

PARCEL I-4 AT BOCA WEST

A PART OF BOCA WEST, PLANNED UNIT DEVELOPMENT
LYING IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

189

Dedication:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, THAT YUSEM HOMES - PLANTERS POINT, LTD., A FLORIDA LIMITED PARTNERSHIP, AND YUSEM HOMES - PLANTERS POINT II, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PARCEL I-4 AT BOCA WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLFSIDE DRIVE AS SHOWN ON THE PLATS OF GOLFSIDE DRIVE - BOCA WEST - P.U.D. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 164 AND 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND GOLFSIDE DRIVE - PHASE II - BOCA WEST - P.U.D. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 115 AND 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE, SOUTH 77°33'00" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GOLFSIDE DRIVE - PHASE II, A DISTANCE OF 18.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 264.00 FEET; THENCE, WESTERLY AND SOUTHERLY ALONG SAID CURVE, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID GOLFSIDE DRIVE - PHASE II, THROUGH A CENTRAL ANGLE OF 23°58'00", A DISTANCE OF 110.43 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 53°35'00" WEST, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID GOLFSIDE DRIVE - PHASE II, A DISTANCE OF 528.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 264.00 FEET; THENCE, WESTERLY AND SOUTHERLY ALONG SAID CURVE, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID GOLFSIDE DRIVE - PHASE II, THROUGH A CENTRAL ANGLE OF 07°07'47", A DISTANCE OF 32.85 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 51°11'11" EAST, A DISTANCE OF 143.92 FEET; THENCE, SOUTH 41°39'19" EAST, A DISTANCE OF 409.93 FEET; THENCE, SOUTH 38°05'26" EAST, A DISTANCE OF 102.93 FEET; THENCE, SOUTH 89°03'50" EAST, A DISTANCE OF 68.11 FEET; THENCE, NORTH 78°57'56" EAST, A DISTANCE OF 180.92 FEET; THENCE, NORTH 49°46'19" EAST, A DISTANCE OF 198.50 FEET; THENCE, SOUTH 83°26'04" EAST, A DISTANCE OF 81.24 FEET; THENCE, NORTH 19°44'12" EAST, A DISTANCE OF 240.77 FEET; THENCE, NORTH 66°47'46" WEST, A DISTANCE OF 175.95 FEET; THENCE, NORTH 29°00'43" WEST, A DISTANCE OF 72.09 FEET; THENCE, NORTH 29°49'31" WEST, A DISTANCE OF 153.34 FEET; THENCE, NORTH 38°32'18" WEST, A DISTANCE OF 151.95 FEET; THENCE, NORTH 05°24'40" WEST, A DISTANCE OF 112.36 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GOLFSIDE DRIVE; THENCE, SOUTH 77°33'00" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE, OF SAID GOLFSIDE DRIVE, A DISTANCE OF 62.42 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING: 11.007 ACRES, MORE OR LESS.

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

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PLANTERS POINT AT BOCA WEST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR INGRESS, EGRESS, UTILITY AND DRAINAGE AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", AS SHOWN IS HEREBY DEDICATED TO PLANTERS POINT AT BOCA WEST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR LANDSCAPING AND OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS L-1 AND L-2, THE WATER MANAGEMENT TRACTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOCA WEST MAINTENANCE ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE 20 FOOT DRAINAGE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PLANTERS POINT AT BOCA WEST PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF YUSEM HOMES - PLANTERS POINT, LTD., A FLORIDA LIMITED PARTNERSHIP AND YUSEM HOMES - PLANTERS POINT II, LTD., A FLORIDA LIMITED PARTNERSHIP, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR GENERAL PARTNERS, ON BEHALF OF THE PARTNERSHIPS, THIS 8th DAY OF July, A.D. 1985.

ATTEST: *Joseph F. Henn* BY: *Henry Yusem*
JOSEPH F. HENN ASSISTANT SECRETARY HENRY YUSEM PRESIDENT

H. Y. (PLANTERS POINT), INC. A FLORIDA CORPORATION, GENERAL PARTNER OF YUSEM HOMES - PLANTERS POINT, LTD., A FLORIDA LIMITED PARTNERSHIP
H. Y. (PLANTERS POINT) II, INC. A FLORIDA CORPORATION, GENERAL PARTNER OF YUSEM HOMES - PLANTERS POINT, LTD., A FLORIDA LIMITED PARTNERSHIP

