

# PARCELS J-4, N-4

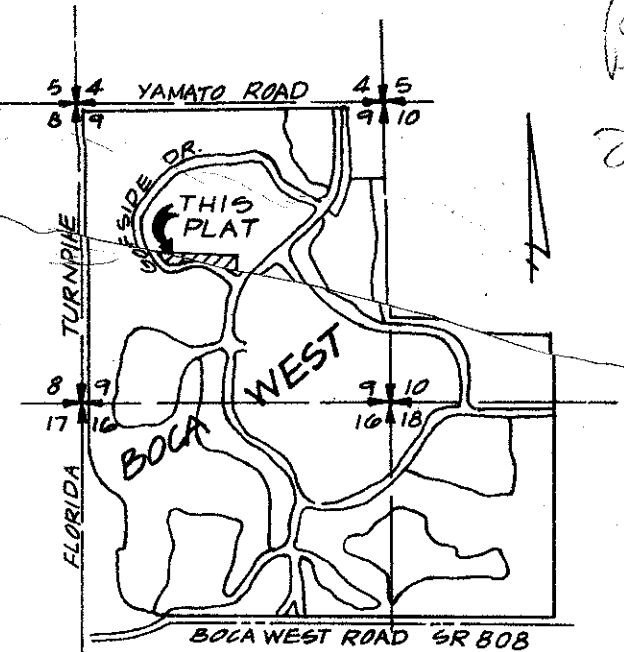
## THE ISLAND AT BOCA WEST - P. U. D.

IN PART OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

IN 3 SHEETS SHEET NO. 1

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
OCTOBER 1983



LOCATION MAP  
N.T.S.

# 171

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plot was filed for record at 2:00 PM this 30th day of July, 1984, and duly recorded in Plot Book No. 448 on Pages 171, 172 & 173  
JOHN B. DUNKLE  
Clerk Circuit Court  
By: *[Signature]*

