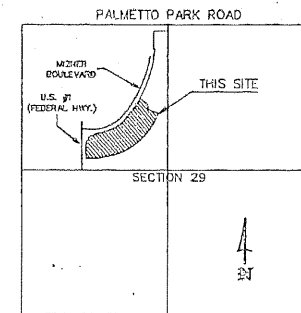


TOWNSEND PLACE  
A PORTION OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST  
AND A REPLAT OF A PORTION OF FLAT A, SPANISH RIVER LAND COMPANY, PLAT BOOK 16, PAGE'S 27-30  
AND A REPLAT OF A PORTION OF THE RESUBDIVISION OF FLAT NO. 1 OF MIZNER DEVELOPMENT CORP.  
PLAT BOOK 15, PAGE 75.  
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

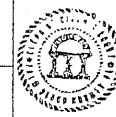
SHEET NO. 1 OF 3

PREPARED BY: MICHAEL G. PURMORT, P.L.S.  
MICHAEL G. PURMORT & ASSOCIATES, INC.  
843 S.E. 8TH AVENUE  
DEERFIELD BEACH, FLORIDA 33441



NOT TO SCALE

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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:17 AM THIS 30th DAY  
OF DECEMBER 1997, AND DULY  
RECORDED IN PLAT BOOK 81  
ON PAGES 119 THRU 121  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY *L. H. [Signature]*

DEDICATION

DEDICATION:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL ME BY THESE PRESENTS, THAT BOCA GOLF VIEW, LTD, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON BEING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00°01'02" WEST, ALONG THE COMMON LINE BETWEEN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 495.44 FEET; THENCE NORTH 89°41'58" WEST, ALONG THE NORTH LINE AND EASTERLY PROJECTION THEREOF, PARCEL "A", BOCA RATON HOTEL AND CLUB, A P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGES 180 THROUGH 184, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1292.08 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A"; THENCE SOUTH 00°17'38" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 194.78 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY AND EASTERLY, ALONG THE WEST LINE OF SAID PARCEL "A" AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 8553.79 FEET, AN ARC DISTANCE OF 60.00 FEET; THENCE NORTH 89°53'31" EAST, ALONG THE WESTERLY BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 5.68 FEET, TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 88°49'47" WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 962.93 FEET, AN ARC DISTANCE OF 338.21 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 21°17'38" WEST, A DISTANCE OF 344.68 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1187.92 FEET; AN ARC DISTANCE OF 143.33 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTHERLY AND WESTERLY, ALONG THE ARC OF THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 332.19 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 451.26 FEET, AN ARC DISTANCE OF 328.06 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE; THENCE WESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 142.00 FEET, AN ARC DISTANCE OF 35.35 FEET TO A POINT, THE LAST THREE COURSES DESCRIBED BEING COINCIDENT WITH THE EASTERLY AND SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 6301, PAGE 1133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°01'05" WEST, A DISTANCE OF 20.28 FEET; THENCE NORTH 89°41'32" WEST, A DISTANCE OF 38.95 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS BEARS SOUTH 36°08'01" EAST, FROM THE LAST DESCRIBED POINT; THENCE WESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 142.00 FEET, AND ARC DISTANCE OF 125.03 FEET TO A POINT; THENCE SOUTH 00°01'05" WEST, A DISTANCE OF 153.74 FEET, THE LAST TWO COURSES DESCRIBED BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN SAID O.R. BOOK 6301, PAGE 1133; THENCE SOUTH 89°42'30" EAST, A DISTANCE OF 82.28 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, AN ARC DISTANCE OF 970.96 FEET TO A POINT; THENCE NORTH 67°19'25" WEST, A DISTANCE OF 132.47 FEET TO THE INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 71°51'17" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 82.98 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°59'46" WEST, A DISTANCE OF 84.90 FEET TO A POINT ON THE EASTERLY AND SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 6301, PAGE 1133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.  
SUBJECT TO ALL EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.  
CONTAINING 5.937 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. PARCEL "A" IS HEREBY DEDICATED TO THE OWNER SHOWN HEREON.
- 2. NON ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 3. THE UTILITY EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTAINANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTAINANCE OF OTHER UTILITIES.
- 4. RIGHT TURN LANE EASEMENT AND BUS TURN OUT EASEMENT ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER THIS 28th DAY OF October 1997.

WITNESS: *[Signature]*  
PRINT: *[Signature]*  
WITNESS: *[Signature]*  
PRINT: *[Signature]*  
BOCA GOLF VIEW, LTD.  
BY: BOCA GOLF VIEW DEVELOPERS, INC., A FLORIDA CORPORATION,  
ITS GENERAL PARTNER.  
BY: *[Signature]*  
BRIAN STREET, ITS PRESIDENT

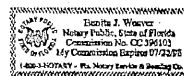
ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED BRIAN STREET, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOCA GOLF VIEW DEVELOPERS, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF BOCA GOLF VIEW, LTD., A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AS THE GENERAL PARTNER OF BOCA GOLF VIEW, LTD., A FLORIDA 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, AS THE GENERAL PARTNER OF GOLF VIEW, LTD., A FLORIDA LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF October 1997

MY COMMISSION EXPIRES: 7-28-98



*[Signature]*  
NOTARY PUBLIC  
PRINT: *[Signature]*

LAND USE

PARCEL (A)----- 5.94 ACRES ±

NOTES

- o ----- PERMANENT REFERENCE MONUMENT (#2720)
- o ----- PERMANENT CONTROL POINT (P.C.P.)
- P.O.B. --- POINT OF BEGINNING
- P.O.C. --- POINT OF COMMENCEMENT
- C/L --- CENTERLINE
- P.B. --- PLAT BOOK
- O.R.B. --- OFFICIAL RECORD BOOK
- P.G. --- PAGE
- S.F. --- SQUARE FEET

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF THE N.W. 1/4 OF SECTION 29 WHICH IS ASSUMED TO BEAR S 00°01'02" W.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF BOCA RATON ZONING REGULATIONS.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY, DRAINAGE, OR WATER AND SEWER EASEMENTS WITHOUT CITY OF BOCA RATON APPROVAL. "BUILDING CONSTRUCTION" DOES NOT INCLUDE ENTRY DRIVES, PARKING AREAS, AND VEHICULAR AND PEDESTRIAN CIRCULATION AREAS.

LANDSCAPING ON UTILITY EASEMENTS SHALL ONLY BE WITH THE APPROVAL OF ALL UTILITIES HAVING THE RIGHT TO OCCUPY THE SAME.

EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED. (SEE NOTE 2 IN DEDICATION)

WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

APPROVALS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON 28th DAY OF NOVEMBER 1997.

BY: *[Signature]*  
CAROL G. HANSON, MAYOR  
BY: *[Signature]*  
SANDRA M. MCGINN, DIRECTOR OF DEVELOPMENT SERVICES  
BY: *[Signature]*  
CANDACE BRIDGWATER, CITY CLERK  
BY: *[Signature]*  
MAURICE C. MOREL, P.E., CITY CIVIL ENGINEER

