

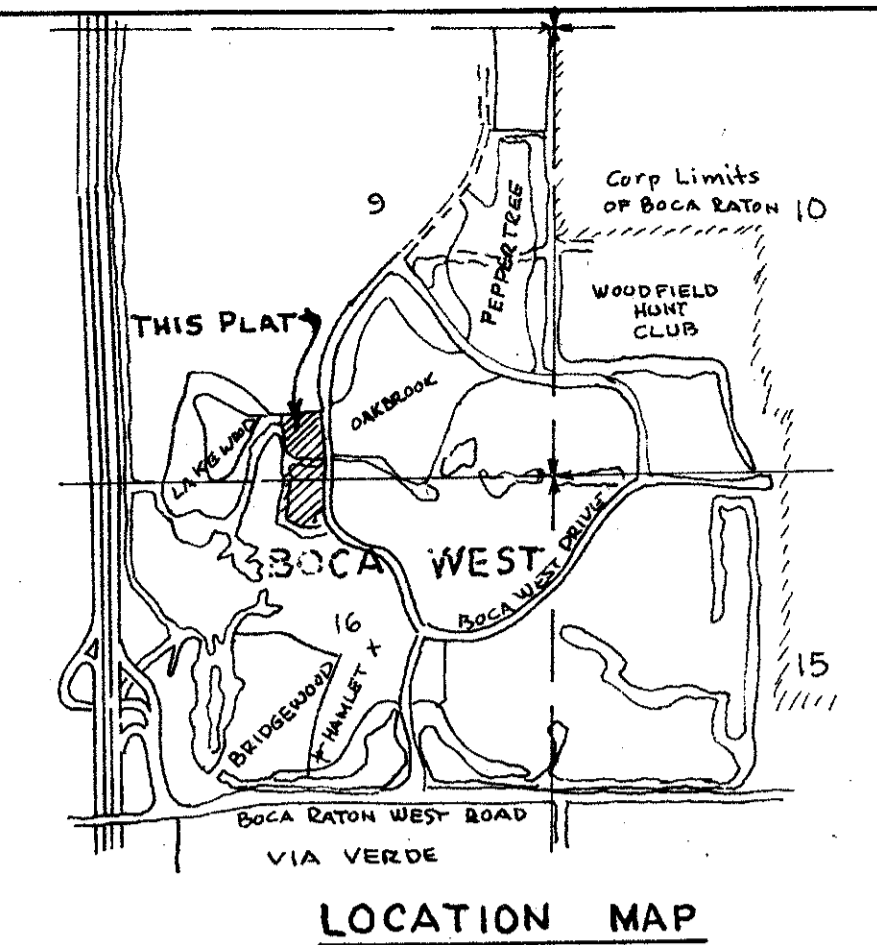
BENT CREEK OF BOCA WEST

P.U.D.

IN PART OF SECTIONS 9 & 16, TWP. 47 S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
NOVEMBER 1978



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10 AM
this 16 day of April, 1979,
and duly recorded in Plat Book No. 37
on page 91 + 92.
JOHN B. DUNKLE, Clerk Circuit Court
By *[Signature]* D.C.

FLOOD ZONE 'B'

DESCRIPTION

A parcel of land lying in part of Sections 9 and 16, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of said Section 16 as shown on Sheet No. 4 of LAKEWOOD OF BOCA WEST - P.U.D. as recorded in Plat Book 30, Pages 199 through 203, inclusive, Public Records of Palm Beach County, Florida; thence S.89°46'43"W. along the North Line of said Section 16, a distance of 160.48 feet to the West Line of Parcel F (Boca West Drive) of said Plat and the POINT OF BEGINNING OF BENT CREEK OF BOCA WEST - P.U.D.; thence S.04°44'21"W. along said West Line of Boca West Drive, a distance of 311.25 feet to the beginning of a curve concave to the northeast having a radius of 477.78 feet and a central angle of 56°14'26"; thence southerly and southeasterly along the arc of said curve, a distance of 468.98 feet to the intersection of the Southwesterly Right of Way Line of Boca West Drive with the Northwest Line of THE HAMMOCKS OF BOCA WEST - P.U.D. as recorded in Plat Book 32, Pages 44 and 45 of said Public Records; thence S.65°36'10"W. along said Northwest Line, making an angle with the tangent to the last described curve, measured from southeast to southwest, of 117°06'15", a distance of 172.35 feet; thence S.14°19'25"E., a distance of 120.00 feet; thence S.08°02'05"W., a distance of 70.00 feet; thence leaving the boundary of THE HAMMOCKS by the following courses; N.81°57'55"W., a distance of 595.51 feet; thence N.07°15'12"E., a distance of 221.78 feet; thence N.05°22'36"W., a distance of 85.38 feet; thence N.12°43'04"E., a distance of 558.71 feet; thence N.05°11'40"W., a distance of 45.62 feet to the South Line of said Section 9; thence continue N.05°11'40"W., a distance of 153.19 feet; thence N.04°48'49"E., a distance of 95.34 feet; thence N.05°24'43"W., a distance of 387.13 feet to the beginning of a curve concave to the southwest having a radius of 45.77 feet and a central angle of 94°15'41"; thence northerly, northwesterly and westerly along the arc of said curve, a distance of 75.31 feet to a point on the East Line of said LAKEWOOD OF BOCA WEST - P.U.D. shown on Sheet No. 3; thence N.09°40'24"W. along a line radial to the last described curve, being the East Line of Parcel A and part of Parcel B of said Plat, a distance of 45.56 feet to the Southwest Corner of Parcel F (Lakeside Boulevard); thence N.80°19'36"E. along the South Line of Lakeside Boulevard, a distance of 471.99 feet; thence S.54°40'24"E., a distance of 35.36 feet to the West Line of Boca West Drive; thence S.09°40'24"E. along the West Line, a distance of 291.35 feet to the beginning of a curve concave to the west having a radius of 1126.33 feet and a central angle of 14°24'45"; thence southerly along the arc of said curve, a distance of 283.32 feet; thence S.04°44'21"W. along the tangent to said curve, a distance of 207.06 feet to the North Line of said Section 16 and the POINT OF BEGINNING.

