

PARCEL E-4 AT BOCA WEST

A PART OF BOCA WEST, PLANNED UNIT DEVELOPMENT LYING IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

P. U. D. TABULATION

TRACT "A" (ROADWAY)	=	0.897	ACRES
TRACT "B" (OPEN SPACE)	=	1.052	ACRES
TRACT "C" (ACCESS TRACT)	=	0.921	ACRES
LOTS (HOUSING)	=	11.585	ACRES
TOTAL	=	14.455	ACRES

99

DRAWING NUMBER
57/99

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT YUSEM HOMES-WEDGEWOOD LTD., A FLORIDA LIMITED PARTNERSHIP, AND YUSEM HOMES - WEDGEWOOD II, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PARCEL E-4 AT BOCA WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF GOLFSIDE DRIVE - BOCA WEST P.U.D. WITH THE CENTERLINE OF CHAPEL CREEK DRIVE, CHAPEL CREEK - BOCA WEST P.U.D., ACCORDING TO THE PLATS THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 164 AND 165 AND PLAT BOOK 47, PAGES 92 AND 93, RESPECTIVELY, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 77°33'00" WEST, ALONG SAID CENTERLINE OF GOLFSIDE DRIVE, A DISTANCE OF 86.42 FEET; THENCE, SOUTH 12°27'00" EAST, A DISTANCE OF 36.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID GOLFSIDE DRIVE, AND THE POINT OF BEGINNING;

THENCE, NORTH 77°33'00" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GOLFSIDE DRIVE, A DISTANCE OF 183.19 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 778.17 FEET; THENCE, NORTHEASTERLY, ALONG SAID CURVE, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GOLFSIDE DRIVE, THROUGH A CENTRAL ANGLE OF 34°21'49", A DISTANCE OF 466.71 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 43°11'11" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GOLFSIDE DRIVE, A DISTANCE OF 86.62 FEET; THENCE, SOUTH 32°44'25" EAST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 213.08 FEET; THENCE, SOUTH 74°34'21" EAST, A DISTANCE OF 180.53 FEET; THENCE, SOUTH 78°47'21" EAST, A DISTANCE OF 375.05 FEET; THENCE, NORTH 79°50'56" EAST, A DISTANCE OF 451.46 FEET; THENCE, SOUTH 15°54'11" WEST, A DISTANCE OF 609.61 FEET; THENCE, NORTH 76°21'56" WEST, A DISTANCE OF 228.47 FEET; THENCE, NORTH 62°57'09" WEST A DISTANCE OF 197.99 FEET; THENCE, NORTH 77°38'03" WEST, A DISTANCE OF 380.43 FEET; THENCE, NORTH 73°25'43" WEST, A DISTANCE OF 280.43 FEET; THENCE, NORTH 83°39'37" WEST, A DISTANCE OF 119.30 FEET; THENCE, SOUTH 52°47'49" WEST, A DISTANCE OF 150.03 FEET; THENCE, NORTH 69°13'35" WEST, A DISTANCE OF 114.75 FEET; THENCE, NORTH 46°12'33" WEST, A DISTANCE OF 205.04 FEET; THENCE, NORTH 31°07'32" WEST, A DISTANCE OF 77.72 FEET TO THE POINT OF BEGINNING (P.O.B.).

