141-04

A PLANNED UNIT DEVELOPMENT

FAIRWAY OAKS AT BOCA WEST

LYING IN PART OF SECTION 3, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

141

SHEET 1 OF 2 SHEETS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT YUSEN HOMES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, SITUATE IN SECTION 3, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE PLAT OF OAKBROOK AT BOCA WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 92-93, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING A POINT ON THE CURVED SOUTHERLY RIGHT OF WAY LINE OF BOCA WEST DRIVE, AS SHOWN ON BOCA WEST, BOCA WEST DRIVE, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 136 TO 188, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID POINT ON A CURVE, NORTHERLY, HAVING A RADIUS OF 1519.40 FEET AND WHOSE RADIUS POINT BEARS NORTH 34°50'10" EAST; THENCE, SOUTHEASTERLY ALONG SAID CURVED SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 16°25'19", A DISTANCE OF 436.49 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 71°37'35" WEST, A DISTANCE OF 40.47 FEET; THENCE, SOUTH 31°52'51" WEST, A DISTANCE OF 192.16 FEET; THENCE, NORTH 59°38'41" WEST, A DISTANCE OF 195.80 FEET; THENCE, SOUTH 76°04'38" WEST, A DISTANCE OF 76.19 FEET; THENCE, SOUTH 85°05'32" WEST, A DISTANCE OF 61.29 FEET; THENCE, SOUTH 71°20'26" WEST, A DISTANCE OF 72.42 FEET; THENCE, SOUTH 24°36'31" WEST, A DISTANCE OF 405.48 FEET; THENCE, SOUTH 24°40'50" ROSE, A DISTANCE OF 223.74 FEET; THENCE, NORTH 67°36'15" WEST, A DISTANCE OF 277.91 FEET, TO THE EASTERLY LINE OF PLAT 3, HAMLET "C" AT BOCA WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGES 182 AND 183, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 22°23'25" EAST, ALONG SAID LINE, A DISTANCE OF 270.59 FEET TO THE MOST NORTHERLY CORNER OF SAID PLAT; THENCE, SOUTH 67°36'35" EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID OAKBROOK AT BOCA WEST, A DISTANCE OF 76.19 FEET; THENCE, SOUTH 22°23'25" WEST, ALONG A RADIAL LINE, A DISTANCE OF 30.00 FEET; THENCE, NORTH 67°36'35" WEST, ALONG A RADIAL LINE, A DISTANCE OF 270.59 FEET TO THE MOST NORTHERLY CORNER OF SAID PLAT; THENCE, SOUTHWESTERLY ALONG THE NORTHERLY BOUNDARY LINE OF SAID PLAT, SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1549.40 FEET, A DISTANCE OF 100.58 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 71°37'35" WEST, A DISTANCE OF 40.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1580.40 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°25'19", A DISTANCE OF 453.00 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 59°38'41" WEST, A DISTANCE OF 195.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.644 ACRES, MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

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

1. FAIRWAY DRIVE, NORTHCOTT DRIVE AND MELBOURNE LANE, (TRACTS "A" AND "B"), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE FAIRWAY OAKS AT BOCA WEST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AS COMMON OPEN SPACE AREAS FOR THE PURPOSES OF ESTABLISHING, CONVEYING AND ACCESS, AND OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

2. FAIRWAY OAKS DRIVE, TRACT "C", AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOCA WEST MAINTENANCE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR PRIVATE ROAD PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

3. TRACT "D", AS SHOWN HEREON IS ALSO HEREBY DEDICATED IN PERPETUITY AS A DRAINAGE AND UTILITY EASEMENT.

4. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

5. THE PALM BEACH COUNTY CANVASS EASEMENT AS SHOWN IS 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, I, HENRY FUSEN, AS GENERAL PARTNER OF YUSEN HOMES, A FLORIDA GENERAL PARTNERSHIP, DO HEREBY SET MY HAND AND SEAL THIS 17 DAY OF July, A.D. 1980.

