

20130120812

0214-031

BOCA WEST RECREATIONAL POD SITE II

BEING A REPLAT OF PARCEL 12 AND A PORTION OF PARCEL 13, BOCA WEST P.U.D. MASTER PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 159 THROUGH 177, AND A REPLAT OF PARCEL 14, BOCA WEST P.U.D. MASTER PLAT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 1 AND 2, AND A REPLAT OF PARCEL D, BOCA WEST COUNTRY CLUB ENTRANCE SECTION PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 208 AND 209, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST

113
STATE OF FLORIDA
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT 14:39 p.m.
THIS DAY OF Mar. 20, 13
AND DULY RECORDED IN:
PLAT BOOK 116
ON PAGE 113-117
SHARON R. BLOCK
CLERK AND COMPTROLLER,
PALM BEACH COUNTY
BY: M. Akim
DEPUTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Boca West Country Club Inc., a Florida corporation, licensed to do business in Florida, owner of the land shown hereon as BOCA WEST RECREATIONAL POD SITE II, being a replat of Parcel 12 and a portion of Parcel 13, BOCA WEST P.U.D. MASTER PLAT 2, according to the Plat thereof, as recorded in Plat Book 66, Pages 159 through 177, and a replat of Parcel 14, BOCA WEST P.U.D. MASTER PLAT 3, according to the Plat thereof, as recorded in Plat Book 65, Pages 1 and 2, and a replat of Parcel "D", BOCA WEST COUNTRY CLUB ENTRANCE SECTION PLAT NO. 1, according to the Plat thereof, as recorded in Plat Book 29, Pages 208 and 209, all of the Public Records of Palm Beach County, Florida, lying in Section 16, Township 47 South, Range 42 East.

BEING A REPLAT OF PARCEL 12 AND A PORTION OF PARCEL 13, BOCA WEST P.U.D. MASTER PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 159 THROUGH 177, AND A REPLAT OF PARCEL 14, BOCA WEST P.U.D. MASTER PLAT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 1 AND 2, AND A REPLAT OF PARCEL D, BOCA WEST COUNTRY CLUB ENTRANCE SECTION PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 208 AND 209, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the most Westerly corner of the aforesaid Parcel 14; thence North 22°14'15" East, a distance of 411.08 feet; thence North 23°53'10" West, a distance of 412.55 feet; thence North 25°15'21" East, a distance of 347.65 feet; thence South 22°21'31" East, a distance of 88.00 feet to a point on the West line of the aforesaid Parcel 14; thence North 15°47'57" East, a distance of 101.71 feet; thence North 00°50'48" West, a distance of 47.30 feet; thence North 23°02'29" West, a distance of 52.61 feet; thence North 39°37'11" West, a distance of 147.66 feet; thence North 68°21'05" East, a distance of 133.77 feet; thence North 21°38'55" West, a distance of 120.00 feet; thence North 68°21'05" East, a distance of 194.82 to the most Northerly corner of the aforesaid Parcel 12, said point lying and being on the West right-of-way line of Boca West Drive, said point also lying and being on the arc of a circular curve concave to the West and to said point a radial line bears North 63°36'20" East; thence Southerly along the arc of said circular curve having a radius of 343.57 feet, a central angle of 12°05'55" and an arc length of 72.55 feet; thence South 14°17'45" East, a distance of 290.30 feet to the point of curvature of a circular curve concave to the Northeast; thence Southeasterly along said circular curve having a radius of 632.96 feet, a central angle of 33°29'08" and an arc length of 369.92 feet, with the last three (3) calls being along the West right-of-way line of Boca West Drive; thence South 08°48'46" East, a distance of 62.89 feet to a point on the arc of a circular curve concave to the East and to said point a radial line bears North 59°50'28" West, said point also lying and being on the West right-of-way line of Country Club Boulevard; thence Southerly along the arc of said circular curve having a radius of 1,220.92 feet, a central angle of 33°54'27" and an arc length of 722.54 feet; thence South 03°44'55" East, a distance of 166.46 feet to a point on the North right-of-way line of Bridgewood Circle, with the last two (2) calls being along the West right-of-way line of Country Club Boulevard; thence South 86°15'05" West, a distance of 292.64 feet to the point of curvature of a circular curve concave to the South; thence Westerly along the arc of said circular curve having a radius of 215.00 feet, a central angle of 32°21'02" and an arc length of 121.39 feet, with the last two (2) calls being along the North right-of-way line of Bridgewood Circle; thence North 36°05'57" West, a distance of 138.91 feet to the Point of Beginning.

Said lands situate lying and being in Palm Beach County, Florida. Containing 624,421 square feet (14.33 acres) more or less.

