

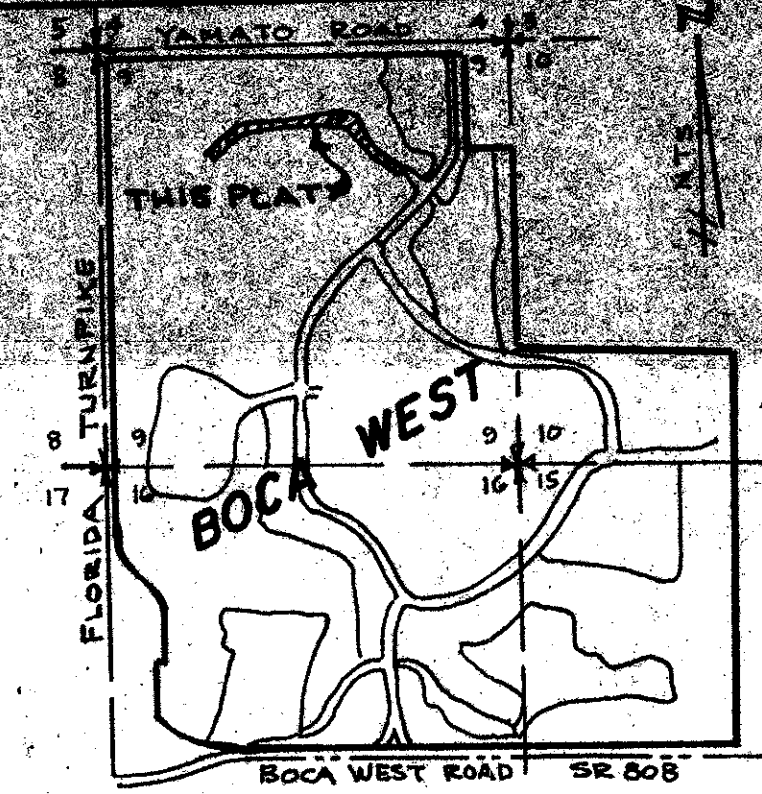
43/164

# GOLFSIDE DRIVE - BOCA WEST - P.U.D.

IN PART OF SECTION 9, 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  
AUGUST 1981



LOCATION SKETCH

164

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 9:28  
this 6 day of January, 1981,  
and duly recorded in Plat Book No. 43  
on page 144-145.  
JOHN B. DUNKLE, Clerk Circuit Court  
By: *Lyle Sherrill* P.C.