SUBJECT to Lake Worth Drainage District Easement as now laid out and in use.

NOTE

No area shown hereon or on the Master Plan of BOCA RATON WEST or otherwise designated in any document or instrument on file in the Planning, Building and Zoning Department of Palm Beach County as "Open Space," including without limitation, golf courses, lakes, roads and streets, is dedicated to the use of the public, and Arvida Corporation hereby reserves to itself, its successors and assigns, the right and obligation, to convey or dedicate to existing or future maintenance or homeowners associations, relating to all of Boca West or to a particular area thereof, legally constituted in accordance with Planned Unit Development Addition to the Palm Beach County Zoning Resolution, for the uses and purposes set forth in Maintenance Covenants for BOCA WEST recorded in Official Record Book 2057, Page 112, Palm Beach County Records, as they may, from time to time, be amended; which Maintenance Covenants are incorporated in and made a part hereto by reference. Those areas shown hereon, if any, and on the Master Plan of BOCA RATON WEST or otherwise designated in any document or instrument on file in the Palm Beach County Planning, Building and Zoning Department as "Open Space," not hereby dedicated to the public or to be conveyed to existing or future maintenance or homeowners associations of, or otherwise dedicated to the use of homeowners in, BOCA WEST, including, without limitation, the golf courses and facilities related thereto, shall be and perpetually remain "Open Space" within the P.U.D. Addition to the Palm Beach County Zoning Ordinance, and shall not be improved or used in any manner not permitted thereby by Arvida Corporation reserves to itself, its successors and assigns, the right to subdivide, hold, develop, encumber, and dispose of, all or any portions of this Plat.

LAND USE

Total Plat Area	19.48 Acres
Parcel C - Residential	120 Units
Parcel C - Residential-Area	6.79 Acres
Parcel C - Residential-Density	17.67 D.U./Ac.
Parcels A & B - Residential	90 Units
Parcels A & B - Residential-Area	10.71 Acres
Parcels D - Open Space	1.98 Acres
Parcels A,B,D - Density	7.09 D.U./Ac.

NOTES

All bearings shown hereon are relative to an assumed meridian used throughout Boca West.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no buildings or other structures placed on Utility Easements.

There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

● denotes Permanent Reference Monument.

○ denotes Permanent Control Point.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 24 day of April, 1979.

By: *[Signature]*
DENNIS ROEHLER - Chairman-Vice

Attest: JOHN B. DUNKLE - Clerk

By: *[Signature]*
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 24 day of APRIL, 1979.

By: *[Signature]*
H.F. Kahlert, County Engineer

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, H. WILLIAM WALKER, JR., DO HEREBY CERTIFY, that I am an Attorney at law and a member of the Florida Bar, licensed and practicing in Florida, and that in my opinion (1) apparent record title to the lands described and shown hereon is vested in ARVIDA CORPORATION, a Delaware Corporation, and (2) all taxes assessed and levied upon said land prior to 1979 have been paid, and (3) said lands are not encumbered by the lien of any mortgage.

[Signature]
H. William Walker, Jr.
Dated: 1/30/79

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, owner of the land shown hereon, being part of the land shown and described on the Master Plan of "BOCA RATON WEST", a Planned Unit Development on file in the Planning, Building and Zoning Department of Palm Beach County has caused the land shown hereon to be surveyed, subdivided and platted as BENT CREEK OF BOCA WEST - P.U.D., being more particularly described to the left under Description and hereby dedicate as follows: Easements are for the construction and maintenance of water, sewage, electrical, drainage, telephone, telecommunication, gas and other public utility services, if any, under the surface of the areas reserved herein for such utility services, are hereby granted to the respective holders, their successors and assigns, of the several rights, privileges and/or franchises for construction and maintenance of the same.

Parcel "D", Drainage and Landscape Easements as shown hereon are for Drainage and Landscape purposes and are hereby dedicated to THE BOCA WEST MAINTENANCE ASSOCIATION, INC.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice President and attested by its Assistant Secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 23 day of February, 1979.

ARVIDA CORPORATION, a Delaware Corporation
Attest: *[Signature]* Assistant Secretary By: *[Signature]* Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared NORMAN A. CORTESE and WILLIAM J. DRURY, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of the above named ARVIDA CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as Vice President and Assistant Secretary, respectively, 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 23 day of February, 1979.

[Signature]
Notary Public
State of Florida at large

My Commission expires: October 31, 1981

0214-318

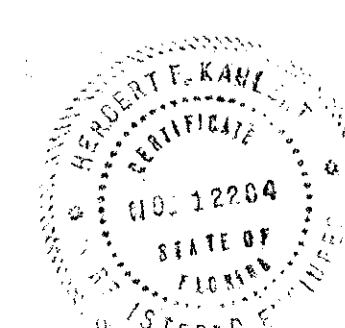
SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 Permanent Reference Monuments have been placed as required by law and furthermore, that Permanent Control Points will be set under the guarantees posted with Palm Beach County for required improvements, and that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes as Amended, and Ordinance 73-4 of Palm Beach County, Florida.

[Signature]
William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2283
Date: March 26, 1979

THIS INSTRUMENT WAS PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida



Bent Creek of Boca West

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