors and/or assigns for maintenance facility purposes.
2. Parcel "B" as shown is dedicated for open space and Hammock Preservation and is hereby dedicated to BOCA WEST MAINTENANCE ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association its successors and assigns without recourse to Palm Beach County, Florida.
3. Parcel "C" as shown is for recreation facilities; Parcel "D" as shown is a Water Management Tract and is for Water Management purposes. Both Parcels "C" and "D" 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, Florida.
4. The Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities including Cable T.V.
5. 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.

IN WITNESS WHEREOF, the above named Partnership and Corporation have caused these presents to be signed by their respective officers and their corporate seals to be affixed hereto by and with the authority of their Board of Directors, this 10th day of July, 1988.

ARVIDA/JMB PARTNERS, a Florida General Partnership, authorized to do business in Florida
By: ARVIDA/JMB MANAGERS, INC., an Illinois Corporation, General Partner

Attest: *Beatrice T. Williams* By: *Norman A. Cortese*
Beatrice T. Williams, Asst. Secretary Norman A. Cortese, Vice President

BOCA WEST CLUB, INC., a Florida not for profit Corporation, authorized to do business in Florida

Attest: *Jeri Poller* By: *Donald S. De Castro*
Jeri Poller, Secretary Donald S. De Castro, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Norman A. Cortese and Beatrice T. Williams to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Asst. Secretary of the said ARVIDA/JMB MANAGERS, INC., an Illinois Corporation and General Partner of ARVIDA/JMB PARTNERS, a Florida General Partnership, and severally acknowledged to and before me that they executed such instrument on behalf of said Partnership, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 10th day of July, 1988.

My commission expires: MARCH 29, 1991

John A. Lindquist
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Donald S. De Castro and Jerri 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 Secretary of the said BOCA WEST CLUB, INC., a Florida not for profit 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 10th day of July, 1988.

My commission expires: MARCH 29, 1991

John A. Lindquist
Notary Public

LAND USE

PARCEL "A"	3.61 ACRES
PARCEL "B"	6.18 ACRES
PARCEL "C"	.74 ACRES
PARCEL "D"	.52 ACRES
TOTAL 11.05 ACRES	

NOTES

- denotes Permanent Reference Monument #2539
- o denotes Permanent Control Point.

All bearings shown hereon are relative to an assumed meridian used throughout BOCA WEST - P.U.D. the North Line of Section 16-47-42 is assumed to bear North 89°46'43" East.

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 Easements.

No structures, trees or shrubs shall be placed in the Drainage Easements.

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

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 25th day of OCTOBER, 1988.

By: *Carol A. Roberts*
Carol A. Roberts, Chair

Attest: JOHN B. DUNKLE, Clerk

By: *John B. Dunkle*
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 25th day of OCTOBER, 1988.

By: *H.F. Kahler*
H.F. Kahler, P.E., County Engineer

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, GOLD COAST TITLE COMPANY, a Title Insurance Company, duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to ARVIDA/JMB PARTNERS, a Florida General Partnership and BOCA WEST CLUB, INC.; that the current taxes have been paid and that we find that there are no encumbrances of record.

GOLD COAST TITLE COMPANY

BY: *J. Herman Dance*
J. Herman Dance, President Date: 7-27-88

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 9-21, 1988, they completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation to the lands therein described and platted; that permanent reference monuments have been set as required by law, and further the Boundary Survey Data complies with all the requirements of Chapter 177, Florida Statutes, as amended and Minimum Technical Standards for land surveying in the State of Florida and ordinances of Palm Beach County Florida.

MICHAEL G. PURMORT AND ASSOCIATES, INC.

Michael G. Purmort, Professional Land Surveyor
Florida Registration No. 2720 Date: 9/1/88

