

BOCA WEST P.U.D. MASTER PLAT 1

IN SECTIONS 9 AND 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

IN TEN SHEETS

SHEET 2 OF 10

OFF AND JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
FEBRUARY 1989

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at _____ m. this _____ day
of _____ 1990, and duly
recorded in Plat Book No. _____
on Pages _____ and _____

JOHN B. DUNKLE
Clerk Circuit Court
By: _____ D.C.

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

PARCEL 1:

Commencing at the Northwest corner of said Section 9; thence South 00°36'01" East along the West line of said Section, a distance of 210.80 feet; thence North 89°23'59" East, a distance of 75.00 feet to the Point of Beginning of this description; thence North 78°41'18" East, a distance of 407.37 feet to a point; thence South 89°59'15" East, along a line 130.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 9, a distance of 3992.03 feet to the Northwest corner of the Right-of-Way line of Boca West Drive, as shown on the plat of PARCEL A-4 SABAL LAKE OF BOCA WEST - P.U.D., according to the plat thereof, as recorded in Plat Book 43, Pages 159 and 160 of the Public Records of Palm Beach County, Florida; thence South 45°30'09" East, a distance of 35.04 feet; thence South 01°01'03" East, a distance of 140.00 feet to the Northeast corner of the plat of PARCEL A-4 SABAL LAKE PLAT 2 OF BOCA WEST - P.U.D., according to the plat thereof, as recorded in Plat Book 48, Pages 158, 159 and 160 of the Public Records of Palm Beach County, Florida; the last two courses described being coincident with the Westerly Right-of-Way line of said Boca West Drive, thence South 88°58'57" West, a distance of 134.09 feet; thence North 44°14'25" West, a distance of 189.80 feet; thence North 89°59'15" West, a distance of 312.00 feet; thence South 22°44'00" East, a distance of 161.80 feet; thence South 09°40'00" East, a distance of 601.55 feet; thence South 18°49'00" East, a distance of 322.70 feet; thence South 34°37'15" East, a distance of 297.00 feet; thence South 55°04'00" East, a distance of 128.62 feet; thence South 80°59'00" East, a distance of 102.40 feet to the intersection with the arc of a circular curve to the left, whose radius point bears North 53°43'40" West, from the last described point; thence Northerly and Easterly, along the arc of said curve, having a radius of 404.83 feet and a central angle of 10°29'23", an arc distance of 74.12 feet to the intersection with the arc of a circular curve to the right, whose radius point bears North 64°13'03" West, from the last described point, the last ten courses described being coincident with the Northerly, Westerly, Southerly and Easterly boundaries of said plat of PARCEL A-4 SABAL LAKE PLAT 2 OF BOCA WEST - P.U.D., said point being further described as being on the Westerly Right-of-Way line of Boca West Drive, as shown on said plat of PARCEL A-4 SABAL LAKE OF BOCA WEST - P.U.D.; thence Southerly and Westerly, along the arc of said curve, having a radius of 1407.64 feet and a central angle of 14°08'51", an arc distance of 347.57 feet; thence South 86°12'54" West, a distance of 36.14 feet to a point on the Northerly Right-of-Way line of Boca West Drive, as shown on said plat, the last two courses described being coincident with the Westerly and Northerly Right-of-Way line of said Boca West Drive; thence North 47°30'00" West, along