

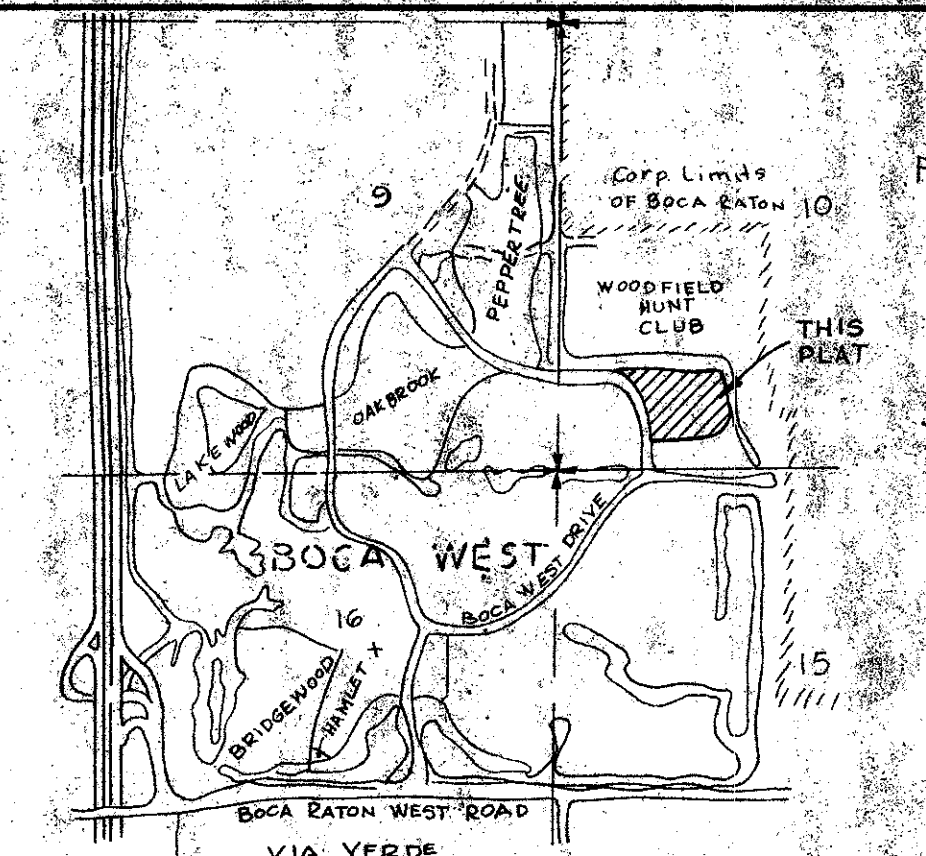
HAMLET "B" OF BOCA WEST

P.U.D.

IN PART OF SECTION 10, TWP. 47 S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
FEBRUARY 1979



LOCATION MAP

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 10/13/79
this 13 day of October, 1979
and duly recorded in Plat Book No. 17
on page 46-17
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature] D.C.

DESCRIPTION

A Parcel of land in part of Section 10, Township 47 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:
Commencing at the Southwest Corner of said Section 10, thence N.01°04'38" W. along the West Line of said Section 10, a distance of 1245.02 feet; thence N.89°34'54" E. along the Center Line of BOCA WEST - BOCA WEST DRIVE - P.U.D., as recorded in Plat Book 34, Pages 134 through 138, inclusive, shown on Sheet No. 4, Public Records of Palm Beach County, Florida, a distance of 516.80 feet; thence N.00°25'06" W., a distance of 60.00 feet to the North Line of said Plat and the POINT OF BEGINNING of this description; thence continue N.00°25'06" W., a distance of 50.00 feet; thence N.89°34'54" E., a distance of 1284.80 feet; thence S.01°17'26" W., a distance of 282.46 feet; thence S.02°25'35" W., a distance of 235.98 feet; thence S.15°22'51" W., a distance of 134.52 feet; thence S.45°53'56" W., a distance of 202.64 feet; thence S.64°30'16" W., a distance of 137.78 feet; thence S.71°26'05" W., a distance of 192.24 feet; thence S.48°10'27" W., a distance of 100.91 feet; thence S.81°44'36" W., a distance of 89.18 feet to a point on the East Line of said BOCA WEST - BOCA WEST DRIVE - P.U.D.; thence along the boundary of said Plat by the following courses: N.00°25'06" W., a distance of 324.59 feet to the beginning of a curve concave to the southwest having a radius of 610.00 feet and a central angle of 90°00'00"; thence northerly, northwesterly and westerly along the arc of said curve, a distance of 958.19 feet to the POINT OF BEGINNING.

