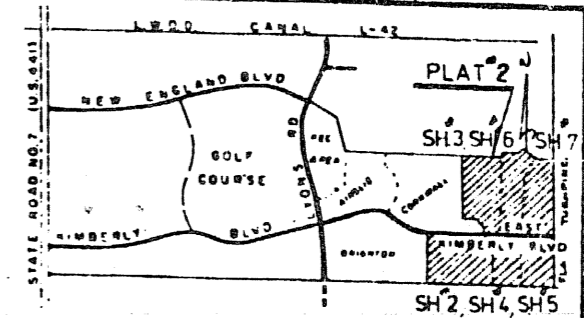


PLAT NO. 2
Century Village West
A PART OF A P.U.D.
"THE HAMPTONS AT BOCA RATON"

A SUBDIVISION OF A PORTION OF BLOCK 75, "PALM BEACH FARMS COMPANY, PLAT NO. 3," AS RECORDED IN PLAT BOOK 2, PAGES 45-54, SECTION 8 TWP. 47 S, RGE. 42 E., PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 7 SHEETS



KEY MAP

0221-303

Please assign on something of a smaller scale
E/B 15 MAR 79

February 22 1979
36 148-154

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CENTURY VILLAGE WEST, INC. OWNER OF THE LAND SHOWN HEREON BEING A PART OF BLOCK 75, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING LOCATED IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 2, CENTURY VILLAGE WEST, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

WEIMER AND COMPANY
land-surveyors - planners - engineers
PHONE 338 988 9888
2586 FOREST HILL BOULEVARD - WEST PALM BEACH, FLORIDA 33406

BEGIN AT THE SOUTHEAST CORNER OF PLAT NO. 1, CENTURY VILLAGE WEST, AS RECORDED IN PLAT BOOK 35, PAGES 80 - 85, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;
THENCE, DUE NORTH, ALONG THE BOUNDARY OF SAID PLAT NO. 1, A DISTANCE OF 770.02 FEET;
THENCE, DUE EAST, ALONG SAID BOUNDARY, A DISTANCE OF 805.00 FEET;
THENCE, DUE NORTH, ALONG SAID BOUNDARY, A DISTANCE OF 179.77 FEET;
THENCE, NORTH 30°-00'-00" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 200.00 FEET;
THENCE, DUE WEST, ALONG SAID BOUNDARY, A DISTANCE OF 155.00 FEET;
THENCE, DUE NORTH, ALONG SAID BOUNDARY, A DISTANCE OF 1222.02 FEET TO THE NORTHEAST CORNER OF SAID PLAT NO. 1;
THENCE, DUE EAST, A DISTANCE OF 880.00 FEET;
THENCE, NORTH 05°-12'-49" WEST, A DISTANCE OF 220.91 FEET;
THENCE, DUE EAST, A DISTANCE OF 543.08 FEET;
THENCE, NORTH 60°-00'-00" EAST, A DISTANCE OF 207.22 FEET;
THENCE, SOUTH 35°-00'-00" EAST, A DISTANCE OF 449.00 FEET;
THENCE, NORTH 89°-16'-11" EAST, A DISTANCE OF 743.76 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE;
THENCE, SOUTH 00°-43'-49" EAST, ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2310.50 FEET;
THENCE, DUE WEST, A DISTANCE OF 3163.14 FEET TO THE SOUTHEAST CORNER OF SAID PLAT NO. 1, CENTURY VILLAGE WEST AND THE POINT OF BEGINNING.

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

- 1. ROADWAY TRACTS:
THE ROADWAY TRACTS FOR PRIVATE ROAD PURPOSES SHOWN HEREON AS "ROADWAY TRACT NO. 5 THRU 5" ARE HEREBY DEDICATED TO CENT-WEST COMMUNITIES, INC., A FLORIDA CORPORATION, AND TO CENT-WEST COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AS PROVIDED IN PARAGRAPH 4 BELOW AND ARE THE MAINTENANCE OBLIGATION AS PROVIDED IN PARAGRAPH 4 BELOW.
- 2. COMMUNITY FACILITY TRACT
THE COMMUNITY FACILITY TRACT SHOWN HEREON AS "COMMUNITY FACILITY TRACT NO. 4" IS HEREBY DEDICATED FOR PROPER PURPOSES TO CENT-WEST COMMUNITIES, INC., A FLORIDA CORPORATION, AND TO CENT-WEST COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AS PROVIDED IN PARAGRAPH 4 BELOW AND ARE THE MAINTENANCE OBLIGATION AS PROVIDED IN PARAGRAPH 4 BELOW.
- 3. WATER MANAGEMENT TRACTS
THE WATER MANAGEMENT TRACTS SHOWN HEREON AS "WATER MANAGEMENT TRACTS NO. 5 THRU NO. INCL." ARE HEREBY DEDICATED FOR PROPER PURPOSES TO CENT-WEST COMMUNITIES, INC., A FLORIDA CORPORATION, AND TO CENT-WEST COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AS PROVIDED IN PARAGRAPH 4 BELOW AND ARE THE MAINTENANCE OBLIGATION AS PROVIDED IN PARAGRAPH 4 BELOW.
- 4. CENT-WEST COMMUNITIES, INC., A FLORIDA CORPORATION, HAS THE OBLIGATION TO MAINTAIN THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN PURSUANT TO THE MASTER MANAGEMENT AGREEMENTS TO BE ENTERED INTO WITH EACH RESIDENT UPON THE LANDS HEREBY PLATTED. THE FORM OF SAID MASTER MANAGEMENT AGREEMENTS BEING ATTACHED TO THE DECLARATION OF CONDOMINIUM OF EACH CONDOMINIUM TO BE CREATED UPON THE LANDS AFFECTED BY THIS PLAT. FOR THE PERIOD OF TIME THAT SAID MASTER MANAGEMENT AGREEMENTS ARE IN EFFECT, THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN ARE HEREBY DEDICATED TO CENT-WEST COMMUNITIES, INC. AND ARE THE MAINTENANCE OBLIGATION OF CENT-WEST COMMUNITIES, INC. PURSUANT TO THE TERMS OF THE MASTER MANAGEMENT AGREEMENTS. UPON A TERMINATION OR CANCELLATION OF SAID MASTER MANAGEMENT AGREEMENTS, THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN ARE HEREBY DEDICATED TO THE CENT-WEST COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND WILL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 5. THAT A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS UPON THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN ARE HEREBY DEDICATED TO ALL PERSONS RESIDING UPON THE LANDS WITHIN THE PLATS OF CENTURY VILLAGE WEST.