SURVEYOR'S CERTIFICATION

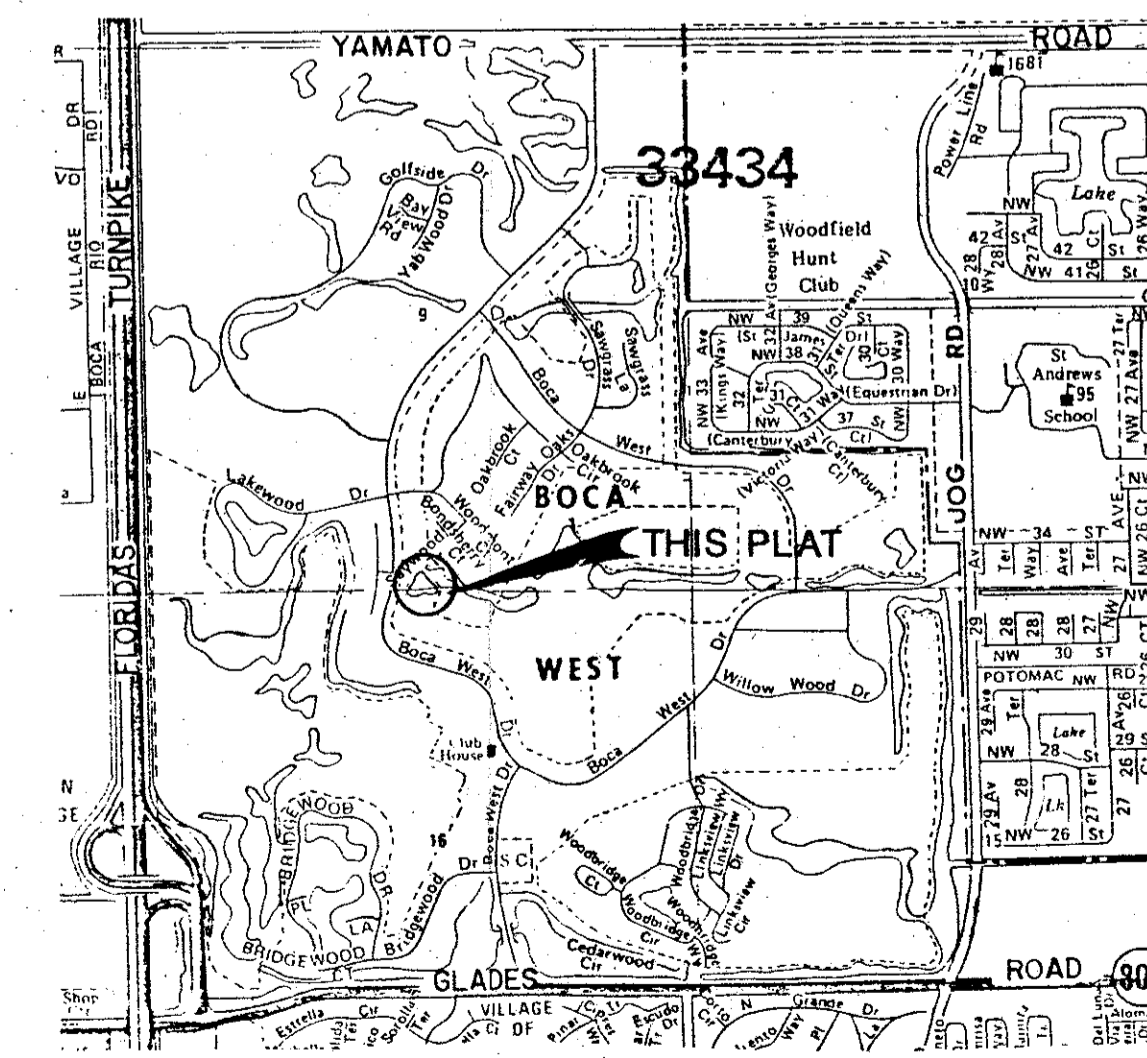
STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on 9-6, 1988, 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.

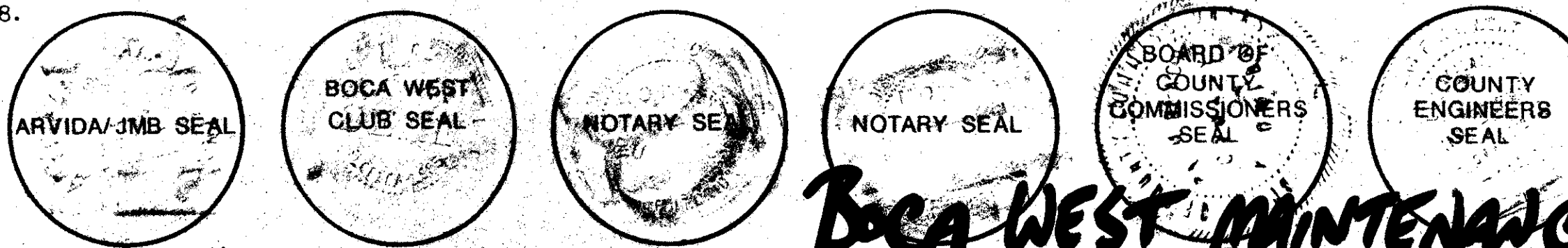
GEE & JENSON - Engineers, Architects, Planners, Inc.

THIS INSTRUMENT PREPARED BY JOHN H. DILLINGHAM
One Harvard Circle
West Palm Beach, Florida

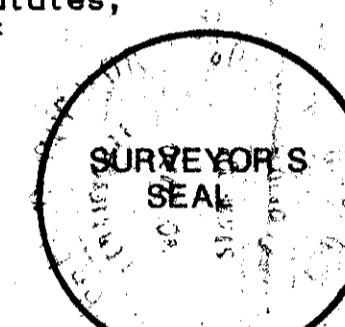
John H. Dillingham
John H. Dillingham, Professional Land Surveyor
Florida Registration No. 4141. Date: 9-6-88



LOCATION MAP



BOCA WEST MAINTENANCE FACILITY - BOCA WEST P.U.D.



TAZ 407

DIVISION - Boca West Maintenance Facility
 59
 AR 85-7
 33434
 33434
 33434

0214-021

Ret. 85-7

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