

BOCA WEST P.U.D. MASTER PLAT 1
IN SECTIONS 9 AND 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN TEN SHEETS SHEET 3 OF 10

214 025

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at _____ M. this _____ day
of _____ 1990, and duly
recorded in Plat Book No. _____
on Pages _____ and _____
JOHN B. DUNKLE
Clerk Circuit Court
By: _____

DESCRIPTION CONT.
(PARCEL 3)

15954'11" East, a distance of 609.62 feet; thence South 79°50'56" West, a distance of 451.46 feet; thence North 78°47'21" West, a distance of 375.05 feet; thence North 74°34'21" West, a distance of 180.53 feet; thence North 32°44'25" West, a distance of 213.08 feet to a point on the Southeasterly Right-of-Way line of said Golfside Drive, the last fourteen courses described being coincident with the Southerly, Easterly and Northerly boundary of said Parcel E-4 of Boca West; thence North 43°11'11" East, along said Southeasterly Right-of-Way line, a distance of 191.02 feet to the most Westerly point on the plat of MAHOGANY BEND OF BOCA WEST P.U.D., according to the plat thereof, as recorded in Plat Book 46, Pages 3 and 4 of the Public Records of Palm Beach County, Florida; thence South 46°48'49" East, a distance of 143.00 feet; thence South 80°55'01" East, a distance of 73.00 feet; the last two courses being coincident with the southerly boundary of said Plat of Mahogany Bend of Boca West; thence South 06°45'47" West, a distance of 3.29 feet; thence South 78°20'34" East, a distance of 143.64 feet; thence South 78°25'13" East, a distance of 209.94 feet; thence South 86°29'44" East, a distance of 236.52 feet; thence North 86°56'25" East, a distance of 346.80 feet; thence North 87°45'02" East, a distance of 134.54 feet; thence North 23°30'00" West, a distance of 8.25 feet to the southerly line of said Mahogany Bend of Boca West; thence North 88°01'15" East, a distance of 32.25 feet to a point on the Westerly line of the plat of BAYWOOD PLAT 2 AT BOCA WEST, according to the plat thereof, as recorded in Plat Book 44, Pages 104 and 105 of the Public Records of Palm Beach County, Florida, thence South 23°30'00" East, along said Westerly line, a distance of 309.11 feet to a point on the Northwesterly line of the plat of BAYWOOD AT BOCA WEST, according to the plat thereof, as recorded in Plat Book 43, Pages 192 and 193 of the Public Records of Palm Beach County, Florida; thence South 49°30'00" West, a distance of 542.09 feet; thence South 09°30'00" West, a distance of 130.00 feet; thence South 09°30'00" East, a distance of 100.00 feet; thence South 45°30'00" East, a distance of 178.00 feet; thence South 89°30'00" East, a distance of 122.00 feet; thence North 42°30'00" East, a distance of 239.00 feet; thence North 50°30'00" East, a distance of 226.00 feet; thence North 62°30'00" East, a distance of 548.00 feet to the Southerly line of Golfside Drive, as shown on the plat of SABAL LAKE OF BOCA WEST P.U.D., according to the plat thereof, as recorded in Plat Book 43, Pages 159 and 160 of the Public Records of Palm Beach County, Florida, the last eight courses described being coincident with the Northwesterly, Southwesterly and Southeasterly limits of said plat of BAYWOOD OF BOCA WEST; thence South 47°30'00" East, a distance of 79.17 feet; thence South 01°28'12" East, a distance of 35.99 feet; thence South 44°33'36" West, a distance of 1050.47 feet to a point on the Northerly Right-of-Way line of Boca West Drive, according to the plat of BOCA WEST - BOCA WEST DRIVE P.U.D., according to the plat thereof, as recorded in Plat Book 