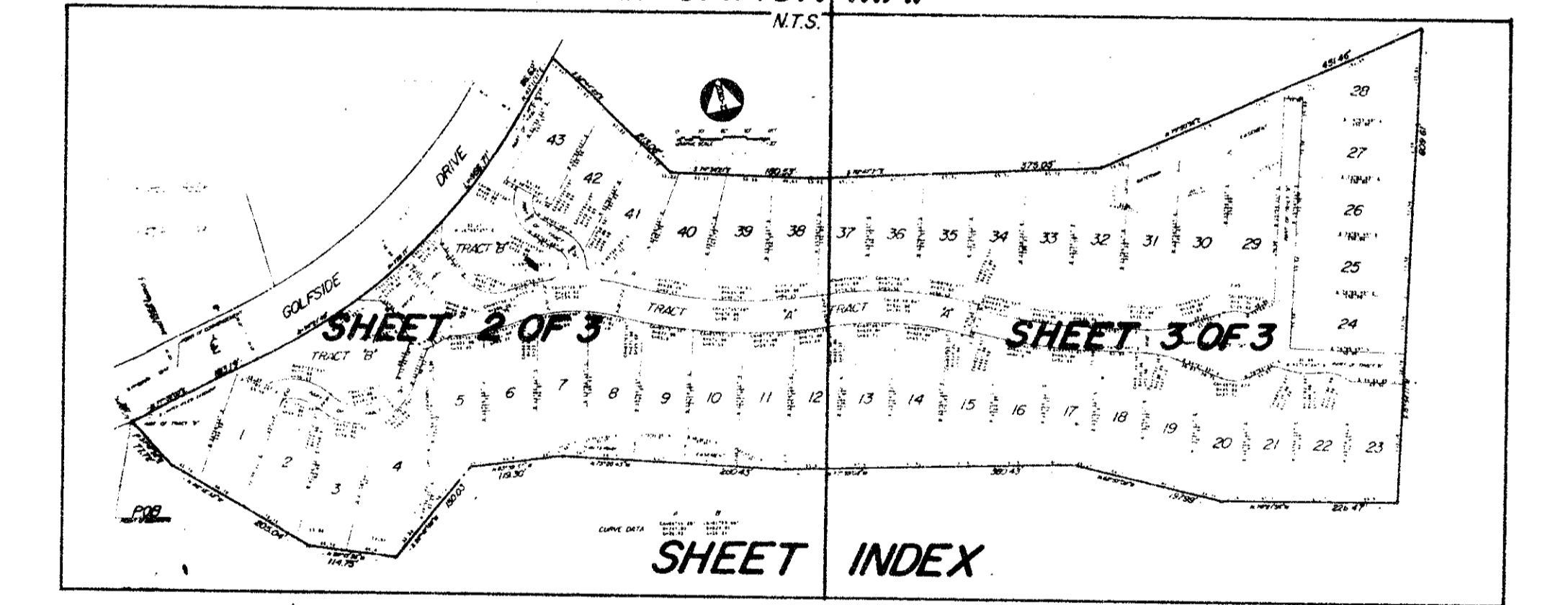
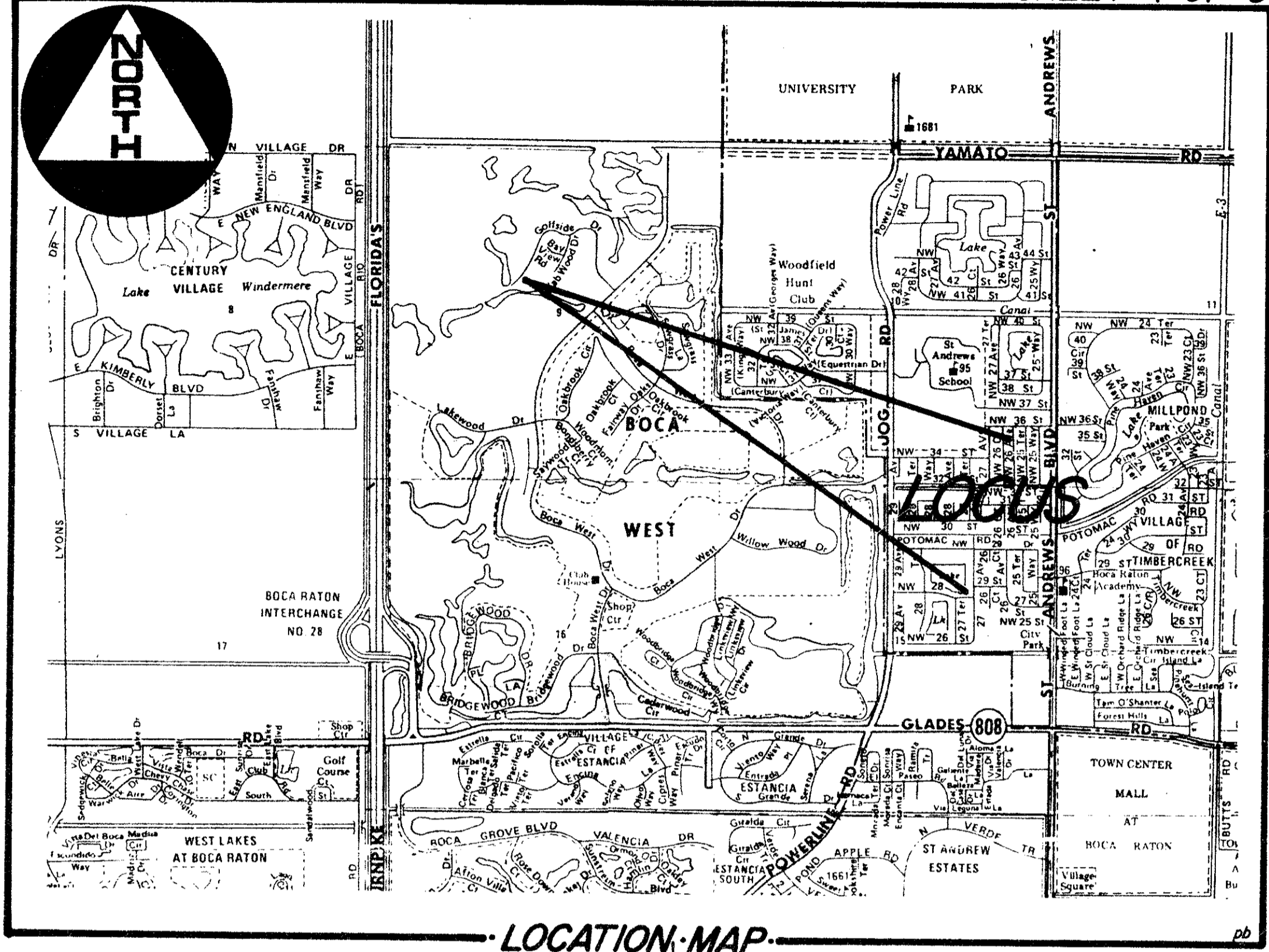
CONTAINING: 14.455 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WEDGEWOOD AT BOCA WEST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PRIVATE ROAD RIGHT OF WAY PURPOSES, AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", AS SHOWN IS HEREBY DEDICATED TO WEDGEWOOD AT BOCA WEST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR LANDSCAPING AND OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS:
 - THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY FACILITIES.
 - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - THE WATERWAY EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOCA WEST MAINTENANCE ASSOCIATION, INC., FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO WEDGEWOOD AT BOCA WEST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR ACCESS, UTILITY AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 15' GOLF CART & UTILITY EASEMENT SHOWN HEREON, IS HEREBY DEDICATED TO ARVIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

