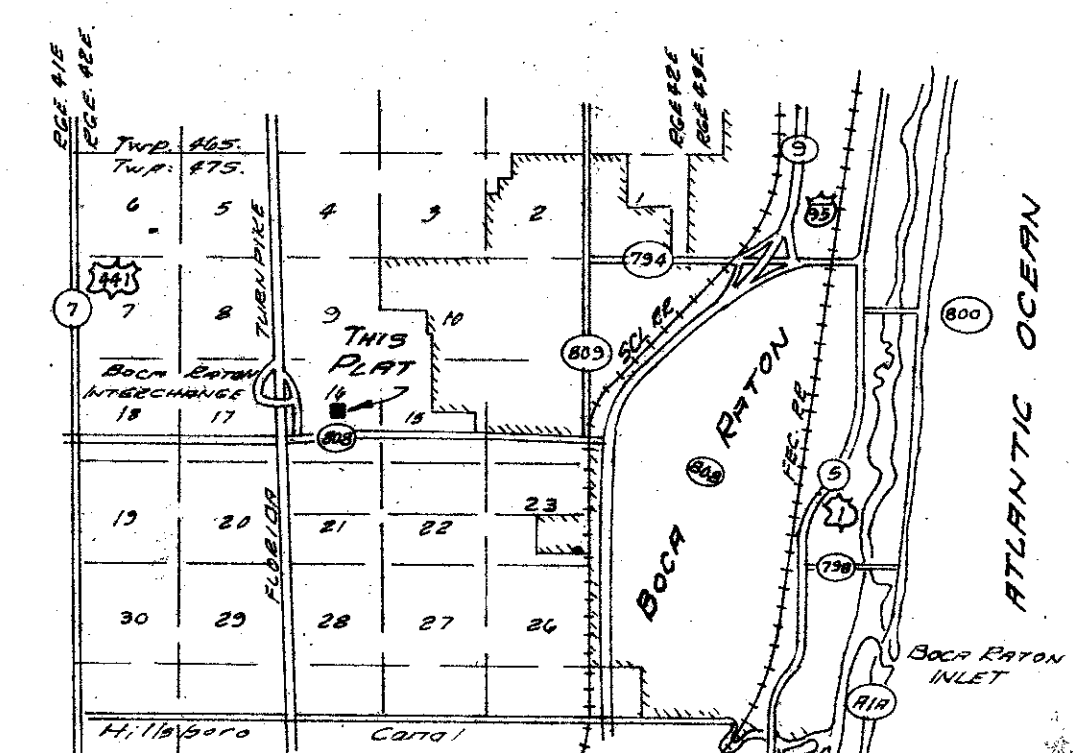


# BOCA WEST CONVENIENCE CENTER

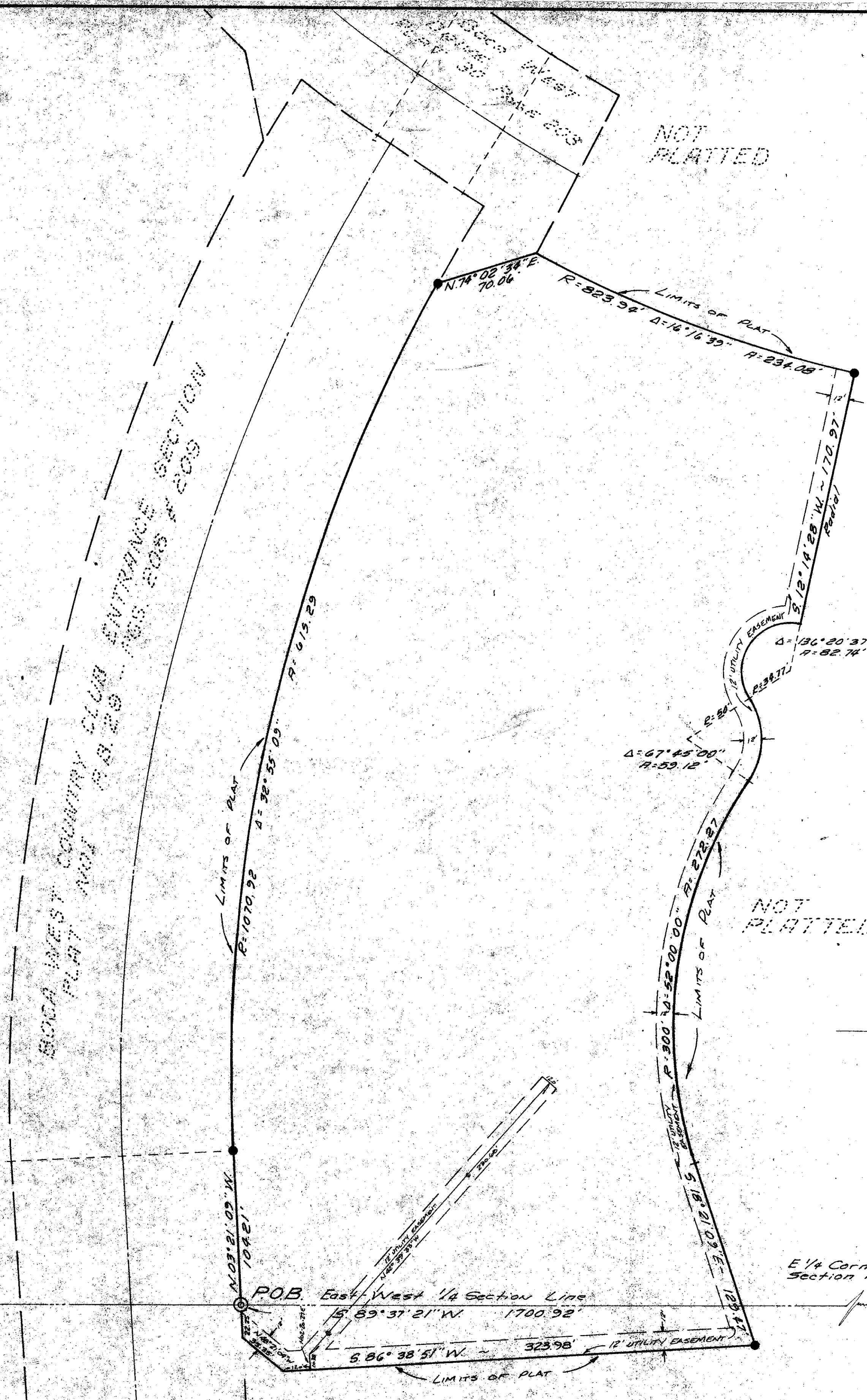
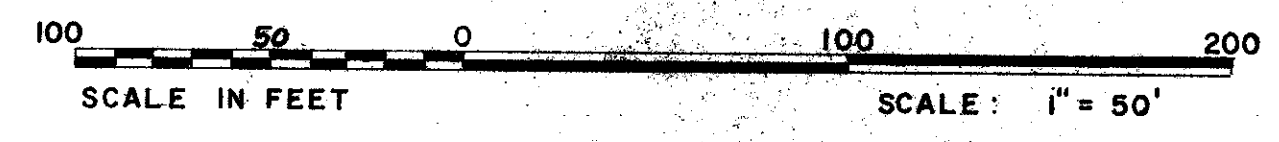
P. U. D.

IN PART OF SECTION 16, TWP. 47S., RGE. 42E.  
PALM BEACH COUNTY, FLORIDA

180



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 10:30 A.M.  
this 30 day of DECEMBER, 1975,  
and duly recorded in Plat Book No. 31  
Page 180  
JOHN B. DUNKLE, Clerk Circuit Court  
By: *[Signature]*, D.C.