NOTE

No area shown hereon or on the Master Plan of BOCA RATON WEST or otherwise designated in any document or instrument on file in the Planning, Building and Zoning Department of Palm Beach County as "Open Space," including without limitation, golf courses, lakes, roads and streets, is dedicated to the use of the public, and Arvida Corporation hereby reserves to itself, its successors and assigns, the right and obligation, to convey or dedicate to existing or future maintenance or homeowners associations, relating to all of Boca West or to a particular area thereof, legally constituted in accordance with Planned Unit Development Addition to the Palm Beach County Zoning Resolution, for the uses and purposes set forth in Maintenance Covenants for BOCA WEST recorded in Official Record Book 2057, Page 112, Palm Beach County Records, as they may, from time to time, be amended; which Maintenance Covenants are incorporated in and made a part hereto by reference. Those areas shown hereon, if any, and on the Master Plan of BOCA RATON WEST or otherwise designated in any document or instrument on file in the Palm Beach County Planning, Building and Zoning Department as "Open Space," not hereby dedicated to the public or to be conveyed to existing or future maintenance or homeowners associations of, or otherwise dedicated to the use of homeowners in, BOCA WEST, including, without limitation, the golf courses and facilities related thereto, shall be and perpetually remain "Open Space" within the P.U.D. Addition to the Palm Beach County Zoning Ordinance, and shall not be improved or used in any manner not permitted thereby Arvida Corporation reserves to itself, its successors and assigns, the right to subdivide, hold, develop, encumber, and dispose of, all or any portions of this Plat.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that HARLAND DEVELOPMENT, LTD., a Florida Limited Partnership, owner of the land shown hereon, being part of the land shown and described on the Master Plan of "BOCA RATON WEST", a Planned Unit Development on file in the Planning, Building and Zoning Department of Palm Beach County, has caused the land shown hereon to be surveyed, subdivided and platted as "HAMLET "B" OF BOCA WEST - P.U.D. The non-exclusive use of the easements for construction and maintenance of drainage, under and across the area shown hereon is hereby granted to the Boca West Maintenance Association, Inc., their successors and assigns, of the several rights, privileges and/or franchises for the construction and maintenance of same.
IN WITNESS WHEREOF, the undersigned individuals for HARLAND DEVELOPMENT, LTD., a Florida Limited Partnership, do hereunto set their hands and seal this 7 day of March, 1979.
HARLAND DEVELOPMENT, LTD., a Florida Limited Partnership

Attest: [Signature] Lee Newton - Secretary
By: [Signature] Harry A. Gampel - President
General Partner, Harland Development, Inc.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Harry A. Gampel and Lee Newton, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named HARLAND DEVELOPMENT, LTD., a Florida Limited Partnership, and severally acknowledged to and before me that they executed such instrument as President and Secretary, respectively, of said Partnership, and the seal affixed to the foregoing instrument is the Seal of said Partnership 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 Partnership.

WITNESS my hand and official seal, this 7 day of March, 1979.

[Signature] Jan Poller
Notary Public

My Commission expires October 27, 1981

0214-317

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Feb. 20, 1979, he completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that Permanent Reference Monuments have been set as shown as required by law, and that the survey data complies with the requirements of Chapter 177, Part I, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.

[Signature] Michael G. Purmort
Professional Land Surveyor
Florida Registration No. 2720 - Date: February 20, 1979

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Feb. 20, 1979, the hereon Plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by MICHAEL G. PURMORT

[Signature] William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2283 - Date: Feb. 20, 1979

MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3021, Page 262, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 7th day of March, 1979.

ARVIDA CORPORATION, a Delaware Corporation

By: [Signature] Norman A. Cortese - Vice President

Attest: [Signature] Joan C. Styers - Assistant Secretary

LAND USE

RESIDENTIAL	200 Units
RESIDENTIAL AREA	5.2 Acres
OPEN SPACE	10.0 Acres
TOTAL PLATTED AREA	15.20 Acres
DENSITY	13.2 D.U./Ac

NOTES

- All bearings shown hereon are relative to an assumed meridian used throughout Boca West.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- There shall be no buildings or other structures placed on Utility Easements.
- There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.
- denotes Permanent Reference Monument.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAY REYNOLDS, DO HEREBY CERTIFY, that I am an Attorney at law and a member of the Florida Bar, licensed and practicing in Florida, and that in my opinion (1) apparent record title to the lands described and shown hereon is vested in ARVIDA CORPORATION, a Delaware Corporation; and (2) all taxes assessed and levied upon said land prior to 1979 have been paid, and (3) said lands are not encumbered by the lien of any mortgage.

[Signature] Jay Reynolds
Jay Reynolds, Attorney at Law
Dated: 3/7/79

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 20th day of March, 1979.

By: [Signature] Bill Bailey - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: [Signature] Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 22 day of MARCH, 1979.

By: [Signature] H.F. Kappert, County Engineer

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared NORMAN A. CORTESE and JOAN C. STYERS, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of the above named ARVIDA CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as Vice President and Assistant Secretary, respectively, of said Corporation, and the seal affixed to 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 7th day of March, 1979.

[Signature] Bruce M. Weese
Notary Public

My Commission expires: October 31, 1981

Hamlet "B" of Boca West P.U.D.

THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida