

45/181

CYPRESS POINT PATIO HOMES - PHASE IIB BOCA WEST - P.U.D.

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DESCRIPTION

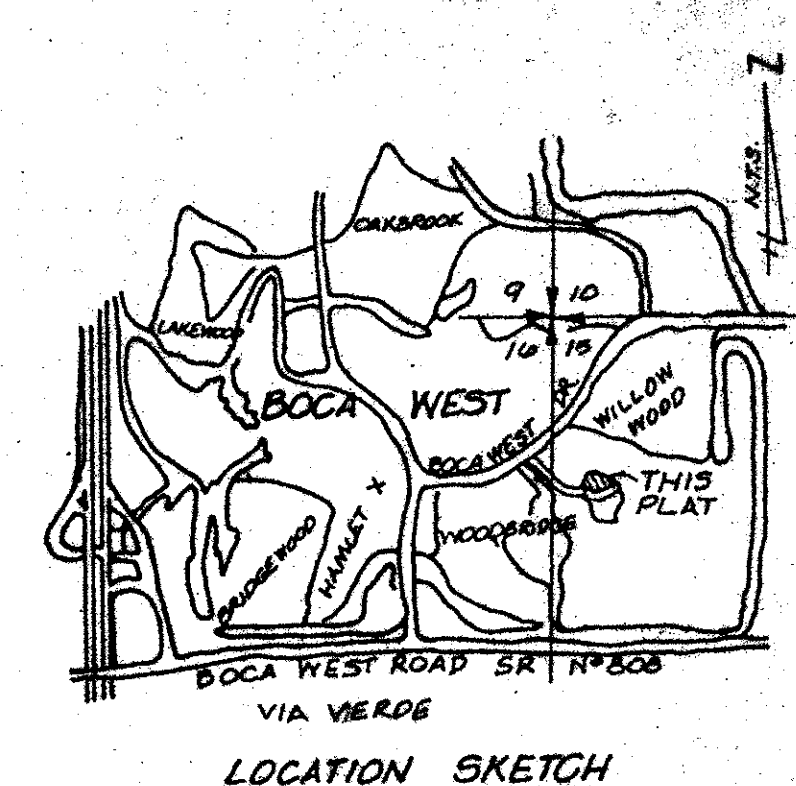
Being a parcel of land lying in part of Section 15, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the most Northerly corner of CYPRESS POINT PATIO HOMES - BOCA WEST - P.U.D. as recorded in Plat Book 42, Page 13, Public Records of Palm Beach County, Florida; thence S. 53° 59' 43" E., along the Northeasterly line of said plat a distance of 332.00 feet; to the POINT OF BEGINNING of this description; thence N. 36° 00' 17" E., a distance of 105.40 feet; thence N. 13° 06' 54" E., a distance of 145.00 feet; thence N. 42° 48' 38" E., a distance of 234.87 feet; thence S. 76° 13' 38" E., a distance of 190.26 feet; thence S. 49° 10' 38" E., a distance of 136.62 feet; thence S. 03° 49' 24" W. a distance of 222.04 feet; thence S. 79° 19' 14" W., a distance of 473.87 feet; thence N. 53° 59' 43" W., a distance of 76.86 feet to the POINT OF BEGINNING.

IN PART OF SECTION 15, TWP. 47S., RGE. 42E.

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

GEE & JENSON
ENGINEERS, ARCHITECTS, PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JUNE 1982



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 10/14/83
this 22 day of APRIL
and duly recorded in Plat Book No. 45
on page 181-182
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature] p.c.

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 any kind of construction or trees or shrubs placed on Utility or Drainage Easements.
- Easements are for Public Utilities, unless otherwise noted.
 - denotes Permanent Reference Monument.
 - o denotes Permanent Control Point.
- The portion of the plat containing open space may not be vacated in whole or in part unless the entire plat is vacated.
- Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that NATIONAL DEVELOPMENT AND ASSOCIATES CORPORATION, a Florida Corporation, the owner of the land shown hereon, being part of the lands 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, Florida, has caused the land shown hereon to be surveyed subdivided and platted as CYPRESS POINT PATIO HOMES - PHASE IIB - BOCA WEST - P.U.D., being more particularly described to the left under description and so hereby dedicate as follows:

The street, Links Circle is an access tract for private ingress, egress, utilities and drainage. Parcels A and B are common areas for open space and landscaping, Parcels C and D are for drainage purposes. Parcels A, B and Links Circle are all hereby dedicated to Cypress Point Patio Homeowners Association, Inc. and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County. Parcels C and D and maintenance easement are hereby dedicated to the Boca West Maintenance Association and are the perpetual maintenance obligation of said Association its successors and assigns without recourse to Palm Beach County.

Easements are for the construction and maintenance of water, sewage, electrical, 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.

IN WITNESS WHEREOF, the above-named 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 22nd day of APRIL, 1983.

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 the 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 Palm Beach County Zoning Ordinance, and shall not be improved or used in any manner not permitted thereby. 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, subject to all Property Development Regulations found in Ordinance 73-2.

Witness _____
Witness _____
By: Saul Slossberg - President
NATIONAL DEVELOPMENT AND ASSOCIATES CORP.
a Florida Corporation

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, SAUL SLOSSBERG, President of NATIONAL DEVELOPMENT AND ASSOCIATES CORP., and he acknowledged before me that he executed the hereon dedication as such officer of said Corporation by and with the authority of its Board of Directors and his act and deed was the act and deed of said Corporation.

WITNESS my hand and official seal this 22nd day of APRIL, 1983.

My commission expires: 1-31-84
Jack Z. Coaker
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, DENNIS L. STEWART, 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 NATIONAL DEVELOPMENT AND ASSOCIATES CORP.; that the current taxes have been paid; and that I find that all mortgages are shown and are true and correct, and that there are no other encumbrances.

Dennis L. Stewart
Dennis L. Stewart, Attorney at Law
Licensed in the State of Florida Date: 4/21/83

SURVEYORS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on APRIL 28, 1983, that they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands hereon described and platted; that permanent reference monuments have been set as required by law, that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida for the required improved improvements and that the survey data complies with all requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.

Michael G. Purmort
Michael G. Purmort, Professional Land Surveyor
Florida Registration No. 2720 Date: 4/21/83

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3898, Page 1951, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Corporation had caused these presents to be signed by its Vice President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 12th day of MAY, 1983.

NCNB NATIONAL BANK OF FLORIDA, N.A.

Attest: [Signature] Vice President
By: [Signature] Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared L.H. Ross and Tracy L. Pe, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President of the above named NCNB National Bank of Florida, N.A. and severally acknowledged to and before me that they executed such instrument as Vice President and Assistant Secretary, respectively, of said Corporation, and the seal affixed to said 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 17 day of MAY, 1983.

My Commission expires: 5-6-85
[Signature]
Notary Public

SURVEYORS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on 5-2-83, 1983, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by MICHAEL G. PURMORT AND ASSOCIATES, INC.

GEE & JENSON
Engineers, Architects, Planners, Inc.

THIS INSTRUMENT PREPARED
BY STUART H. CUNNINGHAM
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida

[Signature]
Professional Land Surveyor
Florida Registration No. 3886. Date: 5-2-83

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 24 day of MAY, 1983.
[Signature]
Attest: JOHN B. DUNKLE, Clerk
By: [Signature]
Deputy Clerk
COUNTY ENGINEER
This plat is hereby approved for record this 24 day of MAY, 1983.
By: [Signature]
H. F. Kahlert, County Engineer

0214-309

CYPRESS POINT PATIO HOMES
PHASE IIB
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