### DESCRIPTION:

A parcel of land lying in Section 16, Township 47 South, Range 42 East, Palm Beach County, Florida and more particularly described as follows:

Commencing at the Northeast corner of said Section 16; thence 5.00° 47' 38" E, along the East line of said Section 16 a distance of 2663.85 feet to the East 1/4 corner of said Section 16; thence 5.89° 31' 21" W along the East West 1/4 Section line of said Section 16 a distance of 1700.92 feet to the Point of Beginning; said point falling on the East Right-of-Way of County Club Boulevard as shown on Boca West Country Club Entrance Section 17 Plat No. 1 recorded in Plat Book 29, County of Palm Beach, Florida; thence N. 03° 21' 09" W along said East Right-of-Way a distance of 104.21 feet to a Point of Curvature; thence continue along said East Right-of-Way a distance of 615.23 feet along the arc of a curve concave to the Southeast having a radius of 1070.25 feet and a central angle of 32° 55' 03"; thence N. 74° 02' 34" E, along a portion of Right-of-Way of Boca West Drive as shown in Lakewood Boca West P.U.D. recorded in Plat Book 30, pages 199 through 203 of the Public Records Palm Beach County, Florida a distance of 30.16 feet to a point of curve concave to the Northeast having a radius of 823.34 feet and a central angle of 16° 16' 33"; and whose tangent at this point bears N. 61° 28' 53" W; thence Southeasterly along the line described curve a distance of 234.08 feet; thence 5.12° 14' 28" N along a line tangent to the last described curve a distance of 170.97 feet to a point of curve concave to the Southeast having a radius of 34.77 feet and a central angle of 130° 20' 37"; and whose tangent at this point bears 5.77° 45' 32" E; thence Southwesterly and Southwesterly along the arc of the last described curve a distance of 82.74 feet to a Point of Reversal Curvature; said point being the beginning of a curve concave to the Southwest having a radius of 50.03 feet and a central angle of 67° 45' 00"; thence Southerly and Southwesterly along the arc of the arc of the last described curve a distance of 59.12 feet to a point of reverse curvature; said point beginning a curve concave to the East having a radius of 300.00 feet and a central angle of 52° 00' 00"; thence Southerly and Southeasterly along the arc of the last described curve a distance of 272.27 feet to a point of tangency; thence 2.18° 21' 09" E a distance of 129.47 feet; thence 5.86° 38' 51" W, a distance of 323.96 feet; thence N. 03° 21' 09" W a distance of 35.35 feet to the East Right-of-Way of said Country Club Boulevard; thence N. 03° 21' 09" W along said East Right-of-Way, a distance of 22.25 feet to the Point of Beginning.

TOTAL AREA: 529 ACRES  
LAND USE: COMMERCIAL

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, H. WILLIAM WALKER, Jr., do hereby certify that I am an attorney at law and a member of the Florida Bar, licensed and practicing in this State, and that in my opinion (1) apparently records of the land described and shown hereon is vested in ARVIDA CORPORATION, a Delaware Corporation, and (2) all taxes assessed and levied upon said land prior to 1975 have been paid, and (3) said lands are not encumbered by the lien of any mortgage.

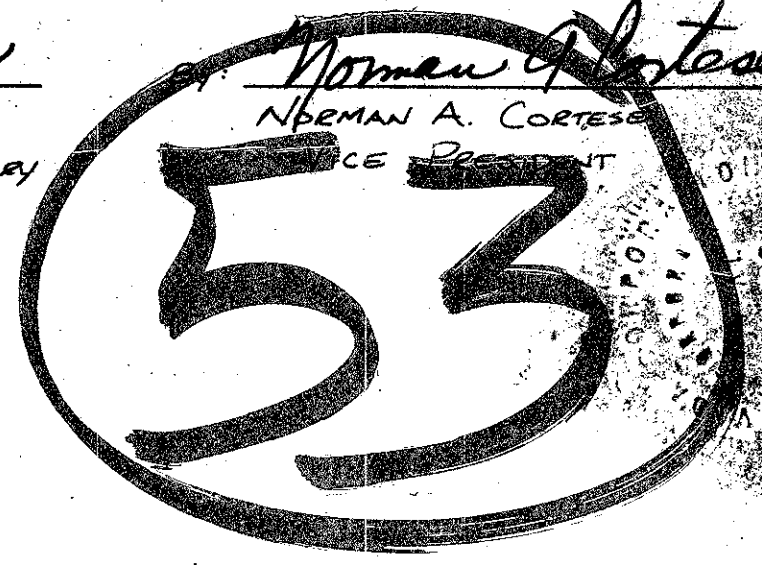
*[Signature]*  
H. William Walker, Jr.  
Dated the 9 day of DECEMBER 1975