## DESCRIPTION

A parcel of land lying in part of Section 9, Township 47 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the most Northerly Point of BOCA WEST - BOCA WEST DRIVE - P.U.D. as recorded in Plat Book 34, Pages 135 through 138, inclusive, shown on Sheet No. 4, Public Records of Palm Beach County, Florida; thence N.44°33'36"E. along the northeasterly extension of the Northwesterly Right of Way Line of Boca West Drive, a distance of 1050.43 feet; thence N.01°28'12"W., a distance of 35.99 feet; thence N.47°30'00"W., a distance of 454.99 feet to a Permanent Reference Monument marking the most westerly corner of Golfside Drive as shown on PARCEL A-4, SABAL LAKE OF BOCA WEST - P.U.D.----- and the POINT OF BEGINNING of this Description; said corner being the beginning of a curve concave to the northeast having a radius of 427.17 feet and a central angle of 40°10'01"; thence northwesterly and northerly along the arc of said curve, a distance of 299.47 feet; thence N.07°19'59"W. along the tangent to said curve, a distance of 154.56 feet to the beginning of a curve concave to the southwest having a radius of 265 feet and a central angle of 91°49'01"; thence northerly, northwesterly and westerly along the arc of said curve, a distance of 424.66 feet; thence S.80°51'00"W. along the tangent to said curve, a distance of 563.96 feet----- and the POINT OF BEGINNING of a curve concave to the north having a radius of 544.69 feet and a central angle of 20°01'40"; thence westerly along the arc of said curve, a distance of 190.40 feet; thence N.79°07'20"W. along the tangent to said curve, a distance of 164.75 feet to the beginning of a curve concave to the southeast having a radius of 265 feet and a central angle of 57°41'29"; thence westerly and southwesterly along the arc of said curve, a distance of 266.83 feet; thence S.43°11'11"W. along the tangent to said curve, a distance of 778.17 feet to the beginning of a curve concave to the northwest having a radius of 706.17 feet and a central angle of 34°21'48"; thence southwesterly along the arc of said curve, a distance of 466.71 feet; thence S.77°33'00"W. along the tangent to said curve, a distance of 475.39 feet; thence N.12°27'00"W., a distance of 72.00 feet; thence N.77°33'00"E., parallel with and 72 feet northerly of, a previously described course, a distance of 475.39 feet to the beginning of a concentric curve concave to the northwest having a radius of 706.17 feet and a central angle of 34°21'48"; thence northeasterly along the arc of said curve, a distance of 423.53 feet; thence N.43°11'11"E. along the tangent to said curve, a distance of 337 feet to the beginning of a concentric curve concave to the southeast having a radius of 337 feet and a central angle of 57°41'29"; thence northeasterly and easterly along the arc of said curve, a distance of 164.75 feet to the beginning of a concentric curve concave to the north having a radius of 472 feet and a central angle of 20°01'40"; thence easterly along the arc of said curve, a distance of 165.23 feet; thence N.80°51'00"E. along the tangent to said curve, a distance of 563.96 feet to the beginning of a curve concave to the southwest having a radius of 337 feet and a central angle of 91°49'01"; thence easterly, southeasterly and southerly along the arc of said curve, a distance of 540.04 feet; thence S.07°19'59"E. along the tangent to said curve, a distance of 154.56 feet to the beginning of a concentric curve concave to the northeast having a radius of 355.17 feet and a central angle of 40°10'01"; thence southerly and southeasterly along the arc of said curve, a distance of 248.99 feet to the North Point of said Golfside Drive; thence S.42°30'00"W. along a line radial to the last described curve, a distance of 72.00 feet to the POINT OF BEGINNING.

Containing 5.87 Acres, more or less.

## 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 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 limitations, 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 portion of this Plat.

## NOTES

- denotes Permanent Reference Monument.
  - denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian used throughout Boca West.

## APPROVALS

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this  
4 day of January, 1981.

By: *Frank Foster*  
Frank Foster - Chairman

Attest: JOHN B. DUNKLE, Clerk

By: *Kathryn S. Miller*  
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this  
day of January, 1981.

By: *H.F. Kahlert*  
H.F. Kahlert, County Engineer

## DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, 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 and platted as GOLFSIDE DRIVE - BOCA WEST, P.U.D., and being more particularly described to the left under Description and do hereby dedicate as follows: Golfside Drive as shown is for ingress, egress, utilities and drainage, a private road dedicated to THE BOCA WEST MAINTENANCE ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association, its Successors and Assigns.  
IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice President and attested by its Assistant Secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 15th day of December, 1981.

ARVIDA CORPORATION, a Delaware Corporation  
Attest: *Joan C. Styers* By: *Norman A. Cortese*  
Joan C. Styers - Assistant Secretary Norman A. Cortese - Vice President

## 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, of said Corporation, and that 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 15th day of December, 1981.

*Grace M. Wells*  
Notary Public - State of Florida at large

My Commission expires: 10-31-85

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, H. WILLIAM WALKER, JR. 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 1981 have been paid, and (3.) said lands are not encumbered by the lien of any mortgage.

*H. William Walker, Jr.*  
H. William Walker, Jr.  
Date: 11/12/81

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Dec 10th, 1981, that they 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 permanent control points will be set under the guarantees posted with Palm Beach County, Florida, for the required improvements, and that the survey data complies with requirements of Part 1, Chapter 177, Florida Statutes, as Amended.

MICHAEL G. PURMORT AND ASSOCIATES, INC.  
*Michael G. Purmort*  
Professional Land Surveyor  
Florida Registration No. 2726 Date: 12-10-81

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Jan 4th, 1981, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by MICHAEL G. PURMORT AND ASSOCIATES, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc.  
*William G. Wallace, Jr.*  
William G. Wallace, Jr., Professional Land Surveyor  
Florida Registration No. 2283, Date: Dec 23, 1981

THIS INSTRUMENT PREPARED  
BY WILLIAM G. WALLACE, JR.  
2090 Palm Beach Lakes Blvd.  
West Palm Beach, Florida

GOLFSIDE DR  
BOCA WEST 43/164