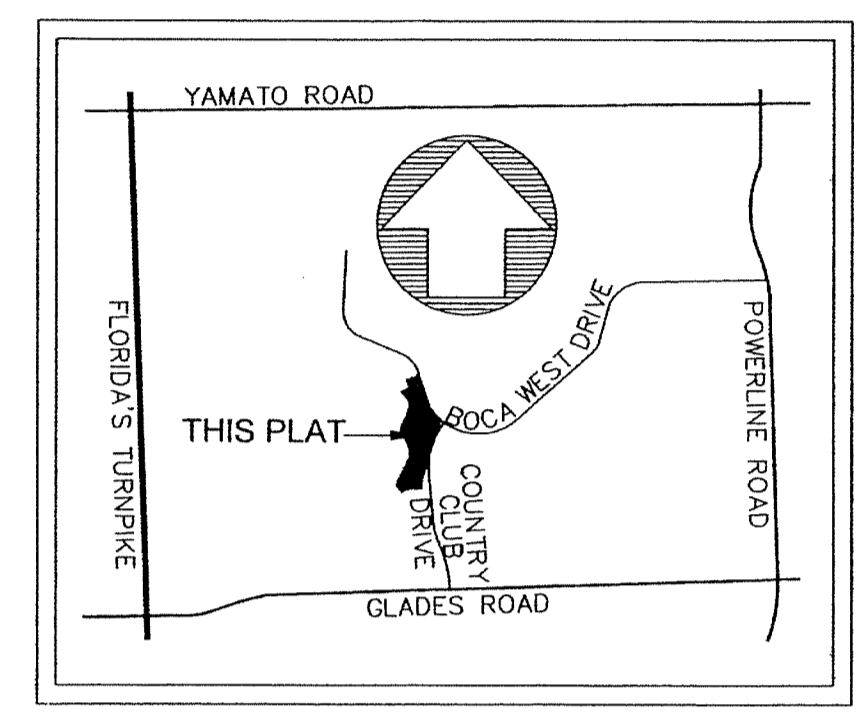
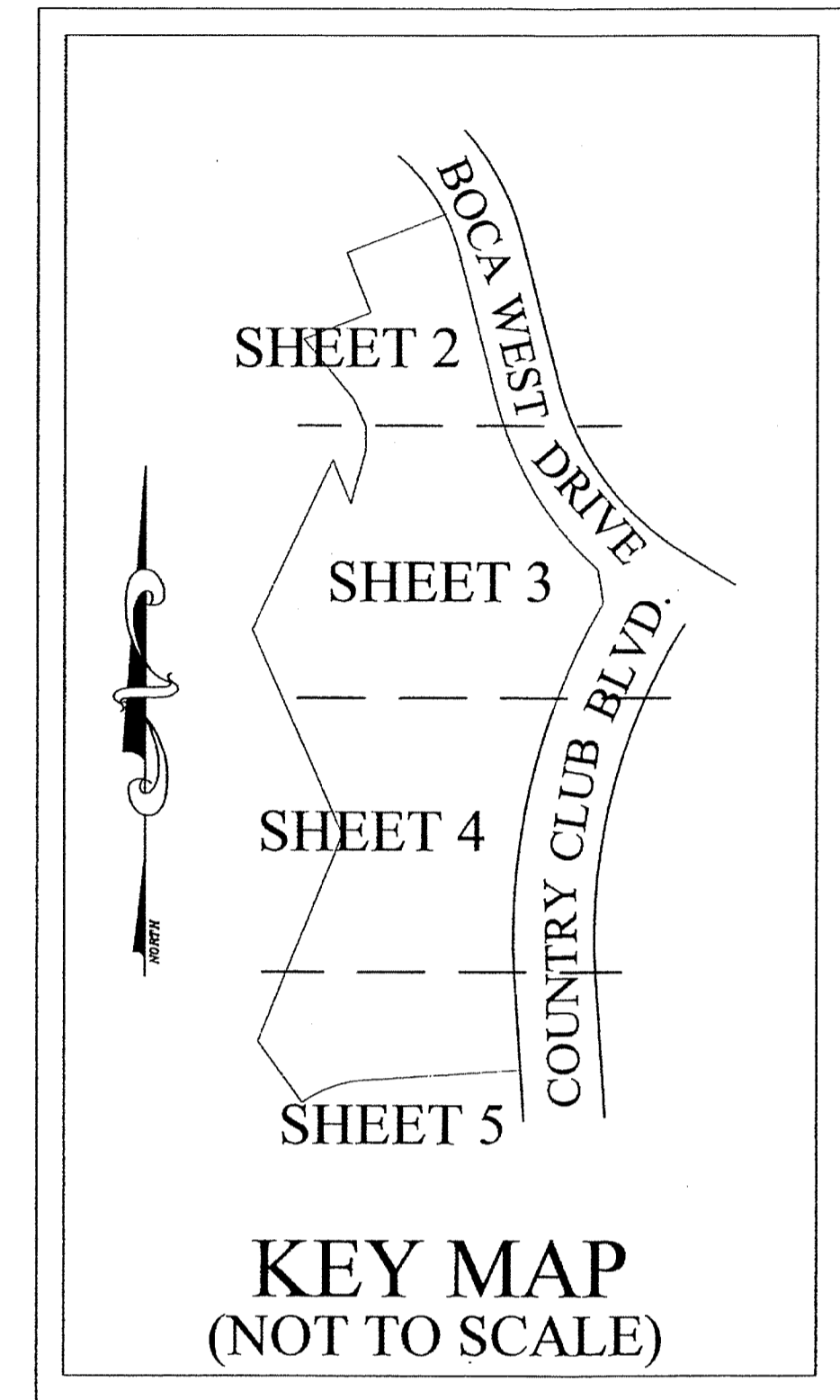
have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Tract "A", as shown hereon, is hereby reserved to Boca West Country Club, Inc., its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of Boca West Country Club, Inc., its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the Boca West Country Club, Inc., a Florida not-for profit corporation, has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 10th day of February, 2013.