WITNESS:

YUSEN HOMES

BY: HOWARD E. BEACH, PARTNER

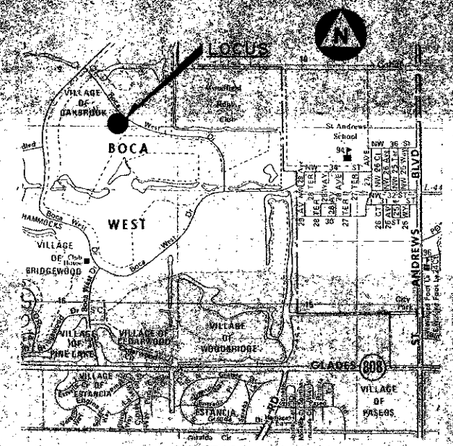
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HENRY FUSEN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

IN THE CITY AND STATE AFORESAID, THIS 17 DAY OF July, A.D. 1980.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-15-84



LOCATION MAP
n.t.s

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE OR OTHER ENCUMBERANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE OR OTHER ENCUMBERANCE WHICH IS RECORDED IN O.R. BOOK 2865, PAGE 1088 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID SAVINGS AND LOAN ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND THE ASSOCIATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18 DAY OF July, A.D. 1980.

AMERICAN SAVINGS AND LOAN ASSOCIATION

ATTEST: MERCEDES SOMEILLAN ASST SECRETARY — BY: ELLIOT DAKOSTICK VICE-PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MERCEDES SOMEILLAN AND ELLIOT D. KOSTICK TO ME WELL KNOWN AND KNOWN TO BE TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASST. SEC. AND VICE-PRESIDENT OF AMERICAN SAVINGS AND LOAN ASSOCIATION, A FLORIDA SAVINGS AND LOAN ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF July, A.D. 1980.

NOTARY PUBLIC,
MY COMMISSION EXPIRES:

SEAL YUSEN HOMES FUSEN

SEAL AMERICAN SAVINGS

SEAL DIRECTOR FAIRWAY

SEAL CITY OF BOCA

SEAL CLERK

SEAL SURVEYOR

TOTAL AREA THIS PLAT . . . . . 9.644 ACRES

TITLE CERTIFICATION:

I, JEFFERY DEUTCH, 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 THAT THE TITLE TO THE PROPERTY IS VESTED TO YUSEN HOMES, A FLORIDA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 17th DAY OF July, A.D. 1980. JEFFERY DEUTCH, ATTORNEY

SURVEYOR'S NOTES:

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON EASEMENTS SPECIFICALLY CALLED OUT FOR THE SOLE PURPOSE OF DRAINAGE.
2. THERE SHALL BE NO BUILDINGS OR PERMANENT STRUCTURES PLACED ON EASEMENTS SPECIFICALLY CALLED OUT FOR THE SOLE PURPOSE OF UTILITIES.
3. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. ALL BEARINGS STATED HEREON AND AS SHOWN HEREON ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF OAKBROOK AT BOCA WEST (A PLANNED UNIT DEVELOPMENT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 92 AND 93, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
5. THIS INSTRUMENT WAS PREPARED BY ARTHUR J. MORGEN, JR. IN THE OFFICES OF JOHN G. MARK LAND SURVEYING AND MAPPING, INC., 3059 ECONOMIC COURT, WEST PALM BEACH, FLORIDA.

APPROVAL: PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Sept A.D. 1980.

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Sept A.D. 1980.

COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: Lynn Talley D.C.

0214-301

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, THE UNDERSIGNED, HEREBY 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 DESCRIBED BOUNDARIES AND ACCEPTABLE STANDARDS; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 16th DAY OF July, A.D. 1980. BY: Arthur J. Morgen, Jr.
REGISTERED LAND SURVEYOR NO. 3098
STATE OF FLORIDA

FAIRWAY OAKS AT BOCA WEST

BENCH MARK
land surveying and mapping, inc.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1098
3059 ECONOMIC COURT, WEST PALM BEACH, FLORIDA 33407
PHONE (305) 683-3113

40/141

DRAWN BY:	CHECKED BY:	DATE:	SCALE:	JOB NO.	SHEET NO.
DC	AJM	7-80	1"=100'	80-08	1 OF 2