the Northerly Right-of-Way line of said Boca West Drive, a distance of 454.87 feet to a point on the Northerly Right-of-Way line of said Boca West Drive, as shown on the plat of GOLFSIDE DRIVE, BOCA WEST P.U.D., according to the Public Records of Palm Beach County, Florida; said point being further described as being the Point of Curvature of a circular curve to the right, thence Westerly and Northerly, along the arc of said curve, having a radius of 355.17 feet, and a central angle of 40°10'01", an arc distance of 248.99 feet to the Point of Tangency; thence North 07°19'59" West, a distance of 154.96 feet to the Point of Curvature of a circular curve to the left; thence Northerly and Westerly, along the arc of said curve, having a radius of 337.00 feet and a central angle of 34°18'12", an arc distance of 201.28 feet to a point on the Easterly line of the plat of MAHOGANY BEND OF BOCA WEST P.U.D., according to the plat thereof, as recorded in Plat Book 46, Pages 3 and 4 of the Public Records of Palm Beach County, Florida, the last three courses described being coincident with the Northerly and Easterly Right-of-Way line of said Boca West Drive; thence North 01°28'48" West, a distance of 379.66 feet; thence North 23°32'30" West, a distance of 66.43 feet; thence North 87°53'28" West, a distance of 74.50 feet; thence North 83°34'41" West, a distance of 101.12 feet; thence North 71°10'31" West, a distance of 104.40 feet; thence North 87°53'28" West, a distance of 267.49 feet; thence South 69°22'44" West, a distance of 262.37 feet; thence South 67°50'45" West, a distance of 251.74 feet; thence South 55°55'54" West, a distance of 141.02 feet; thence South 55°38'53" West, a distance of 150.08 feet; thence South 06°22'05" East, a distance of 69.18 feet to the intersection with the arc of a circular curve to the left, whose radius point bears South 08°22'06" East, from the last described point, the last eleven courses described being coincident with the Easterly, Northerly and Westerly line of said plat of MAHOGANY BEND OF BOCA WEST P.U.D., said point being further described as being in the Northerly Right-of-Way line of said Boca West Drive; thence Southerly and Westerly along the arc of said curve, having a radius of 337.00 feet and a central angle of 26°45'43", an arc distance of 187.41 feet to a point on the Easterly line of the plat of PARCEL F-4 WATERS REACH AT BOCA WEST - PHASE I - P.U.D., according to the plat thereof, as recorded in Plat Book 44, Pages 198 and 199 of the Public Records of Palm Beach County, Florida; thence North 00°59'15" West, a distance of 220.12 feet; thence North 46°50'01" East, a distance of 387.17 feet to a point on the Southeastern line of the plat of PARCEL F-4 WATERS REACH AT BOCA WEST PHASE II - P.U.D., according to the plat thereof, as recorded in Plat Book 45, Pages 179 and 180 of the Public Records of Palm Beach County, Florida; thence North 32°21'01" East, a distance of 94.10 feet; thence North 34°56'48" West, a distance of 135.00 feet; thence South 87°04'07" West, a distance of 232.51 feet to a point on the North line of the plat of PARCEL F-4 WATERS REACH AT BOCA WEST - PHASE III - P.U.D., according to the plat thereof, as recorded in Plat Book 46, Pages 196 and 197 of the Public Records of Palm Beach County, Florida, the last four courses described being coincident with the Easterly and Northerly line

