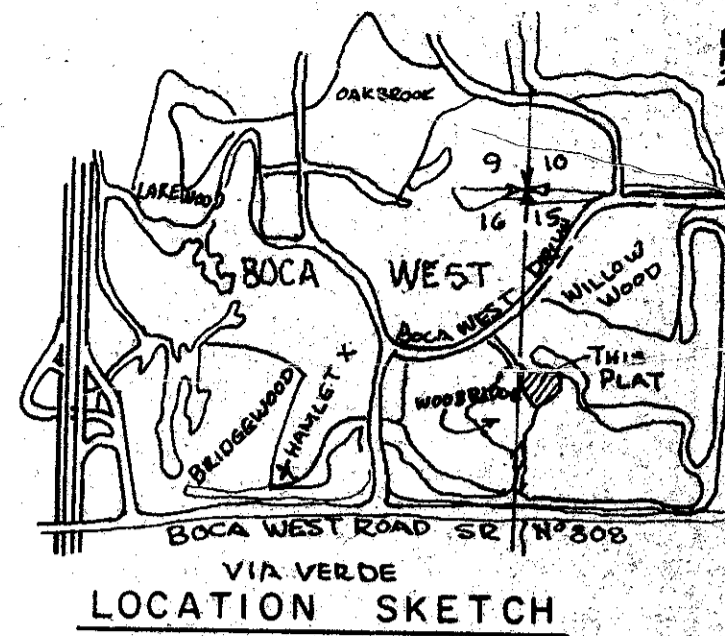


42/13

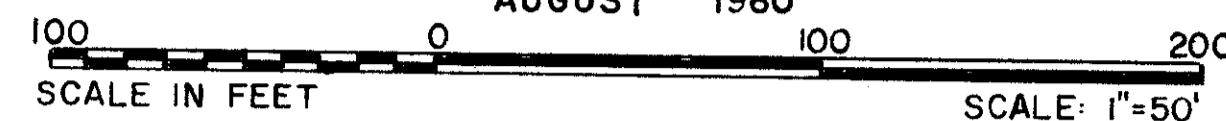
CYPRESS POINT PATIO HOMES BOCA WEST - P.U.D.

IN PART OF SECTION 15, TWP. 47 S., RGE. 42 E.
PALM BEACH COUNTY, FLORIDA

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
AUGUST 1980



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:07 AM
this 12 day of March, 1981,
and duly recorded in Plat Book No. 42
on page 13
JOHN B. DUNKLE, Clerk Circuit Court
By: *[Signature]*



DEDICATION

STATE OF FLORIDA-COUNTY OF PALM BEACH^{SS}
KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, and NATIONAL DEVELOPMENT AND ASSOCIATES CORP., a Florida Corporation, the owners of the land shown hereon, being part of the lands shown and described on the Master Plan of "BOCA RATON WEST", a Planned Unit Development on file in the Planning, Building and Zoning Department of Palm Beach County, Florida, have caused the land shown hereon to be surveyed, subdivided and platted as CYPRESS POINT PATIO HOMES - BOCA WEST - P.U.D., being more particularly described to the left under Description and do hereby dedicate as follows: Parcel C is for private road purposes, utilities and drainage and shall be dedicated to the appropriate Association, without recourse to Palm Beach County, Fla., at such time as Arvida Corporation deems appropriate. The Limited Access Easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida for control and jurisdiction over access rights. Easements are for the construction and maintenance of water, sewage, electrical, telephone, telecommunication, gas and other public utility services, if any, under the surface of the areas reserved herein for such utility services, are hereby granted to the respective holders, their successors and assigns, of the several rights, privileges and/or franchises for construction and maintenance of the same. Parcels A&B for open space and landscaping; Parcel B is for private ingress and egress, utilities and drainage, and the Drainage Easements are dedicated to CYPRESS POINT PATIO HOME OWNERS ASSOCIATION, INC. IN WITNESS WHEREOF the above named Corporations have caused these presents to be signed by their respective officers and their Corporate Seals to be affixed hereto by and with the authority of their Boards of Directors, this 10th day of December, 1980.

ARVIDA CORPORATION, a Delaware Corporation
Attest: *[Signature]* By: *[Signature]*
Joan C. Styers, Assistant Secretary Norman A. Cortese, Vice President
NATIONAL DEVELOPMENT AND ASSOCIATES CORP., a Florida Corporation
Witness: *[Signature]* By: *[Signature]*
Richard A. Pender Saul Slossberg, President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}
BEFORE ME personally appeared NORMAN A. CORTESE and JOAN C. STYERS, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of the above named ARVIDA CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as Vice President and Assistant Secretary, respectively, of said Corporation, and that the seal affixed to 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 10th day of December, 1980.

My Commission expires: October 31, 1981
[Signature]
Notary Public

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, SAUL SLOSSBERG, President of NATIONAL DEVELOPMENT AND ASSOCIATES CORP. and he acknowledged before me that he executed the hereon dedication as such officer of said Corporation by and with the authority of its Board of Directors and his act and deed was the act and deed of said Corporation.
WITNESS my hand and official seal this 30th day of December, 1980.

