

BOCA WEST RECREATIONAL POD SITE III P.U.D.

20210399077

109

BEING A REPLAT OF ALL OF BOCA WEST CONVENIENCE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 180, AND A REPLAT OF A PORTION OF PARCEL 11, BOCA WEST P.U.D. MASTER PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 159 THROUGH 177, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that Boca West Country Club Inc., a Florida not-for-profit corporation, owner of the land shown hereon as BOCA WEST RECREATIONAL POD SITE III P.U.D., being a replat of all of BOCA WEST CONVENIENCE CENTER, according to the Plat thereof, as recorded in Plat Book 31, Page 180, and a replat of a portion of Parcel 11, BOCA WEST P.U.D. MASTER PLAT 2, according to the Plat thereof, as recorded in Plat Book 66, Pages 159 through 177, all of the Public Records of Palm Beach County, Florida, lying in Section 16, Township 47 South, Range 42 East, being more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF THE AFORESAID PLAT OF BOCA WEST CONVENIENCE CENTER, THENCE SOUTH 86°15'05" WEST ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 323.98 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PLAT, WITH A PORTION OF THE LAST CALL BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF CEDARWOOD CIRCLE AND THE NORTH LINE OF THE PLAT OF CEDARWOOD OF BOCA WEST P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 94 AND 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 48°44'55" WEST ALONG THE SOUTH LINE OF SAID PLAT OF BOCA WEST CONVENIENCE CENTER, A DISTANCE OF 35.35 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID PLAT, SAID POINT LYING AND BEING ON THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB BOULEVARD, THE WEST LINE OF THE AFORESAID PLAT OF BOCA WEST CONVENIENCE CENTER AND THE EAST LINE OF THE AFORESAID PLAT OF BOCA WEST CONVENIENCE CENTER, WITH THE LAST CALL ALSO BEING ALONG THE NORTH LINE OF THE AFORESAID PLAT OF CEDARWOOD OF BOCA WEST P.U.D. AND THE NORTH RIGHT-OF-WAY LINE OF CEDARWOOD CIRCLE; THENCE NORTH 03°44'55" WEST, A DISTANCE OF 126.46 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 1070.92 FEET, A CENTRAL ANGLE OF 32°55'09" AND AN ARC LENGTH OF 615.29 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF THE AFORESAID PLAT OF BOCA WEST CONVENIENCE CENTER, WITH THE LAST TWO (2) CALLS BEING ALONG THE WEST LINE OF SAID PLAT, THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB BOULEVARD AND THE EAST LINE OF THE AFORESAID PLAT OF BOCA WEST COUNTRY CLUB ENTRANCE SECTION PLAT NO. 1; THENCE NORTH 73°38'48" EAST, A DISTANCE OF 70.06 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH AND TO SAID POINT A RADIAL LINE BEARS SOUTH 28°07'30" WEST, SAID POINT BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID PLAT OF BOCA WEST CONVENIENCE CENTER, WITH THE LAST CALL BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF BOCA WEST DRIVE, THE SOUTH LINE OF THE PLAT OF BOCA WEST DRIVE - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 135 THROUGH 138, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND THE NORTH LINE OF SAID PLAT OF BOCA WEST CONVENIENCE CENTER; THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 823.69 FEET, A CENTRAL ANGLE OF 17°38'40" AND AN ARC LENGTH OF 253.66 FEET, WITH THE LAST CALL BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF BOCA WEST DRIVE, THE SOUTH LINE OF SAID PLAT OF BOCA WEST DRIVE - P.U.D. AND THE NORTH LINE OF THE AFORESAID PLAT OF BOCA WEST CONVENIENCE CENTER; THENCE SOUTH 02°14'42" WEST, A DISTANCE OF 33.32 FEET; THENCE SOUTH 06°22'34" EAST, A DISTANCE OF 50.93 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 55°42'15" AND AN ARC LENGTH OF 35.00 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 20°06'13" AND AN ARC LENGTH OF 100.00 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 05°20'43" AND AN ARC LENGTH OF 32.64 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 47°37'21" AND AN ARC LENGTH OF 4.16 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST, SAID POINT LYING AND BEING ON THE EAST LINE OF THE AFORESAID PLAT OF BOCA WEST CONVENIENCE CENTER; THENCE SOUTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 56°59'30" AND AN ARC LENGTH OF 49.73 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 05°49'34" AND AN ARC LENGTH OF 30.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, WITH THE LAST TWO (2) CALLS BEING ALONG THE EAST LINE OF THE AFORESAID PLAT OF BOCA WEST CONVENIENCE CENTER; THENCE SOUTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 47°18'31" AND AN ARC LENGTH OF 20.64 FEET; THENCE SOUTH 19°53'11" EAST, A DISTANCE OF 75.62 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 47°44'48" AND AN ARC LENGTH OF 50.00 FEET; THENCE SOUTH 27°51'37" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 37.00 FEET, A CENTRAL ANGLE OF 61°56'29" AND AN ARC LENGTH OF 40.00 FEET; THENCE SOUTH 34°04'52" EAST, A DISTANCE OF 61.83 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 63°46'23" AND AN ARC LENGTH OF 33.39 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 33°26'26" AND AN ARC LENGTH OF 35.02 FEET; THENCE SOUTH 03°44'55" EAST, A DISTANCE OF 10.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. CONTAINING 246,529 SQUARE FEET (5.66 ACRES) MORE OR LESS.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Tract "A", as shown hereon, is hereby reserved for the Boca West Country Club, Inc., a Florida not-for-profit corporation, its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of Boca West Country Club, Inc., a Florida not for profit corporation, its successors and assigns, without recourse to Palm Beach County.

