BOCA WEST RECREATIONAL POD SITE I REPLAT P.U.D.

DEDICATION & RESERVATION

KNOW ALL MEN BY THESE PRESENTS that Boca West Country Club Inc., a Florida not-for-profit corporation, owner of the land shown hereon as BOCA WEST RECREATIONAL POD SITE I REPLAT P.U.D., being a replat of all of BOCA WEST RECREATIONAL POD SITE I, according to the Plat thereof, as recorded in Plat Book 117, Pages 151 through 156, and replat of a portion of Parcel 8, BOCA WEST P.U.D. MASTER PLAT 2, according to the Plat thereof, as recorded in Plat Book 66, Pages 159 through 177, all of the Public Records of Palm Beach County, Florida, lying in Section 16, Township 47 South, Range 42 East, being more particularly described as follows:

BEGINNING AT A THE MOST EASTERLY CORNER OF SAID PLAT OF BOCA WEST RECREATIONAL POD SITE I: THENCE SOUTH 49°25'27" WEST, A DISTANCE OF 597.43 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 703.94 FEET, A CENTRAL ANGLE OF 73°11'17" AND AN ARC LENGTH OF 899.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 57°23'16" WEST, A DISTANCE OF 68.29 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 512.96 FEET, A CENTRAL ANGLE OF 43°05'32" AND AN ARC LENGTH OF 385.80 FEET TO A POINT OF TANGENCY: THENCE NORTH 14°17'45" WEST, A DISTANCE OF 290.30 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR JURVE HAVING A RADIUS OF 463.57 FEET, A CENTRAL ANGLE OF 20°43'39" AND AN ARC LENGTH OF 167.70 FEET TO THE MOST WESTERLY CORNER OF THE AFORESAID PLAT OF BOCA WEST RECREATIONAL POD SITE I, WITH THE LAST SIX (6) CALLS BEING ALONG THE SOUTH AND WEST LINES OF THE AFORESAID PLAT OF BOCA LINE OF THE PLAT OF BOCA WEST BOCA WEST DRIVE - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 135-138 AND THE NORTH LINE OF THE PLAT OF LAKEWOOD 67°32'56" EAST, A DISTANCE OF 322.88 FEET: THENCE SOUTH 22°27'04" EAST, A DISTANCE OF OF PALM BEACH COUNTY, FLORIDA: THENCE SOUTH 29"15"59" EAST ALONG THE NORTH LINE OF THE 239.67 FEET TO A POINT ON THE WEST LINE OF THE PLAT OF CLUBSIDE AT BOCA WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 79 THROUGH 82, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH A PORTION OF THE LAST CALL BEING ALONG THE EAST LINE OF THE AFORESAID PLAT OF BOCA WEST RECREATIONAL POD SITE I; THENCE SOUTH 49°25'27" WEST, A DISTANCE OF 31.11 FEET: THENCE NORTH 66°45'07" EAST, A DISTANCE OF 13.46 FEET: THENCE SOUTH 20°33'52" EAST, A DISTANCE OF 19.61 FEET: THENCE NORTH 66°08'46" EAST, A NORTH 48°27'51" EAST, A DISTANCE OF 76.45 FEET: THENCE NORTH 52°35'25" EAST, A DISTANCE OF 59.53 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 33.00 FEET. A CENTRAL ANGLE OF 86°58'44" AND AN ARC LENGTH OF 50.10 FEET TO A POINT OF TANGENCY: THENCE SOUTH 40°25'51' EAST, A DISTANCE OF 16.48 FEET TO THE POINT OF BEGINNING, WITH THE LAST NINE (9) CALLS BEING ALONG THE EAST LINE OF THE AFORESAID PLAT OF BOCA WEST RECREATIONAL POD SITE I AND THE SOUTH LINE OF THE AFORESAID PLAT OF CLUBSIDE AT BOCA WEST

SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 1,026,809.29 SQUARE FEET OR (23.57 ACRES), MORE OR LESS.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Tract "A", as shown hereon, is hereby reserved for the Boca West Country Club, Inc., a Florida not for profit corporation, its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of Boca West Country Club, Inc., a Florida not for profit corporation, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the Boca West Country Club, Inc., a Florida not-for profit corporation, has caused these presents to be signed by its Chief Operating Officer of Boca West Country Club and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this _13_ day of _September____, 20_2_\

Boca West Country Club, Inc. a Florida not-for profit corporation Boca West Country Club, Inc.

