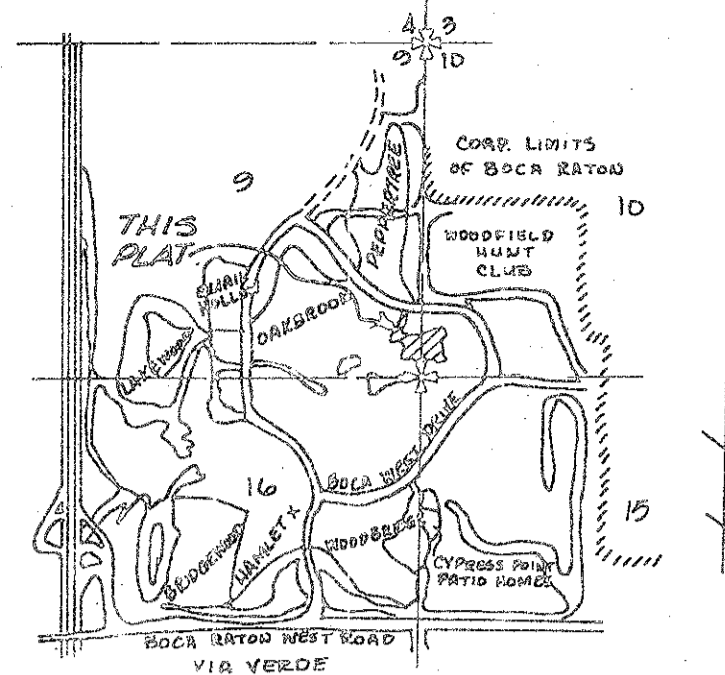


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PLANTATION COLONY BOCA WEST P.U.D.

IN PART OF SECTIONS 9, 10, & 15, TWP. 47S., RGE. 42 E.
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS ARCHITECTS PLANNERS, INC.
WEST PALM BEACH, FLORIDA
MARCH 1982



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on this 7th day of July, 1982 and duly recorded in Plat Book No. 14 on page 162.
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature] D.C.

DESCRIPTION

A parcel of land lying in Sections 9, 10, and 15, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southeast Corner of said Section 9; thence North 0°04'38" West a distance of 25.30 feet to the POINT OF BEGINNING of this description; thence North 84°27'55" West, a distance of 343.11 feet; thence North 04°41'23" West, a distance of 480.36 feet; thence North 05°50'04" East, a distance of 127.37 feet; thence North 70°48'19" West, a distance of 91.98 feet; thence S 64°11'41" W, a distance of 35.36 feet; thence N 70°48'19" W, a distance of 72.00 feet; thence North 19°11'41" East, a distance of 109.45 feet to the beginning of a curve concave to the northwest having a radius of 317.81 feet and a central angle of 21°45'28"; thence northeasterly and northerly along the arc of said curve a distance of 120.69 feet; thence North 02°33'47" West along the tangent of said curve, a distance of 110.81 feet; thence S 87°26'13" W radial to a curve to be described, a distance of 4.00 feet to the beginning of a curve concave to the east having a radius of 532.56 feet and a central angle of 14°07'10"; thence westerly, northerly and northeasterly along the arc of said curve a distance of 131.24 feet; thence N 11°33'23" E, along the tangent of said curve, a distance of 34.84 feet; thence N 32°14'15" W, a distance of 34.60 feet to a point on the South Right-of-Way Line of BOCA WEST DRIVE as shown on the plat of BOCA WEST - BOCA WEST DRIVE - P.U.D., as recorded in Plat Book 34, Pages 135 through 138, inclusive, Public Records of Palm Beach County, Florida, said point being on a curve concave to the north having a radius of 1519.40 feet and a central angle of 04°49'27" and whose tangent bears N 76°01'53" W. at this point; thence southeasterly along the arc of said curve and said South Right-of-Way Line a distance of 127.89 feet; thence S 55°21'01" W, making an angle with the tangent of the last described curve measured from southeast to southwest of 136°12'22" a distance of 34.60 feet; thence S 11°33'23" W, parallel with a previously described course a distance of 34.84 feet to the beginning of a concentric curve concave to the east having a radius of 452.56 feet and a central angle of 14°07'10"; thence southwesterly, southerly and southeasterly along the arc of said curve a distance of 111.52 feet; thence S 87°26'13" W, along a line radial the last described curve a distance of 4.00 feet; thence S 02°33'47" E, parallel with a previously described course a distance of 110.81 feet to the beginning of a concentric curve concave to the northwest having a radius of 389.81 feet and a central angle of 21°45'28"; thence southerly and southwesterly along the arc of said curve a distance of 148.03 feet; thence S 19°11'41" W, along the tangent of said curve and parallel with a previously described course a distance of 17.45 feet; thence S 25°48'19" E, a distance of 35.36 feet; thence S 70°48'19" E, parallel with a previously described course a distance of 82.00 feet; thence N 05°50'04" E, a distance of 223.42 feet; thence EAST a distance of 523.74 feet to the East Line of said Section 10; thence continue EAST a distance of 90.43 feet; thence N 76°03'19" E, a distance of 115.25 feet; thence EAST a distance of 296.68 feet; thence N 45°23'11" E, a distance of 64.23 feet; thence N 81°13'19" E, a distance of 77.28 feet; thence S 47°44'22" E, a distance of 138.29 feet; thence S 20°02'19" W, a distance of 124.05 feet; thence S 23°47'42" E, a distance of 286.11 feet; thence S 00°22'12" E, a distance of 237.97 feet; thence S 42°59'40" W, a distance of 138.15 feet; thence S 89°14'08" W, a distance of 120.72 feet; thence S 00°22'59" W, a distance of 130.01 feet; thence S 41°56'27" W, a distance of 94.04 feet; to the North Line of said Section 15; thence continuing S 41°56'27" W, a distance of 35.33 feet; thence N 84°27'35" W, a distance of 244.72 feet to the South Line of said Section 10; thence continuing EAST a distance of 216.59 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 Ordinance, for 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 hereof 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 the 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 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 portions of this plat.