Acknowledgement:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED HENRY H. YUSEM AND JOSEPH F. 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, RESPECTIVELY OF H. Y. (PLANTERS POINT), INC., AS GENERAL PARTNER OF YUSEM HOMES - PLANTERS POINT, LTD., AND OF H. Y. (PLANTERS POINT) II, INC., AS GENERAL PARTNER OF YUSEM HOMES - PLANTERS POINT II, LTD., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATIONS AND THAT THE SEALS AFFIXED TO THE FOREGOING INSTRUMENT ARE THE OFFICIAL SEALS OF SAID CORPORATIONS AND THAT THEY WERE AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF H. Y. (PLANTERS POINT), INC., AS GENERAL PARTNER OF YUSEM HOMES - PLANTERS POINT, LTD. AND OF H. Y. (PLANTERS POINT) II, INC., AS GENERAL PARTNER OF YUSEM HOMES - PLANTERS POINT II, LTD.

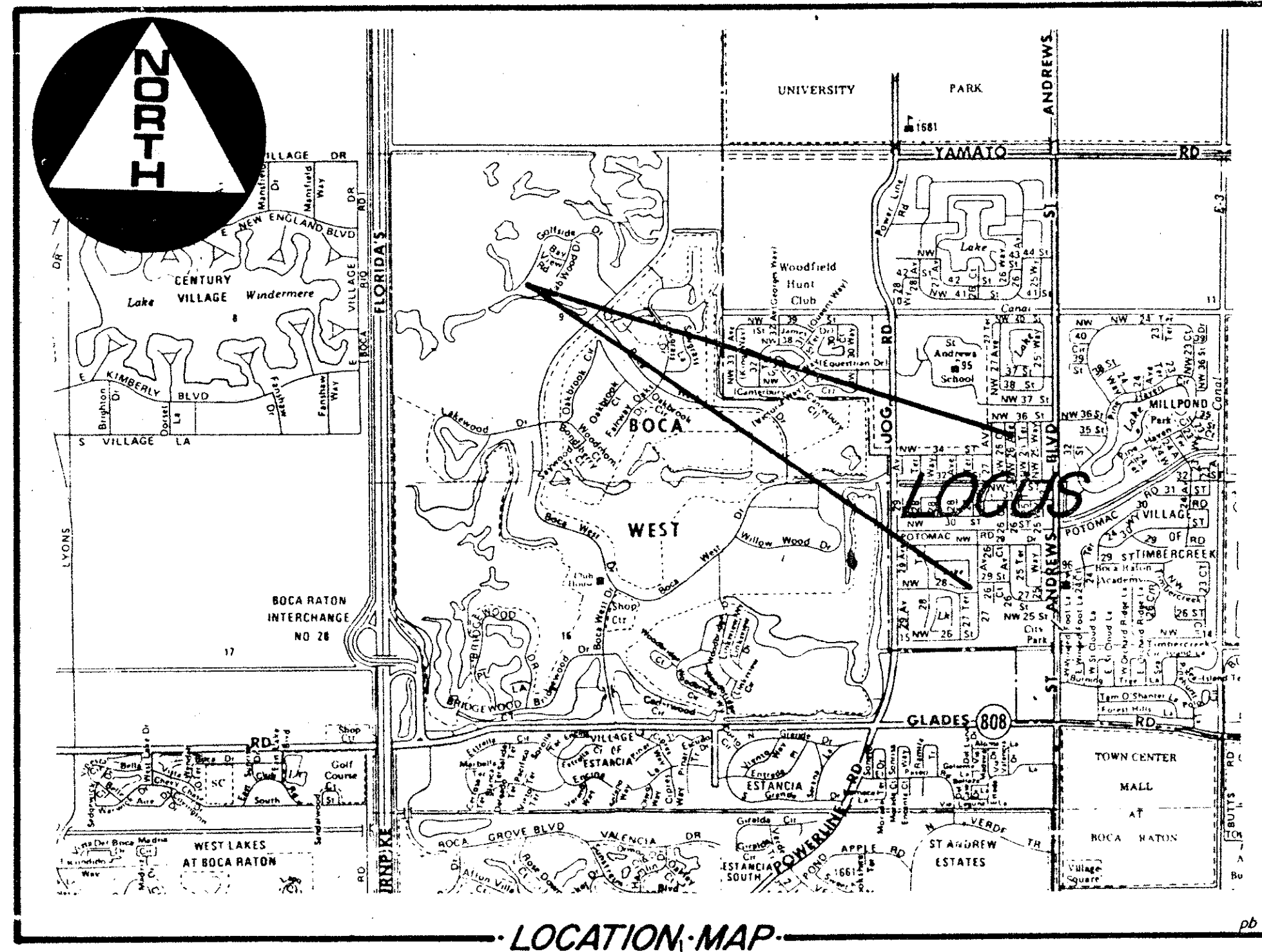
WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF July, A.D. 1985.