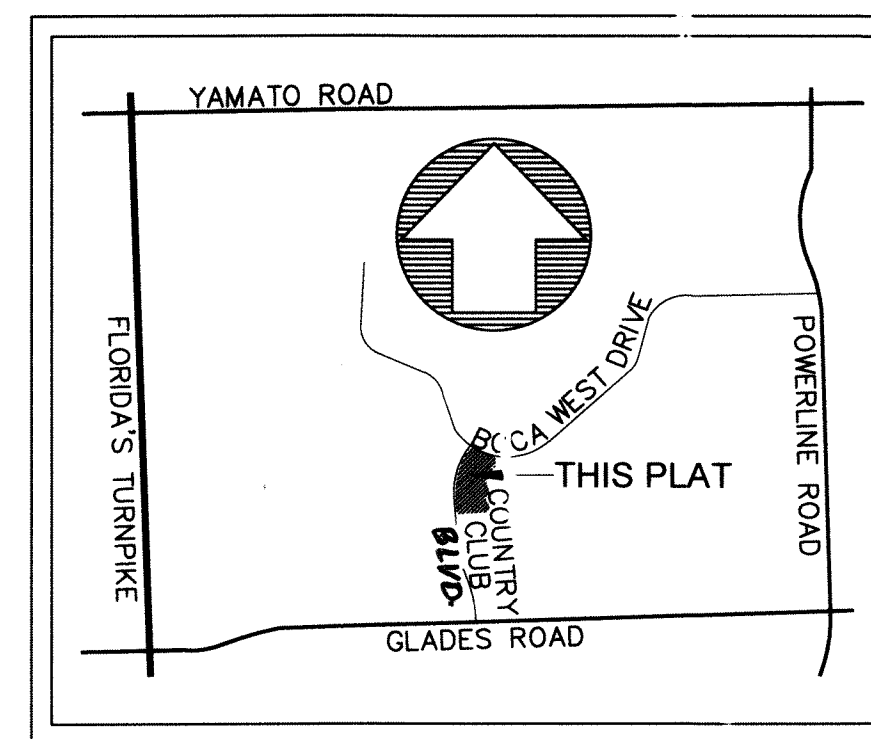
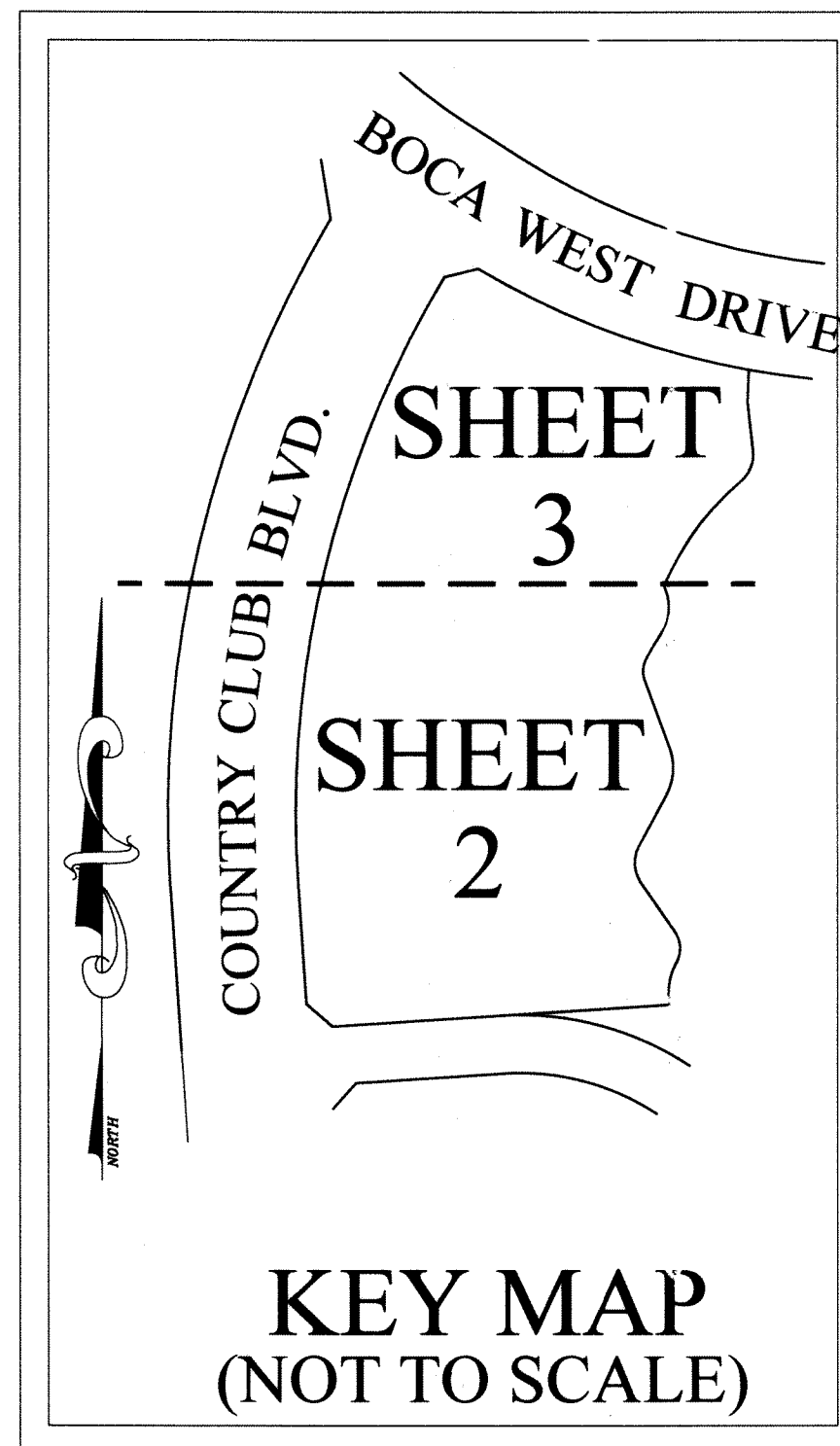
IN WITNESS WHEREOF, the Boca West Country Club, Inc., a Florida not-for-profit corporation, has caused these presents to be signed by its Chief Operating Officer of Boca West Country Club, Inc. and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 10 day of May, 2021.