of said plat of Phase II; thence continue South 87°04'07" West, a distance of 497.49 feet; thence South 03°10'47" West, a distance of 360.56 feet; thence South 57°59'41" West, a distance of 94.34 feet; thence South 09°09'44" East, a distance of 277.76 feet to a point on the West line of said PHASE I, the last four courses described being coincident with the Northerly and Westerly line of the plat of PHASE III; thence continue South 09°09'44" East, a distance of 350.25 feet; thence South 44°31'48" East, a distance of 69.61 feet to the intersection with the arc of a circular curve to the right, whose radius point bears North 44°31'48" West, from the last described point, the last two courses described being coincident with the Westerly line of the plat of said PHASE I, said point being further described as being on the Northerly Right-of-Way line of said Boca West Drive; thence Southerly and Westerly, along the arc of said curve, having a radius of 706.17 feet and a central angle of 27°12'41", an arc distance of 335.38 feet to a point on the Easterly line of the plat of CHAPEL CREEK AT BOCA WEST, according to the plat thereof, as recorded in Plat Book 47, Pages 92 and 93 of the Public Records of Palm Beach County, Florida; thence North 03°52'01" West, a distance of 280.61 feet; thence North 09°49'48" East, a distance of 203.22 feet; thence North 00°32'32" East, a distance of 337.44 feet; thence North 55°08'20" East, a distance of 187.00 feet; thence North 03°10'47" East, a distance of 362.00 feet; thence North 76°31'59" West, a distance of 298.00 feet; thence South 35°43'41" West, a distance of 177.00 feet; thence South 21°46'50" East, a distance of 93.54 feet; thence South 37°22'17" West, a distance of 228.82 feet; thence South 08°18'22" West, a distance of 396.14 feet; thence South 00°34'17" East, a distance of 390.37 feet; thence South 09°54'45" East, a distance of 238.23 feet to a point on the Northerly line of said Boca West Drive, the last twelve courses described being coincident with the Easterly, Northerly and Westerly line of said plat of CHAPEL CREEK AT BOCA WEST; thence South 77°33'00" West, along the North line of said Boca West Drive, a distance of 91.89 feet to a point on the Easterly line of the plat of CEDAR GLEN IN BOCA WEST P.U.D., according to the plat thereof, as recorded in Plat Book 47, Pages 82, 83 and 84 of the Public Records of Palm Beach County, Florida; thence North 37°03'51" West, a distance of 143.28 feet; thence North 11°06'01" West, a distance of 216.04 feet; thence North 10°18'49" West, a distance of 62.03 feet; thence North 10°15'45" West, a distance of 181.10 feet; thence North 14°56'29" West, a distance of 141.31 feet; thence North 07°35'02" East, a distance of 79.16 feet; thence North 23°38'11" East, a distance of 474.49 feet to a point on the Southerly line of a Quit Claim Deed recorded in O.R. Book 4180, Page 578 of the Public Records of Palm Beach County, Florida, the last eight courses described being coincident with the Easterly line of said plat of CEDAR GLEN IN BOCA WEST P.U.D.; thence continue North 23°38'11" East, a distance of 22.00 feet; thence North 66°21'49" West, a distance of 75.00 feet to the Point of Curvature of a circular curve to the left; thence Westerly and Southerly, along the arc of said curve, having a radius of 22.00 feet, and a central angle of 90°00'00", an arc distance of 34.56 feet to the Point of Tangency; thence South 23°38'11" West, a distance of 9.39 feet to the Point of Curvature of a circular curve to the right; thence Southerly and Westerly, along the arc of said curve, having a radius of 25.00 feet and a central angle of 115°01'44", an arc distance of 50.19 feet to the Point of Tangency; thence North 41°20'00" West, a distance of 66.18 feet to the Point of Curvature of a circular curve to the left; thence Northerly and Westerly, along the arc of said curve, having a radius of 22.00 feet and a central angle of 70°29'35", an arc distance of 27.07 feet to the Point of Tangency; thence South 68°10'25" West, a distance of 74.26 feet to the Point of Curvature of a circular curve to the left; thence Southerly and Westerly, along the arc of said curve, having a radius of 22.00 feet and a central angle of 41°07'19", an arc distance of 15.79 feet to the Point of Tangency; thence South 27°03'06" West, a distance of 80.52 feet; thence South 32°02'19" West, a distance of 24.36 feet to the Point of Curvature of a circular curve to the right; thence Southerly and Westerly, along the arc of said curve, having a radius of 120.00 feet and a central angle of 37°37'18", an arc distance of 78.79 feet to the Point of Tangency; thence South 69°39'37" West, a distance of 36.03 feet to the Point of Curvature of a circular curve to the left; thence Westerly and Southerly, along the arc of said curve, having a radius of 22.00 feet and a central angle of 45°18'02", an arc distance of 17.39 feet to the Point of Tangency; thence South 24°21'35" West, a distance of 177.95 feet to the Point of Curvature of a circular curve to the left; thence Southerly, along the arc of said curve, having a radius of 22.00 feet and a central angle of 13°22'05", an arc distance of 5.13 feet to the Point of Tangency; thence South 10°59'30" West, a distance of 144.82 feet to the Point of Curvature of a circular curve to the left; thence Southerly, along the arc of said curve, having a radius of 22.00 feet and a central angle of 20°35'45", an arc distance of 7.91 feet, to the Point of Tangency; thence South 09°36'15" East, a distance of 204.79 feet, to the Point of Curvature of a circular curve to the left; thence Southerly, along the arc of said curve, having a radius of 22.00 feet, and a central angle of 07°15'30", an arc distance of 2.79 feet, to the Point of Tangency; thence South 16°51'45" East, a distance of 76.23 feet, to the Point of Curvature of a circular curve, having a radius of 25.00 feet, and a central angle of 06°04'55", an arc distance of 3.53 feet, to the Point of Tangency; thence South 08°46'50" East, a distance of 477.07 feet, to the Point of Curvature of a circular curve to the right; thence Easterly, Southerly and Westerly, along the arc of said curve, having a radius of 50.00 feet and a central angle