NOVEMBER 1984

SHEET 1 OF 3



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE

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 HEREIN BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN O.R. BOOK 22-23 PAGES 977 AND 978 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FINANCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF DADE COUNTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF May, A.D. 1985.

WITNESS: *Maureen Oliver*
Maureen Oliver
WITNESS

BY: *Gerard Sabatino*
GERARD SABATINO, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED GERARD SABATINO TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED HEREIN, WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FINANCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF DADE COUNTY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT IT WAS AFFIXED 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 28th DAY OF MAY, A.D. 1985.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

TITLE CERTIFICATION:

I, RICHARD MACFARLAND, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO YUSEM HOMES-WEDGEWOOD, A FLORIDA LIMITED PARTNERSHIP; AND YUSEM HOMES-WEDGEWOOD II, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 13th DAY OF May, A.D. 1985 BY: *Richard MacFarland*
RICHARD MACFARLAND, ATTORNEY

APPROVAL: PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF July, A.D. 1985.

Ken Adams
KEN ADAMS, CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF July, A.D. 1985.

Herbert F. Kahlert, P.E.
HERBERT F. KAHLERT, P.E.
PALM BEACH COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *Keith H. Compton*
DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 3 DAY OF MAY, A.D. 1985

BY: *William R. Van Campen*
WM. R. VAN CAMPEN, R.L.S.
REGISTERED LAND SURVEYOR NO. 2424
STATE OF FLORIDA

PARCEL E-4 AT BOCA WEST

CONRAD W. SCHAEFER CONSULTING ENGINEERS INC.
PALM BEACH COUNTY, FLORIDA



DESIGNED	DRAWN	BY	FILE NO.	DRAWING NO.
CWS	PB	WVC	P9005	
DATE	SCALE	APPROVED	FILE NO.	SHEET OF
NOV. 84	N/A			1 OF 3

DRAWING NUMBER

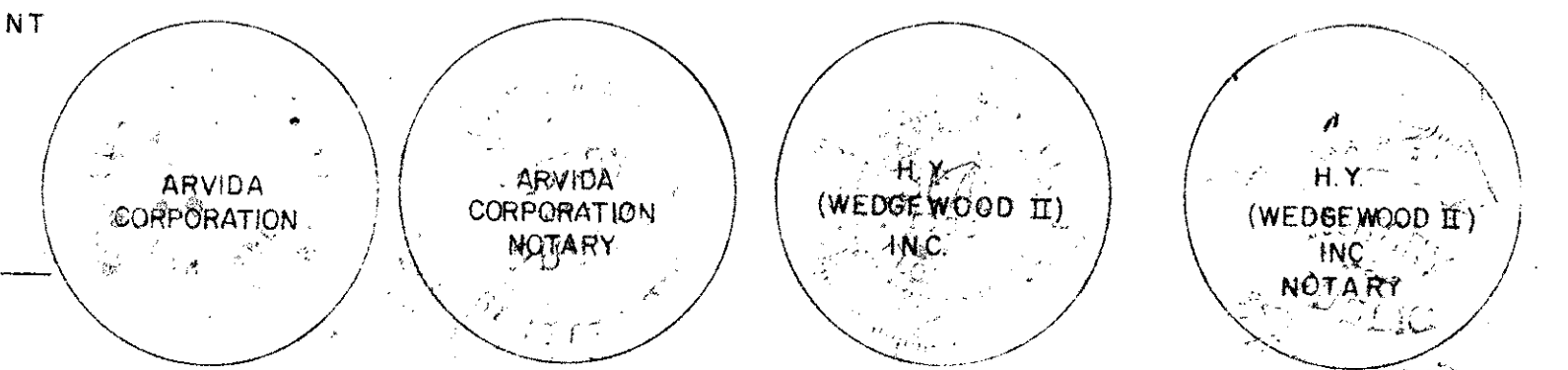
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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 RECORDED BY NUMBER 0784
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 RECORDED BY NUMBER 0784

NOTARY PUBLIC: *Anna P. Wachter*
MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES: January 3, 1987 NOTARY PUBLIC: _____



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:55 AM THIS 21st DAY OF July, A.D. 1985 AND DULY RECORDED IN PLAT BOOK 51 ON PAGES 100 AND 101.
JOHN B. DUNKLE
CLERK, CIRCUIT COURT
BY: *Keith H. Compton*