WITNESS
Russell Davick
(Print Name)

Barbara Crowley
Barbara Crowley
(Print Name)

By: *Matthew Linderman*
Matthew Linderman, Chief Operating Officer of Boca West Country Club, Inc.

(CORPORATE SEAL)



LOCATION MAP
NOT TO SCALE

PREPARED BY:
DONALD J. SULLIVAN, P.S.M.,
DJS SURVEYORS, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NUMBER LB #7870
20283 STATE ROAD 7, SUITE 200
BOCA RATON, FLORIDA 33498
(561) 883-0470
FEBRUARY, 2021

SITE DATA

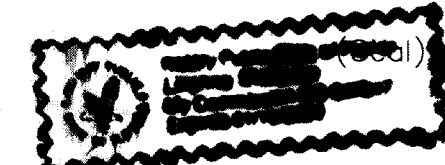
CONTROL NUMBER 1985-00007

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10 day of May, 2021, by Matthew Linderman as Chief Operating Officer for Boca West Country Club, Inc., on behalf of the corporation who is personally known to me or has produced _____ (type of identification) as identification.

My commission expires: 1/15/2024



Signature: *Lironne Stefaniw*
Lironne Stefaniw
(Printed Name) - Notary Public
My Commission 09 947847

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

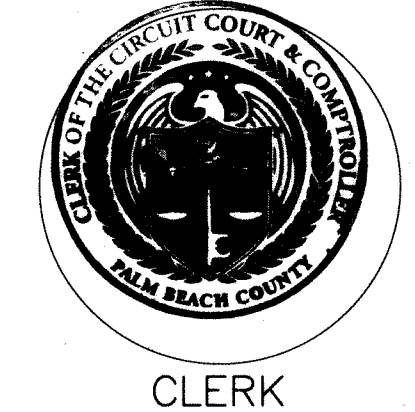
We, Old Republic National Title Insurance Company, a Florida Corporation, a Title Insurance Company as duly authorized to do business in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Boca West Country Club, Inc., a Florida not-for profit corporation; that the current taxes have been paid; that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Old Republic National Title Insurance Company
A Florida Corporation

By: *Michael J. Dolan*
Michael J. Dolan
(Print Name and Title)
VICE PRESIDENT

Date: MAY 18, 2021

STATE OF FLORIDA
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT 11:24 AM.
THIS 26
DAY OF August, 2021
AND DULY RECORDED IN:
PLAT BOOK 132
ON PAGE 109-111
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
PALM BEACH COUNTY
BY: *Joseph AbruZZo*
DEPUTY CLERK.



COUNTY APPROVAL

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), F.S., this 20 day of August, 2021, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

By: *David L. Ricks*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

Date: 8/20/2021

SURVEYOR'S CERTIFICATE

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; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s"), Permanent Control Points ("P.C.P.s") and Monuments according to Sec. 177.091(9), F.S. have been placed as required by law; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

By: *Donald J. Sullivan*
Donald J. Sullivan
Professional Surveyor and Mapper
License No. 6422, State of Florida

Date: 5/10/21

SURVEYOR'S NOTES

- Bearings shown hereon are relative to a Grid Bearing of S 05°14'24" E along a line between Palm Beach County Control Points "CLUBSIDE" and "MAIL BOX" as shown hereon and relative to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983 (1990 Adjustment).
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable county approvals or permits as required for such encroachments.
- All lines intersecting circular curves are radial unless otherwise noted as follows: (N.R.) = NON-RADIAL
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Palm Beach County.
- Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
- = Found 4" round concrete Permanent Reference Monument with brass disk marked PRM LB 6935.
- Coordinates shown on the geodetic control meet or exceed the local accuracy requirements of a 2 centimeter Geodetic Control Survey. Coordinates shown are grid coordinates datum = NAD 83 (1990 Adjustment) as readjusted by Palm Beach County in 1998.
Linear Unit = U.S. survey feet
Zone = Florida East Zone
Coordinate System = 1983 state plane transverse mercator projection
All distances are ground unless otherwise shown hereon.
Scale Factor = 1.0000274
Plat bearing = grid bearing
Ground Distance X Scale Factor = Grid Distance
- In those cases where easements of different types cross or coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities determined by use of rights granted.

SURVEYOR'S NOTES CONTINUE ON SHEET 2 OF 3

BOCA WEST COUNTRY CLUB, INC.	NOTARY PUBLIC	COUNTY ENGINEER	SURVEYOR	BOCA WEST RECREATIONAL POD SITE III	CHECKED BY	DATE
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	PRELIMINARY CHECK		
				SECONDARY CHECK		
				FIELD BNDRY SURVEY		
				CALCULATIONS		
				PRM'S SET		
				PLANNING DEPT.		
				FINAL CHECK		