of 57°41'46", an arc distance of 50.35 feet to the Point of Tangency; thence South 48°54'56" West, a distance of 288.67 feet to the Point of Curvature of a circular curve to the right; thence Southerly and Westerly, along the arc of said curve, having a radius of 50.00 feet and a central angle of 24°33'44", an arc distance of 21.43 feet to the Point of Tangency; thence South 73°28'40" West, a distance of 75.33 feet to the Point of Curvature of a circular curve to the left; thence Westerly, along the arc of said curve, having a radius of 22.00 feet and a central angle of 10°57'30", an arc distance of 4.21 feet to the Point of Tangency; thence South 62°31'10" West, a distance of 110.00 feet to the Point of Curvature of a circular curve to the left; thence Southerly and Westerly, along the arc of said curve, having a radius of 22.00 feet and a central angle of 23°20'43", an arc distance of 8.96 feet to the Point of Tangency; thence South 39°10'27" West, a distance of 70.54 feet to the Point of Curvature of a circular curve to the left; thence Southerly and Westerly, along the arc of said curve, having a radius of 22.00 feet and a central angle of 11°22'12", an arc distance of 4.36 feet to the Point of Tangency; thence South 27°48'15" West, a distance of 162.00 feet; thence South 62°11'45" East, a distance of 22.00 feet to a point on the Westerly limits of said plat of CEDAR GLEN BOCA WEST P.U.D., the last thirty four courses described being coincident with the Northerly and Westerly limits of said Quit Claim Deed; thence North 04°14'10" East, a distance of 210.00 feet to a point on the Northwesterly Right-of-Way line of Golfside Drive; as shown on the plat of GOLFSIDE DRIVE - BOCA WEST P.U.D. PHASE II, according to the plat thereof, as recorded in Plat Book 44, Pages 115 and 116 of the Public Records of Palm Beach County, Florida, said point being further described as being on the arc of a circular curve to the left, whose radius point bears South 62°11'45" East, from the last described point; thence Southerly and Westerly, along the arc of said curve, having a radius of 336.00 feet and a central angle of 32°02'25", an arc distance of 187.89 feet to the Point of Tangency; thence South 04°14'10" East, a distance of 79.35 feet to the Point of Curvature of a circular curve to the left; thence Southerly and Easterly, along the arc of said curve, having a radius of 336.00 feet and a central angle of 09°48'00", an arc distance of 57.47 feet to the Point of Tangency; thence South 14°02'10" East, a distance of 420.28 feet to the most Northerly point on the of WATERS BEND AT BOCA WEST P.U.D., as recorded in Plat Book 49, Pages 188-190 of the Palm Beach County Records; the last four courses described being coincident with the Westerly line of said Boca West Drive Phase II; thence South 05°00'00" West, a distance of 521.06 feet to the Point of Curvature of a circular curve to the left; thence Southerly, along the arc of said curve, having a radius of 4201.44 feet, and a central angle of 05°36'01", an arc distance of 410.66 feet to the Point of Reverse Curvature of a circular curve to the right; thence Southerly and Westerly, along the arc of said curve, having a radius of 180.00 feet and a central angle of 90°00'00", an arc distance of 282.74 feet to the Point of Tangency; thence South 89°23'59" West, a distance of 83.00 feet to a point 75.00 feet East of the West line of said Section 9; thence North 00°36'01" West, along a line 75.00 feet East of and parallel with, as measured at right angles to, the West line of said Section 9, a distance of 1266.67 feet to a point on the North line of the Southwest one-quarter of said Section 9; thence continue North 00°36'01" West, along a line 75.00 feet East of and parallel with, as measured at right angles to, the West line of said Section 9, a distance of 2492.09 feet to the Point of Beginning of this description.