34, Pages 135, 136, 137 and 138 of the Public Records of Palm Beach County, Florida, the last three courses described being coincident with the Southeasterly and Northwesterly Right-of-Way lines of Golfside Drive and Boca West Drive as shown on said plat; thence continue South 44°33'36" West, along said Northwesterly Right-of-Way line, a distance of 383.92 feet to the most Easterly point of the Plat of Island Court recorded in Plat Book 56, Pages 67 to 71, said point being further described as being the Point of Curvature of a circular curve to the right; thence Southerly, Westerly, then Northerly, along the arc of said curve, having a radius of 80.00 feet and a central angle of 180°00'00", an arc distance of 251.33 feet to the Point of Tangency; thence North 44°33'36" East, a distance of 11.00 feet to the Point of Curvature of a circular curve to the left; thence Easterly, Northerly, then Westerly, along the arc of said curve, having a radius of 20.00 feet and a central angle of 141°28'41", an arc distance of 49.38 feet to the Point of Tangency; thence South 83°05'05" West, a distance of 32.49 feet; thence South 66°20'11" West, a distance of 87.75 feet; thence North 36°08'14" West, a distance of 74.89 feet; thence North 12°04'03" West, a distance of 79.01 feet to the intersection with the arc of a circular curve to the left, whose radius point bears North 11°37'33" West, from the last described parcel; thence Easterly and Northerly, along the arc of said curve, having a radius of 50.00 feet and a central angle of 54°59'28", an arc distance of 47.99 feet to a point; thence South 88°31'24" West, a distance of 184.36 feet; thence North 73°06'54" West, a distance of 145.50 feet; thence South 02°22'06" East, a distance of 169.00 feet; thence South 18°18'54" West, a distance of 112.60 feet; thence South 85°43'27" West, a distance of 233.30 feet; thence North 87°08'36" West, a distance of 60.00 feet; thence South 02°38'54" West, a distance of 14.00 feet to the Northeast corner of said plat of THE ISLAND OF BOCA WEST P.U.D., the last fifteen courses described being coincident with the Northeastly, Northerly and Westerly line of said Club Parcel; thence North 87°21'06" West, a distance of 1041.41 feet to the intersection with the arc of a circular curve to the right, whose radius point bears North 32°28'00" East, from the last described point; thence Northerly and Westerly, along the arc of said curve, having a radius of 160.00 feet and a central angle of 04°14'06", an arc distance of 11.83 feet to the Point of Reverse Curvature of a circular curve to the left; thence Northerly and Westerly, along the arc of said curve, having a radius of 51.00 feet and a central angle of 32°26'39", an arc distance of 28.88 feet to the intersection with the arc of a circular curve to the left, whose radius point bears South 52°06'04" West, from the last described point; thence Northerly, Westerly, then Southerly, along the arc of said curve, having a radius of 38.00 and a central angle of 148°30'58" feet, an arc distance of 98.50 feet to the Point of Reverse Curvature of a circular curve to the right; thence Southerly and Easterly, along the arc of said curve, having a radius of 735.00 feet and a central angle of 07°32'38", an arc distance of 96.77 feet to the Point of Reverse Curvature of a circular curve to the left; thence Southerly and Easterly, along the arc of said curve, having a radius of 169.84 feet and a central angle of 179°1'10", an arc distance of 50.45 feet to the Point of Reverse Curvature