My Commission expires: July 27, 1981
[Signature]
Notary Public

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Dec 15, 1980, that they completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that Permanent Reference Monuments have been set as shown as required by law, and that Permanent Control Points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements, and that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.
MICHAEL G. PURMORT AND ASSOCIATES, INC.
[Signature]
Michael G. Purmort, Professional Land Surveyor
Florida Registration No. 2720, Date: 12-15-80

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on August 1980, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by MICHAEL G. PURMORT AND ASSOCIATES, INC.
GEE & JENSON, Engineers-Architects-Planners, Inc.
[Signature]
William G. Wallace, Jr., Professional Land Surveyor
Florida Registration No. 2720, Date: 8-15-80

CYPRESS Point Patio Homes Boca West
THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR. 2019 Keechabee Boulevard West Palm Beach, Florida
42/13

DESCRIPTION

A parcel of land lying in part of Section 15, Township 47 South, Range 42 South, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Permanent Reference Monument marking the East Corner of VILLAGE OF WOODBRIDGE as recorded in Plat Bo 34, Pages 149 and 150, Public Records of Palm Beach County, Florida, shown on Sht No. 2 as the intersection of the Northeast Line of Woodbridge Drive with the Southeast Line of Woodbridge Circle; thence S. 53° 59' 43" E. along the southeasterly end of said Northeast Line of Woodbridge Drive, a distance of 170.00 feet thence S. 36° 00' 17" W., a distance of 60.00 feet; thence S. 53° 59' 43" E., a distance of 240.00 feet; thence S. 10° 40' 50" E., a distance of 174.72 feet; thence S. 80° 37' 12" W., a distance of 122.72 feet; thence S. 7° 09' 33" W., a distance of 75.14 feet; thence S. 71° 12' 14" W., a distance of 237.38 feet; thence S. 31° 51' 52" W., a distance of 67.14 feet to a Permanent Reference Monument marking the East Corner of Tract C of the above mentioned plat; thence meeting the boundary of said plat by the following courses: N. 74° 55' 53" W., a distance of 59.17 feet to a point on the East Line of Woodbridge Way (Access Tract F, said point being on the arc of curve concave to the west having a radius of 250 feet and a central angle of 66° 56' 52" and whose tangent at this point bears S. 29° 22' 17" W., a distance of 292.12 feet to a point of reverse curvature; thence northwesterly along the arc of a curve concave to the northeast having a radius of 500 feet and a central angle of 10° 39' 16", a distance of 92.98 feet to a Permanent Reference Monument marking the intersection Woodbridge Way and Woodbridge Circle, said monument big on the arc of a curve concave to the northwest having radius of 185.4 feet and a central angle of 41° 39' 11" and whose tangent at this point bears S. 77° 39' 28" W.; thence easterly and northeasterly along the arc of said curve, being the Southeast Line of said Woodbridge Circle, a distance of 134.49 feet; thence N. 36° 00' 17" E. along the tangent to said curve, a distance of 240.00 feet to POINT OF BEGINNING.

NOTE

No area shown hereon or on the Master Plan of BOCA RATON WEST or otherwise designated in any document or instrument on file in the Planning, Building and Zoning Department of Palm Beach County as "Open Space", including without limitation, golf courses, roads and streets, is dedicated to the use of the public, and Arvida Corporation hereby reserves to itself, its successors and assigns, the right and obligation, to covey or dedicate to existing or future maintenance or homeowners associations, relating to all of Boca West or to a particular area thereof, legally constituted in accordance with Planned Unit Development Addition to the Palm Beach County Zoning Resolution, for the uses and purposes set forth in Maintenance Covenants for BOCA WEST recorded in Official Record Book 2057, Page 112, Palm Beach County Records as they may, from time to time, be amended; which Maintenance Covenants are incorporated in and made a part hereof by reference. Those areas shown hereon, if any, and other Master Plan of BOCA RATON WEST or otherwise designated in any document or instrument on file in the Palm Beach County Planning, Building and Zoning Department as "Op. Space", not hereby dedicated to the public or to be conveyed to the existing or future maintenance or homeowners associations of, or otherwise dedicated to the use of homeowners in, BOCA WEST, including, without limitation, the golf courses and facilities related thereto, shall be and perpetually remain, "Open Space" within the P.U.D. Addition to Palm Beach County Zoning Ordinance, and shall not be improved or used in any manner not permitted thereby. Arvida Corporation reserves to itself, its successors and assigns, the right to subdivide, hold, develop, encumber and dispose of, or any portions of this plat.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}
I, H. WILLIAM WALKER, JR., a duly licensed Attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to ARVIDA CORPORATION, a Delaware Corporation, and NATIONAL DEVELOPMENT AND ASSOCIATES CORP., a Florida Corporation; that the 1979 taxes have been paid, and that I find the property is free of encumbrances.
[Signature]
H. William Walker
Attorney at Law licensed in Florida
Date: 12-4-80

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record, this 24th day of February, 1981.
By: *[Signature]*
Frank Foster - Chairman
Attest: JOHN B. DUNKLE, Clerk
By: *[Signature]*
Deputy Clerk
COUNTY ENGINEER
This plat is hereby approved for record, this 24th day of February, 1981.
By: *[Signature]*
H.F. Kahler, County Engineer

LAND USE

Total Area in Plat	4.39 Acres
Parcel A&B (Open Space, Landscape)	0.08 Acres
Parcel B	0.76 Acres
Parcel C	0.24 Acres
Total Units	18
Density	4.10 DU/Ac.

NOTES

- All bearings shown herein are relative to an assumed meridian used throughout Boca West.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- There shall be no buildings or other structures placed on Utility Easements.
- There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.
- Easements are for Public Utilities, unless otherwise noted.
- denotes Permanent Reference Monument
- denotes Permanent Control Point.
- The portion of the plat containing open space may not be vacated in whole or in part unless the entire plat is vacated.