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A PART OF A PLANNED UNIT DEVELOPMENT

BAY WOOD AT BOCA WEST

LYING IN PART OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
AUGUST, 1981

192

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT YUSEN HOMES BAY WOOD, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, LYING IN A PART OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PART OF A PLANNED UNIT DEVELOPMENT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 90°00'00" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,320.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1,320.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,320.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,320.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,320.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1,320.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,320.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1,320.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,320.00 FEET TO THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 90°00'00" WEST, ALONG THE NORTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,320.00 FEET TO THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 660.00 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 1,320.00 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°00'00" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,980.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1,320.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°00'00" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,320.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.83 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL "A" (BAY WOOD DRIVE AND BAY VIEW ROAD), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BAY WOOD AT BOCA WEST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PRIVATE ACCESS AND UTILITY PURPOSES, AND TO THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BAY WOOD AT BOCA WEST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PRIVATE NON-VEHICULAR ACCESS AND UTILITIES, AND TO THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER SAME, BUT NOT FOR MAINTENANCE.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY FACILITIES.

IN WITNESS WHEREOF, BAY WOOD CORPORATION, SAID GENERAL PARTNER OF YUSEN HOMES BAY WOOD, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF AUGUST, A.D., 1981.

BAY WOOD CORPORATION
AS GENERAL PARTNER OF YUSEN HOMES BAY WOOD,
A FLORIDA GENERAL PARTNERSHIP

ATTEST:

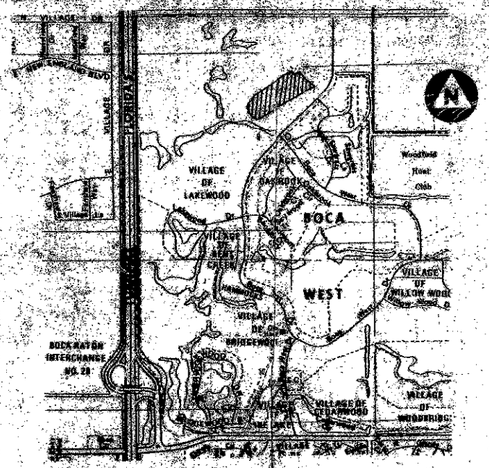
CORPORATE SEAL

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED _____ AND _____, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BAY WOOD CORPORATION, A FLORIDA CORPORATION, AS GENERAL PARTNER OF YUSEN HOMES BAY WOOD, A FLORIDA GENERAL PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 _____ DAY OF _____, A.D., 1981.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____



MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE OR OTHER ENCUMBRANCE UPON IT AS RECORDED IN OFFICIAL RECORD BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID SAVINGS AND LOAN ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND THE ASSOCIATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF SEPTEMBER, A.D., 1981.

ATTEST: _____
MERCEDES SCHLAH, ASST. SECRETARY

ACKNOWLEDGMENTS AND LOAN ASSOCIATION
BY: _____
PAUL W. LEASURE, VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MERCEDES SCHLAH AND PAUL W. LEASURE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASST. SECRETARY OF ACACIA SAVINGS AND LOAN ASSOCIATION, A FLORIDA ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF SEPTEMBER, A.D., 1981.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 11-20-84

PLANNED UNIT DEVELOPMENT
TABULATIONS

TOTAL AREA THIS PLAT	9.83 ACRES
LESS ROAD RIGHT OF WAY	0.70 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	9.13 ACRES
APPLICABLE DENSITY FACTOR	N/A
TOTAL UNITS PERMITTED	N/A
TOTAL UNITS THIS PLAT	43
OPEN SPACE	6.8 ACRES
DENSITY	4.4 UNITS PER ACRE

TITLE CERTIFICATION:

I, JEFFERY DEITCH, 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 THAT THE TITLE TO THE PROPERTY IS VESTED TO YUSEN HOMES BAY WOOD, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATED: 26 DAY OF NOV., A.D., 1981 BY: _____
JEFFERY A. DEITCH, ATTORNEY

SURVEYOR'S NOTES:

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON EASEMENTS SPECIFICALLY CALLED OUT FOR THE SOLE PURPOSE OF DRAINAGE.
2. THERE SHALL BE NO BUILDINGS OR PERMANENT STRUCTURES PLACED ON EASEMENTS SPECIFICALLY CALLED OUT FOR THE SOLE PURPOSE OF UTILITIES.
3. BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°59'00" WEST FOR THE NORTH LINE OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. THIS INSTRUMENT WAS PREPARED BY ROBERT J. WEBBER, JR. FOR THE FIRM OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409

APPROVAL: PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF JAN, A.D. 1982

NORMAN GREGORY SCHLAGER
CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF JAN, A.D. 1982

EUGENE KARLEN, P.E.
COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: Robbyn L. Miller
DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT ID & M PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSITED WITH THE BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 1ST DAY OF DEC, A.D. 1981 BY: _____ FOR THE COMPANY
REGISTERED SURVEYOR NO. 3404

43/192

CORNELIUS SCHAEFER CONSULTING ENGINEERS INC.
PALM BEACH COUNTY, FLORIDA

BENCH MARK
land surveying and mapping, inc.

BAY WOOD
AT
BOCA WEST