GEE AND JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
FEBRUARY 1989

DESCRIPTION CONT.

of a circular curve to the right; thence Easterly, Southerly, then Westerly, along the arc of said curve, having a radius of 25.00 feet and a central angle of 75°57'50", an arc distance of 33.15 feet to the Point of Reverse Curvature of a circular curve to the left; thence Southerly and Westerly, along the arc of said curve, having a radius of 254.83 feet and a central angle of 12°36'13", an arc distance of 56.06 feet to the Point of Reverse Curvature of a circular curve to the right; thence Southerly, Westerly, then Northerly, along the arc of said curve, having a radius of 25.00 feet and a central angle of 157°35'28", an arc distance of 68.76 feet to the Point of Reverse Curvature of a circular curve to the left; thence Easterly, Northerly, then Westerly, along the arc of said curve, having a radius of 95.00 feet and a central angle of 74°39'54", an arc distance of 123.80 feet to the Point of Reverse Curvature of a circular curve to the right; thence Westerly and Northerly, along the arc of said curve, having a radius of 135.96 feet and a central angle of 41°01'03", an arc distance of 97.33 feet to the Point of Reverse Curvature of a circular curve to the left; thence Northerly and Westerly, along the arc of said curve, having a radius of 225.00 feet and a central angle of 55°53'05", an arc distance of 219.46 feet to the Point of Reverse Curvature of a circular curve to the right; thence Westerly and Northerly, along the arc of said curve, having a radius of 185.00 feet and a central angle of 34°51'30", an arc distance of 112.55 feet to the Point of Tangency; thence North 29°36'47" West, a distance of 143.32 feet to the Point of Curvature of a circular curve to the left, thence Northerly and Westerly, along the arc of said curve, having a radius of 15.00 feet and a central angle of 51°14'10", an arc distance of 13.41 feet to the Point of Tangency; thence North 80°50'57" West, a distance of 105.45 feet to the Point of Curvature of a circular curve to the left; thence Westerly and Southerly, along the arc of said curve, having a radius of 68.73 feet and a central angle of 38°34'42", an arc distance of 46.28 feet to a point; thence North 80°50'57" West, a distance of 131.69 feet to the Point of Beginning of this description, the last eighteen courses described being coincident with the Northerly boundary of said plat of THE ISLAND AT BOCA WEST P.U.D.
65.16 Acres, more or less

TOGETHER WITH: PARCEL 17

Beginning at the Westerlymost point of the Plat of VILLAGE OF WOODBRIDGE according to the plat thereof recorded in Plat Book 34, Pages 149 and 150, thence North 36°43'38" West, a distance of 84.85 feet; thence North 59°17'14" East, a distance of 117.48 feet; thence South 83°01'49" East, a distance of 105.01 feet to a corner of said VILLAGE OF WOODBRIDGE; thence South 53°16'22" West, a distance of 192.75 feet to the Point of Beginning.
0.27 of an Acre, more or less

TOGETHER WITH: PARCEL 21

Commencing at the Southwest corner of Parcel "B", CEDARWOOD OF BOCA WEST - P.U.D., according to the plat thereof, as recorded in Plat Book 32, Pages 94 and 95 of the Public Records of Palm Beach County, Florida; thence North 27°17'33" East, along the Northwesterly line of said Parcel "B", a distance of 27.00 feet to the Point of Beginning of this description; thence continue North 27°17'33" East, along said Northwesterly line, a distance of 168.74 feet to a point on the Southwesterly Right-of-Way line of Cedarwood Circle, as shown on said plat, said point being further described as being the intersection with the arc of a circular curve to the left, whose radius point bears South 89°57'22" West, from the last described point; thence Northerly and Westerly, along the arc of said curve, along said Southwesterly Right-of-Way line, having a radius of 90.44 feet and a central angle of 36°46'26", an arc distance of 58.06 feet to the Point of Tangency; thence North 36°49'30" West, along said Southwesterly Right-of-Way line, a distance of 99.69 feet to the Point of Curvature of a circular curve to the left; thence Northerly and Westerly, along the arc of said curve, along said Southerly Right-of-Way line, having a radius of 249.00 feet and a central angle of 56°31'39", an arc distance of 245.66 feet to the Point of Tangency; thence South 86°38'51" West, along the Southerly Right-of-Way line of said Cedarwood Circle, a distance of 151.86 feet; thence South 41°38'51" West, along said Southerly Right-of-Way line, a distance of 35.36 feet to a point on the Easterly Right-of-Way line of Country Club Boulevard, Parcel "C", as shown on the plat of BOCA WEST COUNTRY CLUB ENTRANCE SECTION, PLAT NO. 1, according to the plat thereof, as recorded in Plat Book 29, Pages 208 and 209 of the Public Records of Palm Beach County, Florida; thence South 03°21'09" East, along said Easterly Right-of-Way line, a distance of 131.88 feet to the Point of Curvature of a circular curve to the left; thence Southerly and Easterly, along the arc of said curve, along said Easterly Right-of-Way line, having a radius of 1070.92 feet and a central angle of 10°24'25", an arc distance of 194.52 feet to the Point of Tangency; thence South 13°45'34" East, along said Easterly Right-of-Way line, a distance of 51.16 feet; thence North 77°00'00" East, a distance of 73.00 feet; thence North 25°33'54" East, a distance of 135.12 feet; thence North 73°00'00" East, a distance of 67.00 feet; thence South 67°00'00" East, a distance of 80.00 feet; thence South 36°00'00" East, a distance of 125.00 feet to a point on the Northerly line of said Parcel "B" of CEDARWOOD OF BOCA WEST - P.U.D., said point being further described as being the Point of Beginning.
2.92 Acres, more or less