Witness: Leslie Kennedy
Witness: Bandy Lukes

Boca West Country Club, Inc.
a Florida not-for profit corporation
BY: Jay DiPietro, President
(CORPORATE SEAL)



ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Jay DiPietro, who is personally known to me, and who executed the foregoing instrument as President of Boca West Country Club, Inc., a Florida not-for-profit corporation, and severally acknowledged to and before me that he executed such 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 SEAL THIS 10th DAY OF February, A.D., 2013.
Jay Lynn Patton
NOTARY PUBLIC, STATE OF FLORIDA
My Commission expires: August 7, 2013
Tara-Lynn Patton
(Print Name)
Commission Number: DD 878388

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, First American Title Insurance Company, a Florida Corporation, a Title Insurance Company as 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 in Boca West Country Club, Inc., a Florida not-for profit corporation; that the current taxes have been paid; that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

First American Title Insurance Company
A Florida Corporation
By: Mark Somers, Vice-President
Date: 2/19/2013

PREPARED BY:
THEODORE J. DAVID, P.S.M.,
DAVID & GERCHAR, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NUMBER LB #6935
12075 N.W. 40th STREET, BAY 1
CORAL SPRINGS, FLORIDA 33065
(954) 340-4025 * FAX (954) 340-8584
APRIL, 2012

COUNTY APPROVAL

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), F.S., this 14th day of March, 2013, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

By: George T. Webb
George T. Webb, P.E. - County Engineer
Date: March 14, 2013

SURVEYOR'S CERTIFICATE

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; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s"), Permanent Control Points ("P.C.P.s") and Monuments according to Sec. 177.091(9), F.S. 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 the Ordinances of Palm Beach County, Florida.

By: Theodore J. David
Theodore J. David
Professional Surveyor and Mapper
License No. 5821, State of Florida

SURVEYOR'S NOTES

- 1. Bearings shown hereon are based on the State Plane Coordinate System of NAD 83, 1990 adjustment as readjusted by Palm Beach County in 1998. The South line of THE HAMMOCKS OF BOCA WEST - P.U.D. having a bearing of North 68°21'05" East
- 2. No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable county approvals or permits as required for such encroachments.
- 3. All lines intersecting circular curves are radial unless otherwise noted as follows:
(N.R.) = NON-RADIAL
- 4. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- 5. ○ = Set 4"x 24" round concrete Permanent Reference Monument with brass disk marked PRM LB 6935.
- 6. ■ = Found concrete Permanent Reference Monument (individual descriptions shown hereon).
- 7. Coordinates shown on the geodetic control meet or exceed the local accuracy requirements of a 2 centimeter Geodetic Control Survey. Coordinates shown are grid coordinates datum = NAD 83 (1990 Adjustment) as readjusted by Palm Beach County in 1998.
Zone = Florida East Zone
Linear Unit = U.S. survey feet
Coordinate System = 1983 state plane transverse mercator projection
All distances are ground unless otherwise shown hereon.
Scale Factor = 1.0000274
Plat bearing = grid bearing
- 8. In those cases where easements of different types cross or coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities determined by use of rights granted.

BOCA WEST COUNTRY CLUB, INC.	NOTARY PUBLIC	COUNTY ENGINEER	SURVEYOR	BOCA WEST RECREATIONAL POD SITE II PRELIMINARY CHECK	CHECKED BY	DATE
				SECONDARY CHECK		
				FIELD BNDRY SURVEY		
				CALCULATIONS		
				PRM'S SET		
				PLANNING DEPT.		
				FINAL CHECK		
				F:/CH2MHILL/BOCA-WEST/PLAT.DWG		