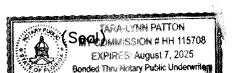
(CORPORATE SEAL)

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 2 day of Scotom , 2021, by Matthew Linderman as Chief Operating Officer for Boca West Country Club, Inc., on behalf of the corporation who is personally known to me [] or has produced _____ (type of identification) as identification.

august 7, 2025 Jan- hym Yarr Signature My commission expires:



AND A REPLAT OF A PORTION OF PARCEL 8, BOCA WEST P.U.D. MASTER PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66,

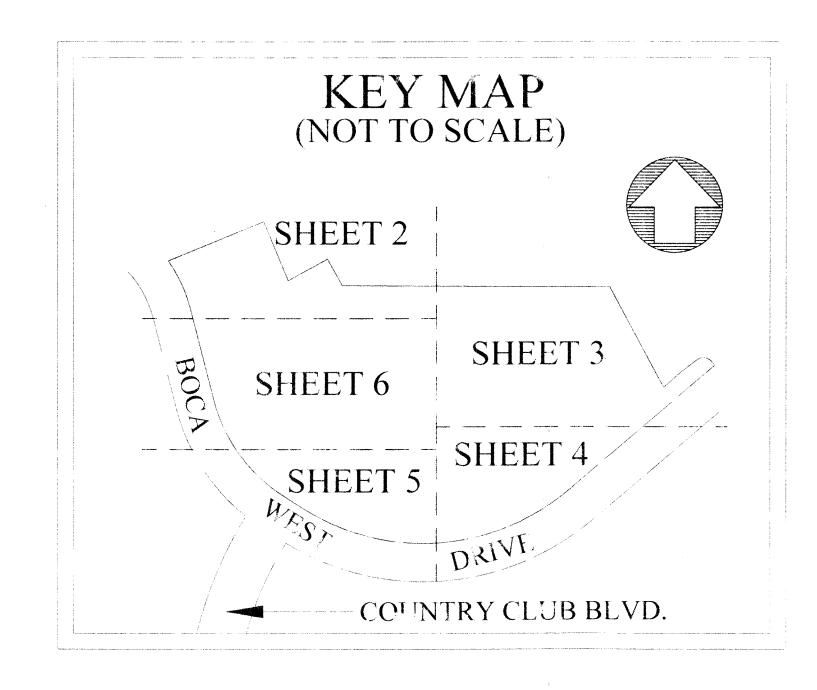
PAGES 159 THROUGH 177, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

LYING IN SECTION 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST

PREPARED BY: DONALD J. SULLIVAN, P.S.M., DJS SURVEYORS, INC. SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION NUMBER LD #7870 20283 STATE ROAD 7, SUITE 200 BOCA RATON, FLORIDA 33498 (561) 883-0470 FEBRUARY, 2021

SITE DATA

CONTROL NUMBER 1985-00007



TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

We, Old Republic National Title Insurance Company, a Florida Corporation, a Title Insurance Company as duly authorized to do business in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Boca West Country Club, Inc., a Florida not-for profit corporation; that the current taxes have been paid; that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

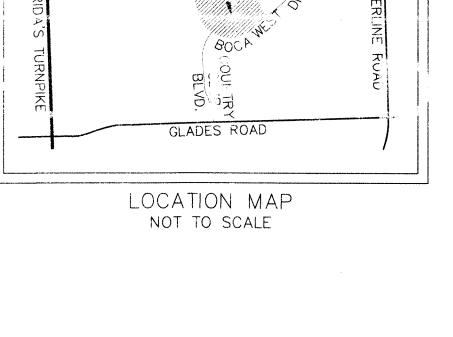
Old Republic National Title Insurance Company A Florida Corporation