NOTARY PUBLIC: *Wanda G. Wadsworth*

MY COMMISSION EXPIRES:

APRIL 1985

SHEET 1 OF 2 Title Certification:



TRACT	ACRES
"A" (ROADWAY)	1.137
"B1" (OPEN SPACE)	1.485
"B2" (OPEN SPACE)	0.251
"L1" (LAKE)	1.135
"L2" (LAKE)	0.227
LOTS (HOUSING)	6.772
TOTAL BOUNDARY	11.007

Mortgagees' Consent:

STATE OF FLORIDA)
COUNTY OF DADE) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED HEREIN BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN O.R. BOOK 4583, PAGES 452 AND 453, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FINANCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF DADE COUNTY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND THE CORPORATE SEAL AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF June, A.D. 1985.

WITNESS: *Gerard Sabatino* FINANCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF DADE COUNTY

WITNESS: *Wendy Lisa* BY: *Gerard Sabatino*
GERARD SABATINO VICE PRESIDENT

Acknowledgement:

STATE OF FLORIDA)
COUNTY OF DADE) SS

BEFORE ME PERSONALLY APPEARED GERARD SABATINO, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED HEREIN, WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FINANCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF DADE COUNTY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT IT WAS AFFIXED 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 11th DAY OF June, A.D. 1985.

MY COMMISSION EXPIRES: NOTARY PUBLIC: *Wanda G. Wadsworth*

I, RICHARD B. MACFARLAND, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN YUSEM HOMES-PLANTERS POINT LTD., A FLORIDA LIMITED PARTNERSHIP AND YUSEM HOMES - PLANTERS POINT II, LTD., A FLORIDA LIMITED 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.

DATE: _____ DAY OF _____, A.D. 1985 BY: RICHARD B. MACFARLAND, ESQUIRE

Approvals:

PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF Aug, A.D. 1985.

Kenneth M. Adams
KENNETH M. ADAMS, CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF Aug, A.D. 1985.

Herbert F. Kahler
HERBERT F. KAHLERT, P.E.
PALM BEACH COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

Paul D. Bampton
DEPUTY CLERK

Surveyors' 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 MERIDIAN USED THROUGHOUT BOCA WEST. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN THE OFFICES OF BENCHMARK LAND SURVEYING AND MAPPING, INC., 50 SOUTH MILITARY TRAIL, SUITE 200, WEST PALM BEACH, FLORIDA 33415.

Surveyors' Certification:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 SET AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COMMISSIONERS 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: 12 DAY OF JUNE, A.D. 1985

BY: *Wm. R. Van Campen*
WM. R. VAN CAMPEN, R.L.S.
REGISTERED LAND SURVEYOR NO. 2424
STATE OF FLORIDA

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR RECORD AT _____ THIS 27th DAY OF August, A.D. 1985 AND DULY RECORDED IN PLAT BOOK 51 ON PAGES 189 AND 190.

JOHN B. DUNKLE
CLERK, CIRCUIT COURT
BY: *Wanda G. Wadsworth*

"Seal"
Clerk
Circuit Court

"Seal"
H.Y.
(Planters Point)
Inc.

"Seal"
H.Y.
(Planters Point)
Notary

"Seal"
H.Y.
(Planters Point)
Inc.

"Seal"
H.Y.
(Planters Point)
Notary

"Seal"
Financial Federal Savings
and Loan Association
of
Dade County

"Seal"
Financial Federal Savings
and Loan Association
Notary

0214-315
BENCH MARK
land surveying and mapping, inc.
WEST PALM BEACH, FLORIDA

CONRAD W. SCHAEFER CONSULTING ENGINEERS INC.
PALM BEACH COUNTY, FLORIDA

REGORD PLAT
PARCEL I-4 AT BOCA WEST

DATE	SCALE	REVISION	JOB NO.	DRAWING NO.
4/85	N/A	WVC	P-3200	P-3205
DATE	SCALE	APPROVED	SHEET	OF
4/85	N/A	WVC	1	2

"Seal"
Wm. R. Van Campen
R.L.S. 2424
County Engineer
Palm Beach County

DRAWING NUMBER
51/189

DRAWING NUMBER
IRVINE, CALIFORNIA

DRAWING NUMBER
IRVINE, CALIFORNIA

DRAWING NUMBER
IRVINE, CALIFORNIA