DESCRIPTION CONT.

TOGETHER WITH: PARCEL 22

Beginning at the Southernmost point of Tract One of the Plat of CLUBSIDE AT BOCA WEST according to the recorded plat in Plat Book 57 on Pages 79 thru 82; thence North 48°51'37" East, a distance of 76.45 feet; thence North 52°59'11" East, a distance of 59.53 feet to the beginning of a curve concave to the South having a radius of 33.00 feet and a central angle of 86°58'44"; thence Easterly and Southeasterly along the arc of said curve a distance of 50.10 feet; thence South 40°02'05" East, a distance of 16.48 feet to a point on the Northwesterly right of way line of Boca West Drive as recorded in Plat Book 34, Pages 135 thru 138, the last four courses being coincident to the Easterly and Southwesterly line of said Tract One of CLUBSIDE AT BOCA WEST; thence South 49°49'13" West along the Northwesterly line of said Boca West Drive, a distance of 277.08 feet; thence North 40°10'47" West, a distance of 109.92 feet; thence North 49°49'13" East, a distance of 111.88 feet; thence North 67°08'53" East, a distance of 13.46 feet; thence South 20°10'06" East, a distance of 19.61 feet; thence North 66°32'32" East, a distance of 19.61 feet; thence South 27°44'33" East, a distance of 123.22 feet to the Point of Beginning, the last four courses being coincident to the Southerly and Southwesterly line of said Tract One of CLUBSIDE AT BOCA WEST.

0.74 of an Acre, more or less

TOGETHER WITH: PARCEL 24

Commencing at the Northwest Corner of the Northeast Quarter of said Section 16; thence South 06°56'50" East, along the West Line of said Northeast Quarter, a distance of 1249.35 feet; thence North 89°03'10" East, a distance of 1219.27 feet, to the Point of Beginning of this description; thence North 22°03'18" West, a distance of 129.65 feet, to a point, said point being the Southerly most corner of THE COVE AT BOCA WEST, a plat recorded in Plat Book 56, Pages 143 and 144, of the Public Records, of said Palm Beach County; thence North 61°46'21" East, along the south most line of said COVE, a distance of 140.29 feet; thence South 28°52'13" East, a distance of 94.90 feet; thence South 49°25'29" West, a distance of 159.01 feet, to the Point of Beginning.
0.38 of an Acre, more or less

PAGE 108
FLOOD MAP #2308
ZONING RS
SUBDIVISION #
BOOK 44
FLOOD ZONE G
QUAD # 53
SE 85-7
PUD-NAME BOCA WEST P.U.D. MASTER PLAT 1

COMPUTED WJT
DRAWN PGB
CHECKED JLD
APPROVED [Signature]
REVISION

0214-025

Plat 87-7
RS PUD

BOCA WEST PUD 64/198