71.18 Acres, more or less

TOGETHER WITH: PARCEL 2

Beginning at the Southeast Corner of WATERS BEND AT BOCA WEST, according to the plat thereof, as recorded in Plat Book 49, Pages 188-190 inclusive of the Public Records of Palm Beach County; thence North 37°03'27" West, a distance of 92.69 feet; thence North 58°00'00" East, a distance of 20.00 feet; thence North 32°00'00" West, a distance of 250.00 feet; thence North 17°59'51" West, a distance of 90.00 feet; thence North 01°00'00" West, a distance of 143.00 feet; thence North 75°58'37" East, a distance of 160.00 feet to a point on the West line of the plat of WIND KEY AT BOCA WEST, according to the plat thereof, as recorded in Plat Book 49, Pages 172 and 173 of the Public Records of Palm Beach County, Florida; thence South 52°53'42" East, a distance of 233.12 feet; thence North 89°36'53" East, a distance of 137.40 feet; thence North 66°27'52" East, a distance of 103.10 feet; thence South 59°39'32" East, a distance of 31.99 feet; thence South 28°10'45" East, a distance of 66.11 feet; thence South 50°09'27" East, a distance of 106.96 feet; thence South 63°07'01" East, a distance of 75.66 feet; thence South 69°03'39" East, a distance of 220.18 feet; thence North 67°32'02" East, a distance of 59.61 feet; thence North 76°01'39" East, a distance of 73.89 feet; thence North 15°53'20" West, a distance of 124.12 feet; thence North 20°30'33" West, a distance of 309.53 feet; thence North 23°58'47" West, a distance of 246.22 feet; thence North 02°52'47" West, a distance of 143.00 feet to a point on the Southerly line of Golfside Drive Phase II; the last fourteen courses described being coincident with the Southerly and Easterly boundary of said plat of WIND KEY AT BOCA WEST; thence North 76°06'55" East, a distance of 25.10 feet to the Point of Curvature of a circular curve to the right; thence Northerly, Easterly, then Southerly, along the arc of said curve, having a radius of 264.00 feet, and a central angle of 57°56'15", an arc distance of 266.96 feet to the Point of Tangency; thence South 15°56'50" East, a distance of 308.36 feet to the Point of Curvature of a circular curve to the left; thence Southerly and Easterly, along the arc of said curve, having a radius of 456.00 feet and a central angle of 03°39'01", an arc distance of 29.07

feet to a point on the Westerly line of the plat of QUAIL HOLLOW OF BOCA WEST P.U.D., according to the plat thereof, as recorded in Plat Book 40, Pages 110 and 111 of the Public Records of Palm Beach County, Florida, the last four courses described being coincident with the Southerly Right-of-Way line of said Golfside Drive Phase II; thence South 40°24'01" West, a distance of 205.00 feet; thence South 12°35'59" East, a distance of 870.00 feet to a point on the North Right-of-Way line of Lakeside Boulevard, said point being further described as being on the Northerly limits of the plat of LAKEWOOD OF BOCA WEST P.U.D., according to the plat thereof, as recorded in Plat Book 30, Pages 199, 200, 201, 202 and 203 of the Public Records of Palm Beach County, Florida; thence South 80°19'36" West, along said North Right-of-Way line, a distance of 81.99 feet; thence North 09°40'24" West, a distance of 120.00 feet to the Point of Curvature of a circular curve to the left; thence Northerly and Westerly, along the arc of said curve, having a radius of 63.33 feet and a central angle of 76°35'00", an arc distance of 84.65 feet to the Point of Tangency; thence North 86°15'25" West, a distance of 141.04 feet to the Point of Curvature of a circular curve to the right; thence Westerly and Northerly, along the arc of said curve, having a radius of 334.82 feet and a central angle of 10°14'24", an arc distance of 59.84 feet to the Point of Tangency; thence North 76°01'01" West, a distance of 180.73 feet to the Point of Curvature of a circular curve to the right; thence Westerly and Northerly, along the arc of said curve, having a radius of 255.69 feet and a central angle of 22°07'45", an arc distance of 98.75 feet to the Point of Tangency; thence North 53°53'16" West, a distance of 257.83 feet to the Point of Curvature of a circular curve to the left; thence Westerly and Westerly, along the arc of said curve, having a radius of 212.25 feet and a central angle of 21°20'42", an arc distance of 79.07 feet to the Point of Tangency; thence North 75°13'58" West, a distance of 107.16 feet to the Point of Curvature of a circular curve to the left; thence Northerly, Westerly, then Southerly, along the arc of said curve, having a radius of 112.20 feet and a central angle of 83°25'10", an arc distance of 163.36 feet to the Point of Tangency; thence North 42°33'29" West, a distance of 73.68 feet, to the Point of Beginning of this description. All lying within the Southwest Quarter of Section 9.