### DESCRIPTION

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

Commencing at the Northwest Corner of said Section 9; thence South 00°36' 01" East along the West Line of said Section 9, a distance of 2496.74 feet; thence North 89°23' 59" East, a distance of 395.91 feet to a point on the Easterly Line of GOLFSIDE DRIVE, PHASE 11 BOCA WEST-P.U.D., recorded in Plat Book 44, Pages 115 and 116 of the Public Records of Palm Beach County, Florida, said point being the POINT OF BEGINNING of this description; thence South 80° 50' 57" East, a distance of 131.69 feet to a point on a curve concave to the Southeast having a radius of 68.73 feet and a central angle of 38° 34' 42"; the tangent to said curve bears North 60° 34' 21" East at this point; thence Northeasterly, Easterly and Southeasterly along the arc of said curve, a distance of 46.28 feet; thence South 80° 50' 57" East along the tangent of said curve, a distance of 105.45 feet to the beginning of a curve concave to the Southwest having a radius of 15.00 feet and a central angle of 51° 14' 10"; thence South-easterly along the arc of said curve, a distance of 13.41 feet; thence South 29° 36' 47" East along the tangent of said curve, a distance of 143.32 feet to the beginning of a curve concave to the Northeast having a radius of 185.00 feet and a central angle of 34°51' 30"; thence Southeasterly along the arc of said curve, a distance of 112.55 feet to a point of reverse curve concave to the Southwest having a radius of 225.00 feet and a central angle of 55° 53' 05"; thence Southeasterly along the arc of said curve, a distance of 219.46 feet to a point of reverse curve, concave to the Northeast having a radius of 135.96 feet and a central angle of 41°01' 03"; thence Southeasterly along the arc of said curve, a distance of 97.33 feet to a point of reverse curve concave to the Southwest having a radius of 95.00 feet and a central angle of 74° 39' 54"; thence Southeasterly, Southerly and Southwesterly along the arc of said curve, a distance of 123.80 feet to a point of reverse curve concave to the Northeast having a radius of 25.00 feet and a central angle of 157° 35' 28"; thence Southwesterly, Southerly, Southeasterly, Easterly and Northeasterly along the arc of said curve, a distance of 68.76 feet to a point of reverse curve, concave to the Southeast having a radius of 254.83 feet and a central angle of 12° 36' 13"; thence Northeasterly along the arc of said curve a distance of 56.06 feet to a point of reverse curve concave to the Northwest having a radius of 25.00 feet and a central angle of 75° 57' 50"; thence Northeasterly and Northerly along the arc of said curve, a distance of 33.15 feet to a point of reverse curve, concave to the Northeast having a radius of 169.84 feet and a central angle of 17° 01' 10"; thence Northerly along the arc of said curve, a distance of 50.45 feet to a point of reverse curve concave to the Southwest having a radius of 735.00 feet and a central angle of 07° 32' 38"; thence Northerly along the arc of said curve, a distance of 96.77 feet to a point of reverse curve concave to the Southeast having a radius of 38.00 feet and a central angle of 148° 30' 58"; thence Northerly, Northeasterly Easterly and Southeasterly along the arc of said curve, a distance of 148° 30' 58"; thence Northerly, Northeasterly Easterly and Southeasterly along the arc of said curve, a distance of 98.50 feet to a point on a curve concave to the Southwest having a radius of 51.00 feet and a central angle of 32° 26' 39"; the tangents to said curves form an angle of 132° 09' 23" measured from Northwest to East at this point; thence Southeasterly along the arc of said curve, a distance of 28.88 feet to a point of reverse curve, concave to the Northeast having a radius of 160.00 feet and a central angle of 04° 14' 06"; thence Southeasterly along the arc of said curve, a distance of 11.83 feet; the tangent to said curve, bears South 57° 32' 00" East at this point; thence South 87° 21' 06" East, a distance of 1041.41 feet; thence South 02° 38' 54" West, a distance of 294.00 feet; thence South 40° 37' 54" West, a distance of 323.24 feet to a point on the Northeasterly Line of said GOLFSIDE DRIVE PHASE 11; thence North 45° 56' 50" West along said Northerly Line, a distance of 284.37 feet to the beginning of a curve concave to the Southwest having a radius of 336.00 feet and a central angle of 57° 56' 15"; thence Northwesterly, Westerly and Southwesterly along the arc of said curve, a distance of 339.76 feet; thence South 76° 06' 55" West along the tangent of said curve, a distance of 542.11 feet to the beginning of a curve concave to the Northeast having a radius of 264.00 feet and a central angle of 69° 55' 35"; thence Southwesterly, Westerly and Northwesterly along the arc of said curve, a distance of 322.20 feet; thence North 33° 57' 30" West along the tangent of said curve a distance of 290.98 feet to the beginning of a curve concave to the Northeast having a radius of 476.45 feet and a central angle of 19° 55' 20"; thence Northwesterly along the arc of said curve, a distance of 165.66 feet; thence North 14° 02' 10" West along the tangent of said curve, a distance of 357.28 feet to the POINT OF BEGINNING.

### LAND USE

S. F. LOTS (13)	9.54 ACRES
PARCELS A,B,C	5.23 ACRES
RIGHT-OF-WAY	2.42 ACRES
<b>TOTAL</b>	<b>17.19 ACRES</b>
<b>DENSITY</b>	<b>1.32 DU/ACRE</b>

### NOTES

- denotes Permanent Reference Monument.
  - denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian. The East Line of Section 9 is assumed to bear South 00°36'01" East.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- No buildings or any kind of construction shall be placed on Utility or Drainage Easements.
- No structures, trees or shrubs shall be placed on Drainage Easements.
- Approval of landscaping on Utility Easements other than Water or Sewer shall be only with approval of all Utilities occupying same.
- Easements are for Public Utilities, unless otherwise noted.
- Where Utility and Drainage Easements cross, Drainage Easements take precedence.

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOWN ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, INC., a Delaware Corporation, licensed to do business in the State of Florida and Stevenson Building & Design, Inc., a Florida Corporation, the owners of the land shown hereon and described to the left under Description, to be known as THE ISLAND AT BOCA WEST P.U.D., lying in part of Section 9, Township 47 South, Range 42 East, Palm Beach County, Florida has caused the land to be surveyed and platted as shown and do hereby dedicate as follows:

The Streets as shown are private road access tracts for ingress, egress, drainage and utilities; PARCEL A is for Open Space; The streets and PARCEL A are dedicated to the THE ISLAND AT BOCA WEST, HOMEOWNER'S ASSOCIATION and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. PARCELS B and C are for drainage and 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. The utility and drainage easements, as shown, are hereby dedicated in perpetuity for the construction and maintenance of utilities. The Limited Access Easement as shown is 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, the above named Corporations have caused these presents to be signed by its Officers and their corporate seals to be affixed hereto by and with the authority of their Board of Directors, this 16 day of MAY, 1984.

