

# BOCA WEST RECREATIONAL POD SITE II REPLAT 2 P.U.D.

BEING A REPLAT OF TRACT "A", BOCA WEST RECREATIONAL POD SITE II REPLAT P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 112 THROUGH 117,  
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

154

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }  
THIS INSTRUMENT WAS FILED FOR  
RECORD AT 3:27 P. M.  
THIS 22  
DAY OF September 20 23  
AND DULY RECORDED IN:  
PLAT BOOK 136  
ON PAGE 154 - 159  
JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER  
PALM BEACH COUNTY  
BY: *[Signature]*  
DEPUTY CLERK

## 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 2 P.U.D., being a replat of Tract "A", BOCA WEST RECREATIONAL POD SITE II REPLAT P.U.D., according to the Plat thereof, as recorded in Plat Book 132, Pages 112 through 117, 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 TRACT "A" OF THE PLAT OF BOCA WEST RECREATIONAL POD SITE II REPLAT P.U.D., 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 TRACT "A" 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 THE AFORESAID TRACT "A", 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, A DISTANCE OF 141.46 FEET, WITH THE LAST TWO (2) CALLS BEING ALONG THE EAST LINE OF SAID TRACT "A", 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 41°15'05" WEST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 35.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BRIDGEWOOD DRIVE; THENCE SOUTH 86°15'05" WEST, A DISTANCE OF 267.64 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; THENCE SOUTH 23°21'54" WEST, A DISTANCE OF 91.30 FEET WITH THE LAST THREE (3) CALLS BEING ALONG THE SOUTH LINE OF THE AFORESAID TRACT "A", 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 104.49 FEET, WITH A PORTION OF THE LAST CALL BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE NORTH 11°41'29" WEST, A DISTANCE OF 29.94 FEET; THENCE NORTH 09°42'13" WEST, A DISTANCE OF 15.97 FEET; THENCE NORTH 07°48'58" WEST, A DISTANCE OF 35.14 FEET; THENCE NORTH 09°08'45" WEST, A DISTANCE OF 41.15 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 100.00 FEET, A CENTRAL ANGLE OF 32°30'10" AND AN ARC LENGTH OF 56.73 FEET; THENCE NORTH 23°34'02" EAST, A DISTANCE OF 81.74 FEET; THENCE NORTH 21°46'44" EAST, A DISTANCE OF 50.37 FEET; THENCE NORTH 27°05'44" EAST, A DISTANCE OF 35.97 FEET; THENCE NORTH 24°25'37" EAST, A DISTANCE OF 20.72 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 20°35'05" AND AN ARC LENGTH OF 30.18 FEET; THENCE NORTH 45°00'42" EAST, A DISTANCE OF 21.51 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 14°35'28" AND AN ARC LENGTH OF 19.10 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 24°35'43" AND AN ARC LENGTH OF 79.42 FEET; THENCE NORTH 05°49'30" EAST, A DISTANCE OF 59.07 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 60°22'28" AND AN ARC LENGTH OF 61.12 FEET; THENCE NORTH 43°24'16" EAST, A DISTANCE OF 118.26 FEET; THENCE NORTH 23°48'35" WEST, A DISTANCE OF 358.58 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID TRACT "A"; THENCE NORTH 25°15'21" EAST ALONG SAID WEST LINE, A DISTANCE OF 278.15 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, AND TO SAID POINT A RADIAL LINE BEARS SOUTH 84°24'56" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 424.47 FEET, A CENTRAL ANGLE OF 25°04'25" AND AN ARC LENGTH OF 185.75 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, AND TO SAID POINT A RADIAL LINE BEARS NORTH 71°39'47" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 204.07 FEET, A CENTRAL ANGLE OF 28°41'37" AND AN ARC LENGTH OF 102.20 FEET; THENCE NORTH 68°21'05" EAST, A DISTANCE OF 190.02 FEET, WITH A PORTION OF THE LAST CALL BEING ALONG THE NORTH LINE OF THE AFORESAID TRACT "A", 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 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 TWO (2) CALLS BEING ALONG THE SOUTH LINE OF THE AFORESAID PLAT OF THE HAMMOCKS OF BOCA WEST - P.U.D., AND THE NORTH LINE OF THE AFORESAID TRACT "A".

SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 724,255 SQUARE FEET (16.63 ACRES) MORE OR LESS.

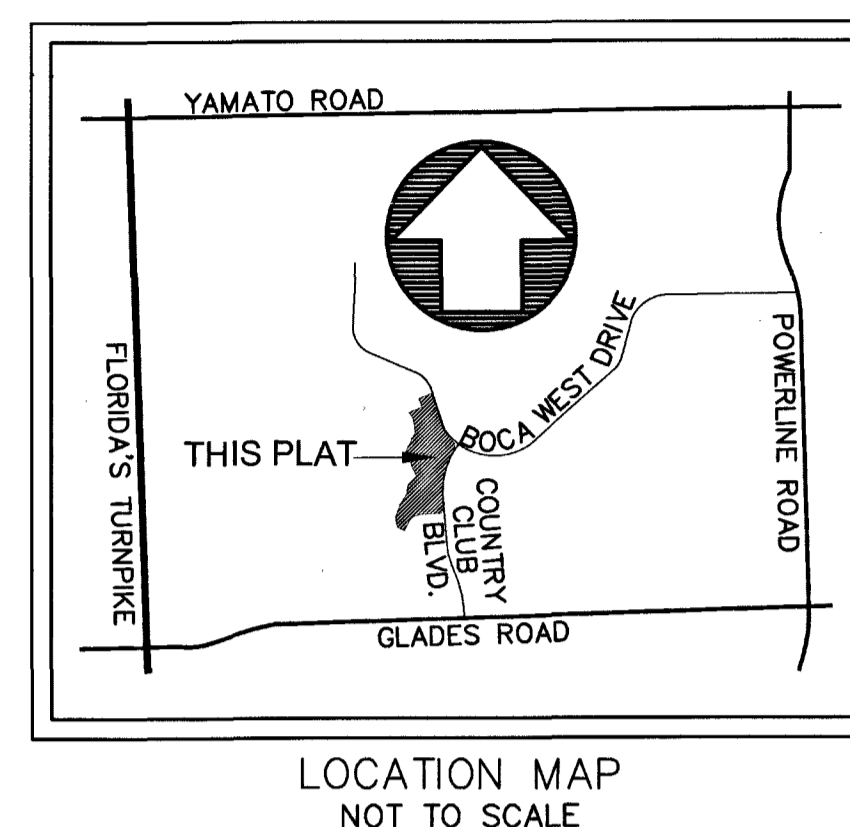
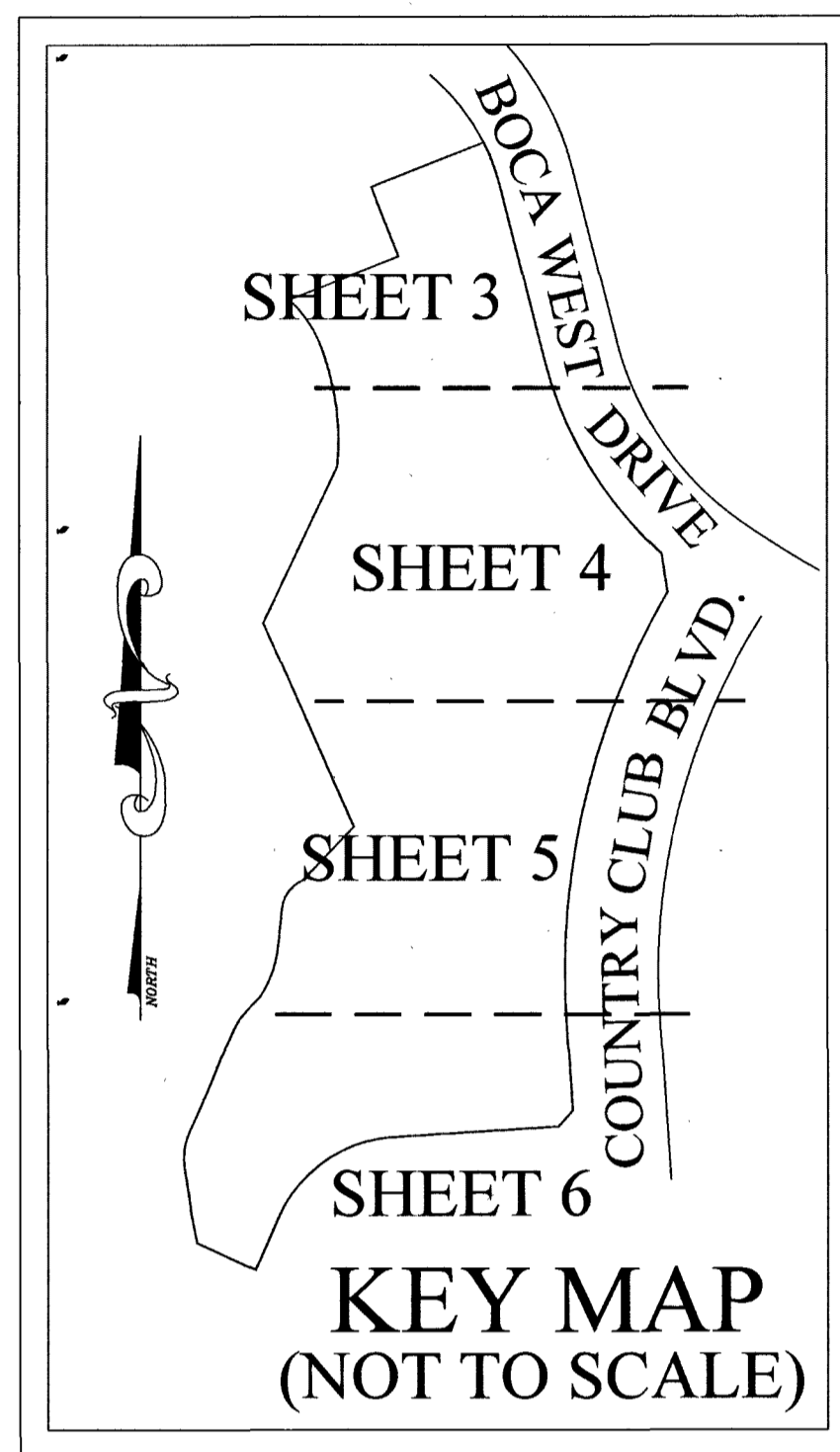
have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Tract "R", 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 and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 13 day of July 2023.

*[Signature]*  
WITNESS  
**John Collings**  
(Print Name)  
*[Signature]*  
WITNESS  
**Cathy Stergios**  
(Print Name)

Boca West Country Club, Inc.  
a Florida not-for-profit corporation  
BY: *[Signature]*  
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  
NOVEMBER, 2022

## SITE DATA

CONTROL NUMBER 1985-00007



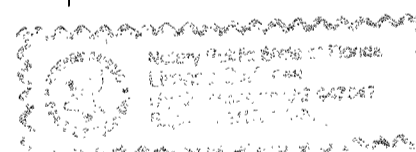
## ACKNOWLEDGMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 13 day of July 2023, 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:

(Seal)



Signature

*[Signature]*  
**Lironne Stefaniew**  
(Printed Name) - Notary Public

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

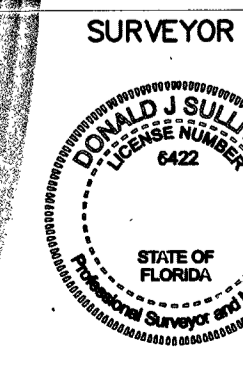
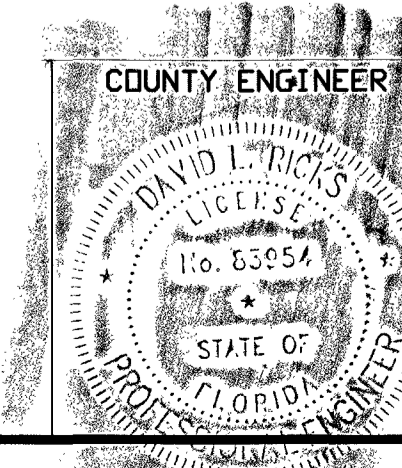
We, Old Republic National Title Insurance Company, a Florida Corporation, a Title Insurance Company as duly authorized to do business in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Boca West 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: *[Signature]* Date: July 26, 2023  
**Ashley Lowder, Vice President**  
(Print Name and Title)

BOCA WEST  
COUNTRY CLUB, INC.

SEALS



| 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                               |            |      |