

44/104

A PART OF A PLANNED UNIT DEVELOPMENT BAY WOOD PLAT 2 AT BOCA WEST LYING IN PART OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA MARCH, 1982

104

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT YUSEM HOMES - BAY WOOD II, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, LYING IN PART OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BAY WOOD PLAT 2 AT BOCA WEST, 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 89°59'15" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1499.10 FEET; THENCE, SOUTH 00°00'45" WEST, A DISTANCE OF 1479.00 FEET TO THE MOST NORTHERLY POINT ON THE CURVED BOUNDARY LINE OF BAY WOOD AT BOCA WEST, A PART OF A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 192 AND 193, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 427.17 FEET AND WHOSE RADIUS POINT BEARS NORTH 49°53'57" EAST; SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°46'04", A DISTANCE OF 244.30 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 07°19'59" WEST, A DISTANCE OF 154.56 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 265.00 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°49'01", A DISTANCE OF 424.66 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 80°51'00" WEST, A DISTANCE OF 54.31 FEET; THENCE, SOUTH 27°23'03" WEST, A DISTANCE OF 226.41 FEET; THENCE, SOUTH 23°30'00" EAST, A DISTANCE OF 604.12 FEET TO THE BOUNDARY LINE OF SAID BAY WOOD AT BOCA WEST; THENCE, NORTH 49°30'00" EAST ALONG SAID LINE, A DISTANCE OF 165.91 FEET; THENCE, SOUTH 49°30'00" EAST CONTINUING ALONG SAID LINE, A DISTANCE OF 120.00 FEET; THENCE, NORTH 42°30'00" EAST CONTINUING ALONG SAID LINE, A DISTANCE OF 179.23 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6.186 ACRES, MORE OR LESS.

SUBJECT TO EXISTING 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:

- 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 ACCESS AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
- TRACT "E", 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 OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
- THE DRAINAGE EASEMENTS AND THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY FACILITIES.
- THE 5' LIMITED ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, TOSCA BAY CORPORATION, (AS GENERAL PARTNER OF YUSEM HOMES - BAY WOOD II, A FLORIDA GENERAL PARTNERSHIP) HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF June, A.D. 1982.

ATTEST: Joseph Henn BY: Henry Yusem
ASSISTANT SECRETARY PRESIDENT
TOSCA BAY CORPORATION
AS GENERAL PARTNER OF YUSEM HOMES - BAY WOOD II, A FLORIDA GENERAL PARTNERSHIP

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HENRY H. YUSEM AND JOSEPH HENN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF TOSCA BAY CORPORATION, AS GENERAL PARTNER OF YUSEM HOMES - BAY WOOD II, 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 OFFICIAL 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 16 DAY OF June, A.D. 1982.

NOTARY PUBLIC: Patricia B. Pusan
MY COMMISSION EXPIRES: _____

MORTGAGEE'S CONSENT

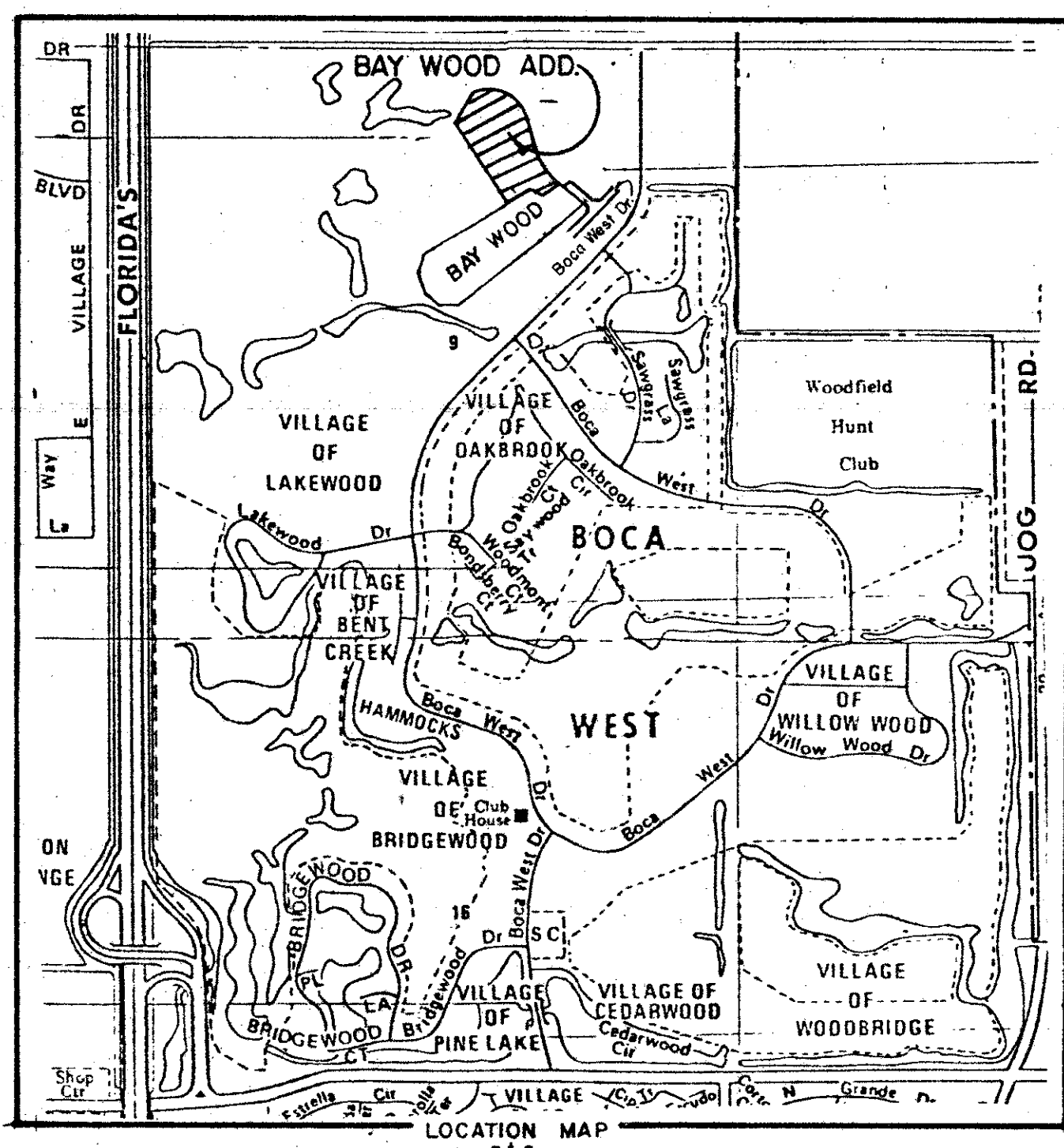
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 WHICH IS RECORDED IN O.R. BOOK 3734, PAGE 935 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 ASSISTANT SECRETARY AND THE ASSOCIATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF June, A.D. 1982.