ARVIDA CORPORATION, a Delaware Corporation  
Attest: *[Signature]* By: *[Signature]*  
Jeri Poller, Assistant Secretary Norman A. Cortese, Vice President

STEVENSON BUILDING & DESIGN, INC. a Florida Corporation  
Witness: \_\_\_\_\_ By: \_\_\_\_\_  
Steven Chefan, President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Norman A. Cortese and Jeri Poller 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 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 16 day of May, 1984.

My commission expires: February 13, 1986  
*[Signature]*  
Notary Public - State of Florida

### APPROVALS

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 17 day of July, 1984.

By: *[Signature]*  
Ker Spillas - Chairman

Attest: JOHN B. DUNKLE, Clerk  
By: *[Signature]*  
Deputy Clerk

### COUNTY ENGINEER

This plat is hereby approved for record this 17 day of July, 1984.

By: *[Signature]*  
H.I. Kahler, County Engineer

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on June 16, 1984, 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]*  
Stuart H. Cunningham,  
Professional Land Surveyor  
Florida Registration  
No. 3896. Date: 6-15-84

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Steven Chefan, Jr., 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 indicated.

WITNESS my hand and official seal, this 15 day of June, 1984.

My commission expires: \_\_\_\_\_  
*[Signature]*  
Notary Public - State of Florida

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, *[Signature]*, *[Title]* 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 ARVIDA CORPORATION and STEVENSON BUILDING & DESIGN INC.; that the current taxes have been paid and that I find that all mortgages are shown and are true and correct as of 16 day of MAY, 1984.

By: *[Signature]*

0214-312

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on April 3, 1984, they completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been set as required by law, and that permanent control points will be set under the guarantees posted with Palm Beach County, Florida for the required improvements, and that the survey data complies with requirements of Part 1, Chapter 177, Florida Statutes, as Amended

MICHAEL G. PURMORT AND ASSOCIATES, INC.

*[Signature]*  
Michael G. Purmort, Professional Land Surveyor  
Florida Registration No. 2720 Date: 4-17-84

### MORTGAGE CONSENT

STATE BY FLORIDA  
COUNTY OF PALM BEACH  
The undersigned hereby certifies that it is the holder of mortgages upon the property described hereon and do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgages which are recorded in Official Record Book 4175, at pages 405 & 423 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereon and with the authority of its Board of Directors this 16 day of May, 1984.

ARVIDA CORPORATION, a Delaware Corporation  
By: *[Signature]*  
Norman A. Cortese, Vice President

Attest: *[Signature]*  
Jeri Poller, Assistant Secretary

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Norman A. Cortese, and Jeri Poller, 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 respectively, of ARVIDA CORPORATION and severally acknowledged to and before me that they executed such instrument as such officers 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 16 day of May, 1984.

My commission expires: February 13, 1986  
*[Signature]*  
Notary Public - State of Florida at large

### MORTGAGE CONSENT

STATE BY FLORIDA  
COUNTY OF PALM BEACH  
The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 4175, at pages 413 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Asst. Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereon.

this 15 day of May, 1984.

PB MORTGAGE CORPORATION, a Florida Corporation  
By: *[Signature]*

Attest: *[Signature]*  
Margie Sudderth, Assistant Secretary

By: *[Signature]*  
Craig D. Weber, Assistant Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Craig D. Weber and Margie Sudderth, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Asst. Vice President and Asst. Secretary respectively, of PB MORTGAGE CORPORATION and severally acknowledged to and before me that they executed such instrument as such officers 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 15 day of May, 1984.

My commission expires: 1-29-88  
*[Signature]*  
Notary Public - State of Florida at large

DRAWING NUMBER  
48/171

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

# 48/171