6. CENTURY VILLAGE WEST, INC. RESERVES UNTO ITSELF A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS UPON THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN AND RESERVES THE RIGHT TO GRANT A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO OTHERS UPON THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN, AND FURTHER RESERVES THE RIGHT UNTO ITSELF, ITS SUCCESSORS, ASSIGNS, MORTGAGEES, LICENSEES AND FRANCHISEES TO USE ANY PORTION OF THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE EASEMENTS, PUBLIC AND/OR PRIVATE UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS ELECTRIC, TELEPHONE AND CABLE TV, AND ANY OTHER PURPOSES WHICH WILL NOT PERMANENTLY AFFECT THE USE OF THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN FOR THEIR INTENDED PURPOSES.

- 7. EASEMENTS:
(A) 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.
(B) PASSIVE RECREATION EASEMENT -- THAT PORTION OF THE PASSIVE RECREATION EASEMENT AS SHOWN WHICH IS ADJACENT TO EACH CONDOMINIUM TO BE CREATED UPON THE LANDS AFFECTED BY THIS PLAT IS HEREBY DEDICATED TO THE MEMBERS OF EACH SUCH CONDOMINIUM FOR PASSIVE RECREATIONAL PURPOSES.
(C) INGRESS AND EGRESS EASEMENT -- AS TO INGRESS AND EGRESS EASEMENTS SHOWN WITHIN EACH BLOCK OF THIS PLAT, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS HEREBY DEDICATED TO ALL PERSONS WHO RESIDE UPON THE BLOCK WITHIN WHICH EACH SAID INGRESS AND EGRESS EASEMENT IS SITUATED. CENTURY VILLAGE WEST, INC. RESERVES UNTO ITSELF A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS UPON SAID INGRESS AND EGRESS EASEMENTS AND RESERVES THE RIGHT TO GRANT THEREON TO OTHERS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND DRAINAGE.
(D) ALL WATER MANAGEMENT TRACTS SHALL BE SUBJECT TO A DRAINAGE EASEMENT OVER THE ENTIRE TRACT AS SHOWN HEREON AND IS HEREBY SO DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES.

IN WITNESS WHEREOF, SAID CENTURY VILLAGE WEST, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS BOARD OF DIRECTORS THIS 22nd DAY OF FEBRUARY, A.D. 1979

ATTEST: Harry K. Smith, SECRETARY; George A. Christopher, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED GEORGE A. CHRISTOPHER AND HARRY K. SMITH, 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 ABOVE NAMED CENTURY VILLAGE WEST, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT 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 22nd DAY OF FEBRUARY, A.D. 1979
MY COMMISSION EXPIRES: March 17, 1980

NOTES

- 1. THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY AND OR DRAINAGE EASEMENTS.
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- 3. EASEMENTS, UNLESS OTHERWISE NOTED, ARE FOR PUBLIC UTILITIES.
- 4. PERMANENT REFERENCE MONUMENTS SHOWN THUS PERMANENT CONTROL POINTS SHOWN THUS
- 5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF DUE NORTH ALONG THE EAST LINE OF BLOCK 74, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY ROLF ERNST WEIMER IN THE OFFICE OF WEIMER AND COMPANY, INC., 2586 FOREST HILL BOULEVARD, WEST PALM BEACH, FLORIDA 33406

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF 2 MORTGAGES UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT HIS MORTGAGES WHICH ARE RECORDED IN 036 22008 AND 036 22009 AND HIS MORTGAGES WHICH ARE RECORDED IN 036 22010 AND 036 22011 SHALL BE SUBORDINATED TO THE DEED AS SHOWN HEREON.
WITNESS: DONALD J. LUMBY, TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED DONALD J. LUMBY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS TRUSTEE AND INDIVIDUALLY FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 22nd DAY OF FEBRUARY, A.D. 1979
ROTARY PUBLIC

PUD. TABULATION

Table with 2 columns: Description and Value. Rows include TOTAL ACRES (this plat) 14567 ac, TOTAL ACRES RW (collector) 645 ac, TOTAL NET ACREAGE 13922 ac, TOTAL NO. OF UNITS (max) 1944 u, MAXIMUM DENSITY (this plat) 1334 u/a, REC AREA ACREAGE 252 ac.

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 22nd DAY OF February, A.D. 1979.
BY: M.F. RAHLERT, COUNTY ENGINEER
BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 20th DAY OF February, A.D. 1979.
BY: Ricc Parley, CHAIRMAN
ATTEST: JOHN B. DUNNLE, CLERK BOARD OF COUNTY COMMISSIONERS
BY: DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, JEFFREY D. KNEEN, 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 CENTURY VILLAGE WEST, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID, AND I FIND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.
DATE: 1-29-79
JEFFREY D. KNEEN

SURVEYOR'S CERTIFICATION

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 AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, 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.

ROLF ERNST WEIMER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2025