AMERICAN SAVINGS AND LOAN ASSOCIATION

ATTEST: Mercedes Somellán BY: Paul W. Leathe
MERCEDES SOMELLAN, VICE PRESIDENT
PAUL W. LEATHE, ASSISTANT SECRETARY



ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MERCEDES SOMELLAN AND PAUL W. LEATHE TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT SECRETARY AND VICE PRESIDENT OF AMERICAN SAVINGS AND LOAN ASSOCIATION, A FLORIDA SAVINGS AND LOAN 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 OFFICIAL 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 21 DAY OF June, A.D. 1982.

MY COMMISSION EXPIRES: 1/21/95 NOTARY PUBLIC: Carole D. Quinlan

MORTGAGEE'S CONSENT: Norman R. Gregory
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 26 1985
BONDED FROM CERTAIN AND UNLAWFUL ACTS

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 WHICH IS RECORDED IN O.R. BOOK 3669, PAGE 458 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, ARVIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Norman A. Cortes AND ATTESTED TO BY ITS Norman A. Cortes AND THE CORPORATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF June, A.D. 1982.

ARVIDA CORPORATION

ATTEST: Jeri Pollock BY: Norman A. Cortes V.P.
SEAL

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Norman A. Cortes AND Jeri Pollock TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V. President AND A. Secretary OF ARVIDA CORPORATION, A FLORIDA CORPORATION, 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 OFFICIAL SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATION AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF June, A.D. 1982

MY COMMISSION EXPIRES: 2/13/90 NOTARY PUBLIC: Debra J. Williams

PLANNED UNIT DEVELOPMENT TABULATIONS

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|--|--------------------|
| TOTAL AREA THIS PLAT | 6.186 ACRES |
| LESS ROAD RIGHT OF WAY | N/A |
| EQUALS EFFECTIVE BASE RESIDENTIAL AREA | 6.186 ACRES |
| APPLICABLE DENSITY FACTOR | N/A |
| TOTAL UNITS PERMITTED | N/A |
| TOTAL UNITS THIS PLAT | 28 UNITS |
| OPEN SPACE | 4.7 ACRES |
| DENSITY | 4.5 UNITS PER ACRE |

TITLE CERTIFICATION:

I, JEFFERY DEUTCH, 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 YUSEM HOMES-BAY WOOD-II, 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, AND THAT THERE ARE NO OTHER ENCUMBRANCES.

DATE: 16th DAY OF JUNE, A.D. 1982 BY: Jeffery A. Deutch
JEFFERY A. DEUTCH, ATTORNEY

SURVEYOR'S NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°59'15" WEST FOR THE NORTH LINE OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES 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 6 DAY OF July, A.D. 1982.

Norman R. Gregory
NORMAN R. GREGORY, CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF July, A.D. 1982

Herbert Kahlert
HERBERT KAHLERT, P.E.
COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS BY: Kathryn S. 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, 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: 16 DAY OF June, A.D. 1982 BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, P.L.S.
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

9-47-42

0214-305 F.S.33

44/104

(parcel B-4)
AG Prod
FS2.33
FH-NB
Site Plan app. 4/8/82
9/47/42

BENCH MARK
land surveying and mapping, inc.
WEST PALM BEACH, FLORIDA

BAY WOOD ADDITION
@ BOCA WEST

