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CYPRESS POINT PATIO HOMES - PHASE IIB - BOCA WEST - P.U.D. REPLAT NO. 1
A REPLAT OF LOT 35 AND PARCEL A, CYPRESS POINT PATIO HOMES - PHASE IIB - BOCA WEST - P.U.D. (PB. 45, PGS. 181 & 182 P.B.C.R.)
LYING WITHIN SECTION 15, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS INSTRUMENT PREPARED BY
PAUL E. BREWER
ASSOCIATES, INC.
12202 N.W. 20th Street
Palm Beach, Florida 33410
(561) 753-2100
THIS PLAN WAS FILED FOR
RECORD AT 2:51 pm
THIS 16 DAY OF Sept
2012 AND DULY RECORDED
IN PLAT BOOK 111 ON
PAGE 16 THROUGH
PAGE 17
SHARON R. BOOK, CLERK
AND CONTROLLER
BY: [Signature]



SHEET 1 OF 2

DESCRIPTION, DEDICATION & RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT RICHARD TUCHMAN, STEPHANIE TUCHMAN & THE BOCA WEST ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FKA CYPRESS POINT PATIO ASSOCIATION, INC., OWNERS OF THE LAND SHOWN HEREON AS CYPRESS POINT PATIO HOMES - PHASE IIB BOCA WEST - P.U.D. REPLAT NO. 1, REPLAT OF LOT 35 AND PARCEL A, CYPRESS POINT PATIO HOMES - PHASE IIB BOCA WEST - P.U.D. AS RECORDED IN PLAT BOOK 40, PAGES 181 & 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 34, CYPRESS POINT PATIO HOMES - PHASE IIB BOCA WEST - P.U.D. AS RECORDED IN PLAT BOOK 40, PAGES 181 & 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
THENCE SOUTH 82°29'39" EAST, ALONG THE SOUTH LINE OF SAID LOT 34, A DISTANCE OF 163.43 FEET TO A POINT ON THE WEST LINE OF SAID LOT 34, A DISTANCE OF 45 PAGES 181 & 182 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST AND TO SAID POINT A RADIAL LINE BEARS N09°37'33" WEST.
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LINKS CIRCLE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 120.34 FEET, A CENTRAL ANGLE OF 17°10'14", A DISTANCE OF 34.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST.
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LINKS CIRCLE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 31°37'31", A DISTANCE OF 23.15 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF WOODBRIDGE DRIVE.
THENCE SOUTH 79°14'44" WEST, ALONG THE NORTH RIGHT OF WAY OF WOODBRIDGE DRIVE AS RECORDED IN PLAT BOOK 44, PAGE 190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, A DISTANCE OF 242.23 FEET.
THENCE NORTH 83°56'47" WEST, ALONG THE NORTH RIGHT OF WAY OF SAID WOODBRIDGE DRIVE, A DISTANCE OF 78.86 FEET.
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 61.12 FEET TO A POINT ON THE WEST LINE OF PARCEL C OF THE AFORESAID PLAT OF CYPRESS POINT PATIO HOMES - PHASE IIB BOCA WEST P.U.D. SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST AND TO SAID POINT A RADIAL LINE BEARS NORTH 53°39'43" WEST.
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 32.26 FEET, A CENTRAL ANGLE OF 30°17'12" TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST.
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 37.87 FEET A CENTRAL ANGLE OF 43°25'39", A DISTANCE OF 28.55 FEET.
THENCE SOUTH 42°26'30" EAST, A DISTANCE OF 8.55 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH.
THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 34.85 FEET, A CENTRAL ANGLE OF 46°34'30", A DISTANCE OF 28.33 FEET.
THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 13.50 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST.
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET A CENTRAL ANGLE OF 46°34'30", A DISTANCE OF 28.33 FEET.
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 27.50 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST.
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 85.35 FEET, A CENTRAL ANGLE OF 36°49'49", A DISTANCE OF 54.86 FEET TO THE POINT OF BEGINNING.
THE LAST EIGHT CORNERS BEING COINCIDENT WITH THE BOUNDARY OF PARCEL C OF THE AFORESAID PLAT OF CYPRESS POINT PATIO HOMES - PHASE IIB BOCA WEST - P.U.D.
SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 20,769 SQUARE FEET MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEEDATE AS FOLLOWS:

- 1. TRACT A1 AS SHOWN HEREON IS HEREBY RESERVED FOR THE POINTS AT BOCA WEST ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FKA CYPRESS POINT PATIO ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND LANDSCAPE PURPOSES. THERE SHALL BE NO LANDSCAPING OR ABOVE-GROUND ENCROACHMENTS WHERE THE 20 M.E. (PB. 25, PG. 181 P.B.C.R.) AND TRACT A OVERLAP. TRACT A1 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. THE ROOF OVERHANG EASEMENT, (O.E.) AS SHOWN HEREON IS HEREBY DEDICATED IN FERRUTTY, INDIVIDUALLY AND TO LOT 35 AND PARCEL A AS SHOWN HEREON FOR THE PURPOSE OF ACCESS TO, AND MAINTENANCE OF, IMPROVEMENTS AND ROOF OVERHANGS WITHIN SAID LOT 35 WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WE, RICHARD TUCHMAN & STEPHANIE TUCHMAN DO HERINSETO SET OUR HANDS AND SEALS THIS 9th DAY OF August 2012
[Signature] RICHARD TUCHMAN, OWNER
[Signature] STEPHANIE TUCHMAN, OWNER
PRINT NAME: Allan [Signature]
PRINT NAME: William D. [Signature]
PRINT NAME: William D. [Signature]
PRINT NAME: Stephanie [Signature]
PRINT NAME: William D. [Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF [Signature] } SS
BEFORE ME PERSONALLY APPEARED RICHARD TUCHMAN AND STEPHANIE TUCHMAN WHO ARE PERSONALLY KNOWN TO ME OR, HAVE PRODUCED [Signature] AND [Signature] RESPECTIVELY AS IDENTIFICATION AND WHO EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF August 2012
[Signature] NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: [Signature]
MY COMMISSION EXPIRES: [Signature] COMMISSION # [Signature]



IN WITNESS WHEREOF, THE POINTS AT BOCA WEST ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FKA CYPRESS POINT PATIO ASSOCIATION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [Signature] AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF August 2012.

THE POINTS AT BOCA WEST ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FKA CYPRESS POINT PATIO ASSOCIATION, INC.
PRINT NAME: [Signature] BY: [Signature]
PRINT NAME: [Signature] PRINT NAME: [Signature]
PRINT NAME: [Signature] TITLE: [Signature]
PRINT NAME: [Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF [Signature] } SS
BEFORE ME PERSONALLY APPEARED (PRINT NAME) [Signature] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Signature] OF THE POINTS AT BOCA WEST ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FKA CYPRESS POINT PATIO ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHOULD EXECUTE SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT 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 22 DAY OF August 2012
[Signature] NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: [Signature]
MY COMMISSION EXPIRES: [Signature] COMMISSION # [Signature]



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF Palm Beach } SS
I, ANDREW B. BLASI, 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 THE TITLE TO THE PREMISES INTERESTED IN RICHARD TUCHMAN AND STEPHANIE TUCHMAN (AS TO LOT 35 TOGETHER WITH THAT PORTION OF PARCEL A) TO BE THE SAME AS THAT SET FORTH IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 25271, PAGE 294 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE PRIVATE DEDICATION TO WHICH WAS ABANDONED BY THE SAID ASSOCIATION, IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 25063, PAGE 802 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINTS AT BOCA WEST ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FKA CYPRESS POINT PATIO ASSOCIATION, INC., (AS TO THE REMAINING PORTION OF SAID PARCEL A), THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED. THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPECTED BY THIS PLAT.

DATED August 9, 2012.
ANDREW B. BLASI, ESQ.
FLORIDA BAR NO. 370983
SHAPIRO, BLASI, WASSERMAN & GORA, P.A.
777 GLADES ROAD, SUITE 400
BOCA RATON, FLORIDA 33434

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 96-33, AND IN ACCORDANCE WITH SEC. 177.081(1), F.S.
F.S. THIS 16th DAY OF September 2012, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
BY: [Signature] COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

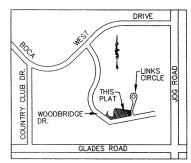
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.P.M.'s"), PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS ACCORDING TO SEC. 177.081(1), F.S., 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]
DATE 8/16/2012
PAUL E. BREWER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 3240
L.E. NO. 2794

SURVEYOR'S NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF HWY LINE OF WOODBRIDGE DRIVE, WOODBRIDGE DRIVE EXTENSION - PHASE I - BOCA WEST P.U.D., PLAT BOOK 44, PAGE 190, PALM BEACH COUNTY RECORDS HAVING AN ASSIGNED BEARING OF SOUTH 79°14'44" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2. THE COORDINATES SHOWN HEREON ARE GRID.
- 3. DATUM = NAD 83, 1990 ADJUSTMENT
- 4. ZONE = FLORIDA EAST
- 5. LINEAR UNIT = US SURVEY FOOT
- 6. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- 7. ALL UNITS ARE IN METERS
- 8. SCALE FACTOR = 1.0000295
- 9. GRID DISTANCE X SCALE FACTOR = GRID DISTANCE
- 10. ROTATION EQUATION:
578°19'14"W (PLAT BEARING)
578°19'14"W (GRID BEARING) = 002°30'00" COUNTERCLOCKWISE
- 11. ALL SIDE LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE.
- 12. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 13. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
- 14. ALL SET PPMs #5240 ARE ONE OF THE FOLLOWING:
4" ROUND CONCRETE MONUMENT, 24" LONG, WITH NAIL & DISC STAMPED "PEB PRM 3240"
4" SQUARE CONCRETE MONUMENT, 24" LONG, WITH NAIL & DISC STAMPED "PEB PRM 3240"

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



PALM BEACH COUNTY PALM BEACH COUNTY NOTARY COUNTY ENGINEER SURVEYOR