Elie Tomehin, Vice President

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95—33, and in accordance with Section 177.071(2), F.S., this ______ day of ______, 20____, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

COUNTY ENGINEER

Date: 03 NOVEMBER 2021



THIS PLAT

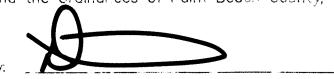
THIS INSTRUMENT WAS FILED FOR RECORD AT 1:45 P.M. DAY OF November 20 21 AND DULY RECORDED IN PLAT BOOK 132 ON PAGE 177- 177 JOSEPH ABRUZZO, CLERK OF THE CIRCUIT & COMPTROLLER PALM BEACH COUNTY BY: DEPUTY CLERK. SHEET 1 OF 6

STATE OF FLORIDA COUNTY OF PALM BEACH S.S.

CLERK OF THE CIRCUIT COURT & COMPTROLLER

SURVEYOR AND MAPPER'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.R.M.s"), Permanent Control Points ("P.C.P.s") and Monuments according to Sec. 177.091(9). 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.



Professional Surveyor and Mapper License No. 6422, State of Florida

SURVEYOR AND MAPPER'S NOTES

- 1. Bearings shown hereon are relative to a Grid Bearing of S 87°35'23" E along a line between Palm Beach County Control Points "CLUBSIDE" and "ARBOR LAKE" as shown hereon and relative to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983 (1990 Adjustment).
- 2. 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.
- 3. All lines intersecting circular curves are radial unless otherwise noted as follows: (N.R.) = NON-RADIAL
- 4. 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.
- 5. Building setback lines shall be as required by current Palm Beach County Zonina Regulations.
- 6. \bigcirc = Found 4" round concrete Permanent Reference Monument with brass disk stamped PRM LB 6935.
- 7. 🌌 Found concrete Permanent Reference Monument (individual descriptions shown hereon). 8. Coordinates shown on the geodetic control meet or exceed the local accuracy requirements of a 2 contimeter Geodetic Control Survey. Coordinates shown are grid coordinates datum = NAD

83 (1990 Adjustment) as readjusted by Palm Beach County in 1998. Zone = Florida East Zone

Linear Unit = U.S. survey feet Coordinate System = 1983 state plane transverse mercator projection All distances are ground unless otherwise shown hereon.

Scale Factor = 1.0000274

Plat bearing = grid bearing Ground Distance X Scale Factor = Grid Distance

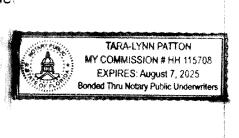
- 9. In those cases where easements of different types cross or coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities determined by use of rights granted.
- 10. This Plat is subject to the following blanket and non-plottable easement agreements per the Enhanced Owner & Encumbrance Property Information Report, File No. 20067530A, prepared by Old Republic National Title Insurance Company, with an effective date of December 18, 2020 at 8:00 a.m.:

Item 9 - Resprosal Easement Agreement per O.R.B. 6628, Page 1974 Item 10 - Access Agreement per O.R.B. 6628, Page 1978

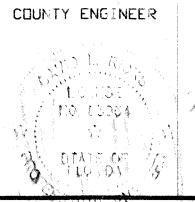
11. This Plat is subject to the following blanket and non-plottable easement and right-of-way per the Enhanced Owner & Encumbrance Property Information Report, File No. 20067530B, prepared by Old Republic National Title Insurance Company, with an effective date of September 21, 2020 at 8:00 a.m.:

Item 10 - Nor-exclusive Easement and Right-of-Way per O.R.B. 2300, PG. 1789





NOTARY PUBLIC





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| YOR | BOCA WEST RECREATIONAL POD SITE I REPLAT P.U.D. | CHECKED | BY | DAT |
| 10.1 | PRELIMINARY CHECK | | | |
| | SECONDARY CHECK | | | |
| | FIELD BNDRY SURVEY | | | |
| | CALCULATIONS | | | |
| e de la companya de La companya de la co | PRM'S SET | | | |
| | PLANNING DEPT. | | | |
| | FINAL CHECK | | | |
| | Z: /BOCA, WEST/BOCA | WEST SITE | <u> </u> | DWG |