MORTGAGEE 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 3751, at page 636 of the 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 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 July, 1982.
RESORT DEVELOPMENT INVESTMENT CORP.
a Florida Corporation
Attest: [Signature] Assistant Secretary
By: [Signature] H. William Walker Jr. - President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared H. WILLIAM WALKER JR. and Kenneth E. Ellis, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of the RESORT DEVELOPMENT INVESTMENT CORPORATION and severally acknowledged to and before me that they executed such instrument as such officers 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 and with 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 July, 1982.
My commission expires: 7-24-83
[Signature]
Notary Public

LAND USE

| | |
|----------------------------|---------------|
| ROAD R/W & ACCESS TRACTS | 2.27 Acres ± |
| DRAINAGE-PARCELS A & B | 3.97 Acres ± |
| RECREATION AREA - PARCEL C | 0.54 Acres ± |
| RESIDENTIAL-PARCEL D | 11.30 Acres ± |
| RESIDENTIAL-PARCEL E | 5.64 Acres ± |
| TOTAL | 23.72 Acres ± |
| UNITS | 120 |
| DENSITY | 5 / Acre |

NOTES

The portion of this plat containing open space may not be vacated in whole or in part unless the entire plat is vacated.
O denotes permanent Reference Monument
C denotes Permanent Control Point.
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.
Approval of landscaping on Utility Easements other than water and sewer shall be only with the approval of all utilities occupying same

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record, this day of July, 1982.
By: [Signature]
Norman R. Gregory - Chairman
Attest: JOHN B. DUNKLE, Clerk
By: [Signature] Deputy Clerk
COUNTY ENGINEER
This plat is hereby approved for record, this day of July, 1982.
By: [Signature]
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, subdivided and platted as PLANTATION COLONY BOCA WEST-P.U.D. on being more particularly described to the left under Description and do hereby dedicate as follows:
Planters Boulevard and 147.99 feet of Rain Forest Road measured southeasterly from the centerline of Planters Boulevard are private road R/W for ingress, egress, utilities and drainage; Parcels A and B are for drainage purposes; all are hereby dedicated to BOCA WEST MAINTENANCE ASSOCIATION, INC., and under the perpetual maintenance obligation of said Association its successors and assigns.
The remainder of Rain Forest Drive, a private road and a private access tract and Travi Way, a private access tract, are for ingress, egress, utilities and drainage; Parcel C is for recreational purposes; all are hereby dedicated to PLANTATION COLONY OF BOCA WEST CONDOMINIUM ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association, its successors and assigns.
Easements are for the construction and maintenance of water, sewage, electrical, telephone, telecommunication, gas and other public utility services, if any, under the surface of the areas reserved herein for such utility services, are hereby granted to the respective holders, their successors and assigns, of the several rights, privileges and/or franchises for construction and maintenance of the same.
IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its corporate seal affixed hereto by and with the authority of its Board of Directors, this 7th day of July, 1982.
Attest: [Signature] Assistant Secretary
By: [Signature] Norman A. Cortese, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF PALM BEACH
BEFORE ME personally appeared NORMAN A. CORTESE and Jose Pousa, 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 7th day of July, 1982.
[Signature]
Notary Public - State of Florida at large
My Commission expires: Dec 11, 1980

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, and (4) that there are no other encumbrances of record.
H. William Walker, Jr.
Dated: July 1, 1982

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on July 1, 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 boundary data complies with requirement of Part I, Chapter 177, Florida Statutes, as Amended.
MICHAEL G. PURMORT AND ASSOCIATES, INC.
Michael G. Purnort, Professional Land Surveyor
Florida Registration No. 2720, Date: July 1, 1982

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on July 1, 1982, 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.
Clyde O. McNeal, Professional Land Surveyor
Florida Registration No. 2883, Date: July 1, 1982

THIS INSTRUMENT PREPARED BY CLYDE O. McNEAL 2090 Palm Beach Lakes Blvd. West Palm Beach, Florida

PLANTATION Colony BOCA WEST PUD/

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