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS that ARVIDA CORPORATION, a Delaware Corporation, owner of all land shown and described on the Master Plan of "BOCA WEST", a Planned Unit Development, on file in the Planning, Building and Zoning Department of Palm Beach County, has caused the land shown hereon to be surveyed, subdivided and platted as shown, to be known as Boca West Convenience Center Easements for the construction and maintenance of water, sewage, electrical, telephone, gas, and other public utility services if any, under the surface of and through the areas if any shown hereon for such utility services are hereby granted to the respective holders, their successors and assigns of the several but franchises and fee franchises for construction and maintenance of the same. Those areas shown hereon if any, and on the Master Plan of Boca Paton West of otherwise designated in any document or instrument on file in the Palm Beach County Planning, Building and Zoning Department as "OPEN SPACE" NOT HEREBY DEDICATED TO THE USE OF THE PUBLIC OR TO BE CONVEYED TO A MAINTENANCE ASSOCIATION OR OTHERWISE DEDICATED TO THE USE OF ALL OF THE OWNER IN "BOCA WEST", INCLUDING, WITHOUT LIMITATION THE GOLF COURSES AND FACILITIES RELATED THERETO, SHALL BE, AND HEREBY REMAIN, "OPEN SPACE" WITHIN THE MEANING OF THE PLANNED UNIT ADDITION TO THE PALM BEACH COUNTY ZONING ORDINANCE AND SHALL NOT BE IMPROVED OR USED IN ANY MANNER NOT PERMITTED THEREBY.

ARVIDA CORPORATION, A DELAWARE CORPORATION

Attest: *[Signature]* Joan C. Styers  
Joan C. Styers  
Assistant-Secretary  
*[Signature]* Norman A. Cortese  
Norman A. Cortese  
Notary Public



### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Joan C. Styers and Norman A. Cortese, to me well known, and known to me to be the individuals described and who executed the foregoing instrument as Vice President and Assistant Secretary of the above named ARVIDA CORPORATION, a Delaware Corporation, and personally acknowledged to and before me that they executed such instrument as such Vice President and Assistant Secretary respectively of said Corporation, and that the seal of said Corporation on 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 13<sup>th</sup> day of DECEMBER 1975  
*[Signature]* Grace M. Wells  
Notary Public

My Commission 019 October 31, 1977  
0214-620

### APPROVAL

PALM BEACH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
This plat is hereby approved this 9 day of DECEMBER 1975  
By: *[Signature]* Lake Lytal - Vice Chairman

### COUNTY ENGINEER

This Plat is hereby found to meet all requisite State and County Ordinances  
By: *[Signature]* H.F. Kahler - County Engineer

Attest: JOHN B. DUNKLE, Clerk  
BOARD OF COUNTY COMMISSIONERS

By: *[Signature]* Deputy Clerk

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This is to certify that the plot shown hereon is a true and correct representation of a survey made under my supervision and that said survey is accurate to the best of my knowledge and belief, and that permanent Reference Monuments have been placed as required by law and that the same are in accordance with law other construction is complete, and further that the survey complies with all requirements of Chapter 177, Florida Statutes, and with the Ordinance of the Palm Beach County, Florida.

**NOTES**  
Building setback lines shall be as required by Palm Beach County Zoning Reg. 4 to 14.13.  
There shall be no construction, buildings, trees or shrubs placed on Utility Easements.  
All bearings shown hereon are relative to the plot of Boca West Country Club Entrance Section Plat No. 1 as recorded in Plat Book 29, pages 199 and 203.  
• denotes Permanent Reference Monument

BOCA WEST CON. CENTER  
THIS INSTRUMENT WAS PREPARED BY:  
Brown, Moger & Assoc., INC.  
Booth 100  
Boca Raton, Florida

Registered Land Surveyor  
Florida Certificate No. 21201