

BOCA WEST RECREATIONAL POD SITE II REPLAT P.U.D.

BEING A REPLAT OF ALL OF BOCA WEST RECREATIONAL POD SITE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 113 THROUGH 116,
AND A REPLAT OF A PORTION OF PARCEL 13, 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

20210399099

112

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 II REPLAT P.U.D., being a replat of all of BOCA WEST RECREATIONAL POD SITE II, according to the Plat thereof, as recorded in Plat Book 116, Pages 113 through 116, and a replat of a portion of Parcel 13, 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 MOST NORTHERLY CORNER OF THE AFORESAID PLAT OF BOCA WEST RECREATIONAL POD SITE II, SAID POINT LYING AND BEING ON THE WEST RIGHT-OF-WAY LINE OF BOCA WEST DRIVE, SAID POINT ALSO LYING AND BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST AND TO SAID POINT A RADIAL LINE BEARS NORTH 63°36'20" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 343.57 FEET, A CENTRAL ANGLE OF 12°05'55" AND AN ARC LENGTH OF 72.55 FEET; THENCE SOUTH 14°17'45" EAST, A DISTANCE OF 290.30 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 632.96 FEET, A CENTRAL ANGLE OF 33°29'08" AND AN ARC LENGTH OF 369.92 FEET, WITH THE LAST THREE (3) CALLS BEING ALONG THE WEST RIGHT-OF-WAY LINE OF BOCA WEST DRIVE, THE EAST LINE OF THE AFORESAID PLAT OF BOCA WEST RECREATIONAL POD SITE II AND THE WEST LINE OF THE PLAT OF LAKEWOOD OF BOCA WEST P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 199 THROUGH 203, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 08°48'46" EAST, A DISTANCE OF 62.89 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST AND TO SAID POINT A RADIAL LINE BEARS NORTH 59°50'28" WEST, SAID POINT LYING AND BEING ON THE WEST RIGHT-OF-WAY LINE OF COUNTRY CLUB BOULEVARD AND THE WEST LINE OF THE PLAT OF BOCA WEST COUNTRY CLUB ENTRANCE SECTION PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 208 AND 209, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE LAST CALL BEING ALONG THE EAST LINE OF SAID PLAT OF BOCA WEST RECREATIONAL POD SITE II AND THE WEST LINE OF THE AFORESAID PLAT OF LAKEWOOD OF BOCA WEST P.U.D.; THENCE SOUTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 1,220.92 FEET, A CENTRAL ANGLE OF 33°54'27" AND AN ARC LENGTH OF 722.54 FEET; THENCE SOUTH 03°44'55" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 166.46 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID PLAT OF BOCA WEST RECREATIONAL POD SITE II, SAID POINT LYING AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF BRIDGEWOOD DRIVE, WITH THE LAST TWO (2) CALLS BEING ALONG THE EAST LINE OF SAID PLAT OF BOCA WEST RECREATIONAL POD SITE II, THE WEST RIGHT-OF-WAY LINE OF COUNTRY CLUB BOULEVARD AND THE WEST LINE OF THE AFORESAID PLAT OF BOCA WEST COUNTRY CLUB ENTRANCE SECTION PLAT NO. 1; THENCE SOUTH 86°15'05" WEST, A DISTANCE OF 292.64 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, THENCE WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 62°53'11" AND AN ARC LENGTH OF 235.98 FEET, WITH THE LAST (2) CALLS BEING ALONG THE SOUTH LINE OF THE AFORESAID PLAT OF BOCA WEST RECREATIONAL POD SITE II, THE NORTH RIGHT-OF-WAY LINE OF BRIDGEWOOD DRIVE AND THE WEST LINE OF THE AFORESAID PLAT OF BOCA WEST COUNTRY CLUB ENTRANCE SECTION PLAT NO. 1; THENCE SOUTH 23°21'54" WEST, A DISTANCE OF 91.30 FEET, WITH THE LAST CALL BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF BRIDGEWOOD DRIVE AND THE WEST LINE OF THE AFORESAID PLAT OF BOCA WEST COUNTRY CLUB ENTRANCE SECTION PLAT NO. 1; THENCE NORTH 65°11'41" WEST, A DISTANCE OF 99.45 FEET; THENCE NORTH 25°24'40" EAST, A DISTANCE OF 268.79 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF THE AFORESAID PLAT OF BOCA WEST RECREATIONAL POD SITE II; THENCE NORTH 15°00'56" EAST, A DISTANCE OF 106.30 FEET; THENCE NORTH 01°51'45" EAST, A DISTANCE OF 113.27 FEET; THENCE NORTH 06°15'28" EAST, A DISTANCE OF 113.24 FEET; THENCE NORTH 49°58'53" EAST, A DISTANCE OF 43.24 FEET; THENCE NORTH 37°38'59" EAST, A DISTANCE OF 93.23 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID PLAT OF BOCA WEST RECREATIONAL POD SITE II; THENCE NORTH 23°53'10" WEST ALONG SAID WEST LINE, A DISTANCE OF 358.35 FEET; THENCE NORTH 25°15'21" EAST, A DISTANCE OF 441.54 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, WITH A PORTION OF THE LAST CALL BEING ALONG THE WEST LINE OF THE AFORESAID PLAT OF BOCA WEST RECREATIONAL POD SITE II; THENCE NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 64°52'32" AND AN ARC LENGTH OF 33.97 FEET TO A POINT ON THE WEST LINE OF THE SAID PLAT OF BOCA WEST RECREATIONAL POD SITE II, WITH A PORTION OF THE LAST CALL BEING ALONG THE WEST LINE OF SAID PLAT; THENCE NORTH 39°37'11" WEST ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 141.63 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT AND THE SOUTH LINE OF THE PLAT OF THE HAMMOCKS OF BOCA WEST - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 44 AND 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 68°21'05" EAST, A DISTANCE OF 133.77 FEET; THENCE NORTH 21°38'55" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 68°21'05" EAST, A DISTANCE OF 194.82 FEET TO THE POINT OF BEGINNING, WITH THE LAST THREE (3) CALLS BEING ALONG THE SOUTH LINE OF SAID PLAT OF THE HAMMOCKS OF BOCA WEST - P.U.D., AND THE NORTH LINE OF SAID PLAT OF BOCA WEST RECREATIONAL POD SITE II.

SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. CONTAINING 673,013 SQUARE FEET (15.45 ACRES) MORE OR LESS.

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

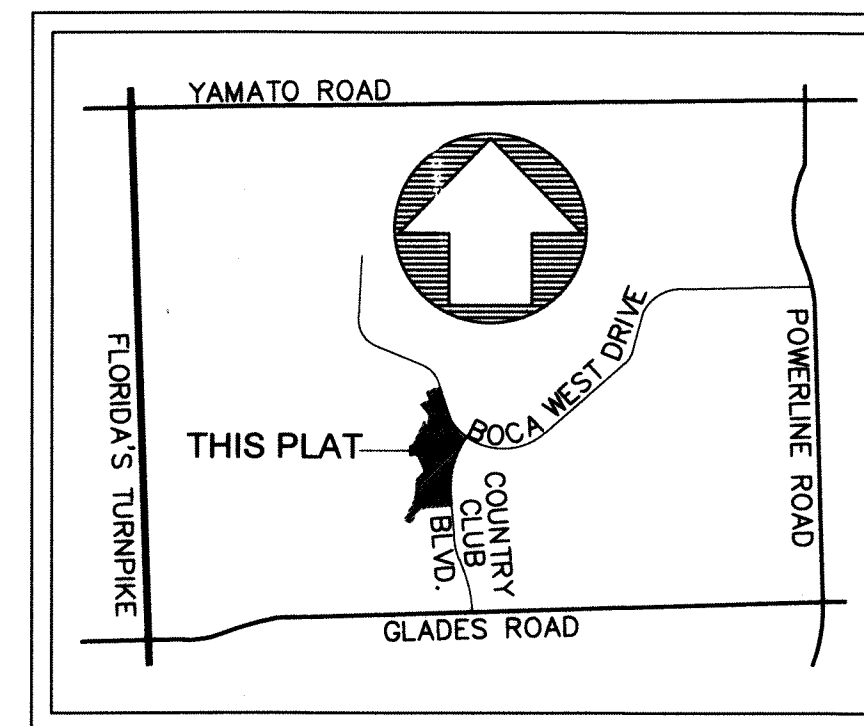
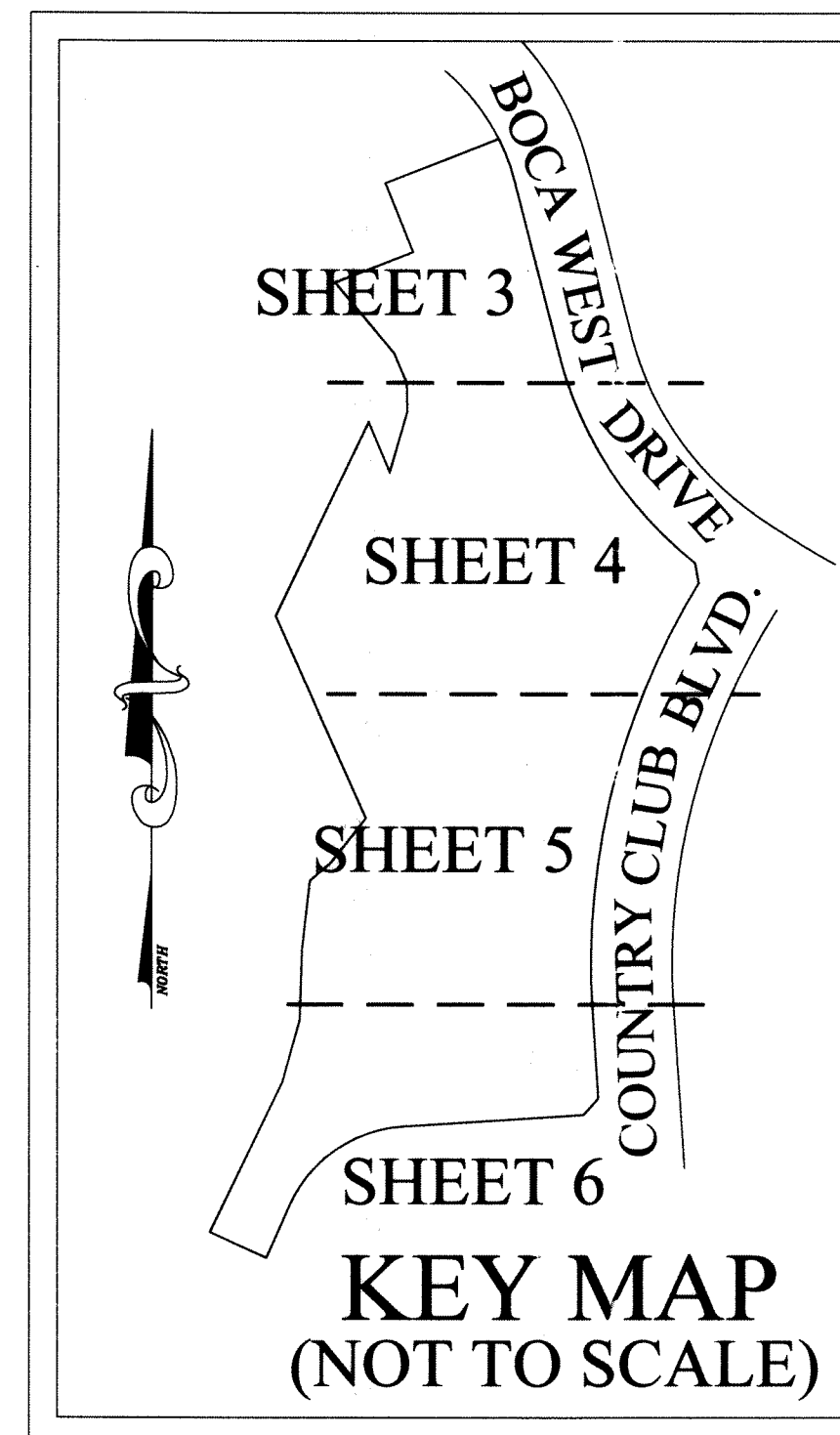
Tract "A", as shown hereon, is hereby reserved for the Boca West Country Club, Inc., a Florida not-for-profit corporation, its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of Boca West Country Club, Inc., a Florida not for profit corporation, its successors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