16.04 Acres, more or less

0214-025

TOGETHER WITH: PARCEL 3

Beginning at the Northwest Corner of the Plat of The Island at Boca West as recorded in Plat Book 48, Page 171-173 inclusive of the Public Records of Palm Beach County, Florida, said point being on the Easterly Right-of-Way line of Golfside Drive Phase II BOCA WEST P.U.D., as recorded in Plat Book 44, Pages 115 and 116 of the Public Records of Palm Beach County, Florida; thence North 14°02'10" West, a distance of 63.00 feet to the Point of Curvature of a circular curve to the right; thence Northerly and Westerly, along the arc of said curve, having a radius of 264.00 feet and a central angle of 09°00'00", an arc distance of 45.16 feet to the Point of Tangency; thence North 04°16'10" West, a distance of 79.35 feet to the Point of Curvature of a circular curve to the right; thence Northerly and Easterly, along the arc of said curve, having a radius of 264.00 feet and a central angle of 50°41'23", an arc distance of 233.56 feet, the last four courses described being coincident with the Easterly Right-of-Way line of said GOLFSIDE DRIVE PHASE II BOCA WEST P.U.D., said point being further described as being the most Westerly point on the re-plot of PARCEL 1-4 AT BOCA WEST, according to the plat thereof, as recorded in Plat Book 52, Pages 150 and 151, of the Public Records of Palm Beach County, Florida; thence South 51°11'11" East, a distance of 143.92 feet; thence South 41°39'19" East, a distance of 409.93 feet; thence South 38°05'26" East, a distance of 102.93 feet; thence South 89°03'50" East, a distance of 68.11 feet; thence North 78°57'56" East, a distance of 180.92 feet; thence North 49°46'19" East, a distance of 198.50 feet; thence South 83°26'04" East, a distance of 81.24 feet; thence North 10°44'12" East, a distance of 240.77 feet; thence North 66°47'46" West, a distance of 175.95 feet; thence North 29°00'43" West, a distance of 72.09 feet; thence North 29°49'31" West, a distance of 153.34 feet; thence North 38°32'18" West, a distance of 151.95 feet; thence North 05°24'40" West, a distance of 112.36 feet, the last thirteen courses described being coincident with the Westerly, Southerly and Easterly boundary of said Parcel 1-4, to a point on the Southerly Right-of-Way line of GOLFSIDE DRIVE BOCA WEST P.U.D., according to the plat thereof, as recorded in Plat Book 43, Pages 164 and 165 of the Public Records of Palm Beach County, Florida; thence North 77°33'00" East, along said Southerly Right-of-Way line, a distance of 229.78 feet to the most Westerly point of a parcel of land described as E-4 of Boca West, as shown on plat of Parcel E-4 At Boca West, as recorded in Plat Book 51, Pages 99, 100 and 101, of said Public Records; thence South 31°07'32" East, a distance of 77.72 feet; thence South 46°12'33" East, a distance of 205.04 feet; thence South 69°13'35" East, a distance of 114.75 feet; thence North 52°47'49" East, a distance of 150.83 feet; thence South 83°39'37" East, a distance of 119.30 feet; thence South 73°25'43" East, a distance of 280.43 feet; thence South 77°38'03" East, a distance of 380.43 feet; thence South 62°57'09" East, a distance of 197.99 feet; thence South 76°21'56" East, a distance of 228.47 feet; thence North

SUBDIVISION +
BOOK 44
FLOOD ZONE G
QUAD # 53
ZONING Z-5
PAGE 197
FLOOD MAP # 2306
ZIR CODE 33434
SE 85-7
PUD NAME BOCA WEST PUD MASTER PLAT 1

COMPUTED W.T.J.
DRAWN P.L.B.
CHECKED J.L.D.
APPROVED [Signature]
REVISION

BOCA WEST PUD 6/19/97