Tract "B", as shown hereon, is hereby reserved for the Boca West Country Club, Inc., a Florida not-for-profit corporation, its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, 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 and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 21 day of May, 2021.

Russell Davick
WITNESS
Russell Davick
(Print Name)
Bailee Sumner
WITNESS
Bailee Sumner
(Print Name)

Boca West Country Club, Inc.
a Florida not-for-profit corporation
BY: *Matthew Linderman*
Matthew Linderman, Chief Operating Officer of
Boca West Country Club, Inc.
(CORPORATE SEAL)



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

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THIS INSTRUMENT WAS FILED FOR
RECORD AT 11:27 A.M.
THIS 26
DAY OF August, 20 21
AND DULY RECORDED IN:
PLAT BOOK 132
ON PAGE 112-119
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
PALM BEACH COUNTY
BY: *Joseph Abruzzo*
DEPUTY CLERK.



SITE DATA

CONTROL NUMBER 1985-00007

TABULAR DATA

TOTAL AREA THIS PLAT	690,425 SF	15.85 ACRES
TRACT "A"	690,113 SF	15.843 ACRES
TRACT "B"	312 SF	0.007 ACRES

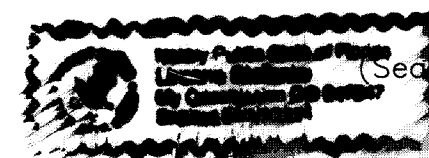
ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21 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

Lirona Stefanow
Signature
Lirona Stefanow
(Printed Name) - Notary Public
My Commission 99 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: *Eric Tomlin* Date: 6/10/21

Eric Tomlin, Vice President
(Print Name and Title)

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

BOCA WEST COUNTRY CLUB, INC.	NOTARY PUBLIC	COUNTY ENGINEER	SURVEYOR	BOCA WEST RECREATIONAL POD SITE II REPLAT	CHECKED BY	DATE
				PRELIMINARY CHECK		
				SECONDARY CHECK		
				FIELD BNDRY SURVEY		
				CALCULATIONS		
				PRM'S SET		
				PLANNING DEPT.		
				FINAL CHECK		