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# - Island Court At Boca West -

- A Part Of Boca West, Planned Unit Development -

- Lying In Section Nine, Township Forty Seven South, Range Forty Two East, Palm Beach County, Florida -

July, A.D., Nineteen Hundred Eighty Six

## Dedication:

State of Florida )  
County of Palm Beach )

Know all men by these presents, that Yusem Homes - Island Court Ltd., a Florida Limited Partnership, together with Yusem Homes - Island Court II Ltd., a Florida Limited Partnership, owners of the land shown hereon as Island Court At Boca West, said land lying in Section 9, Township 47 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

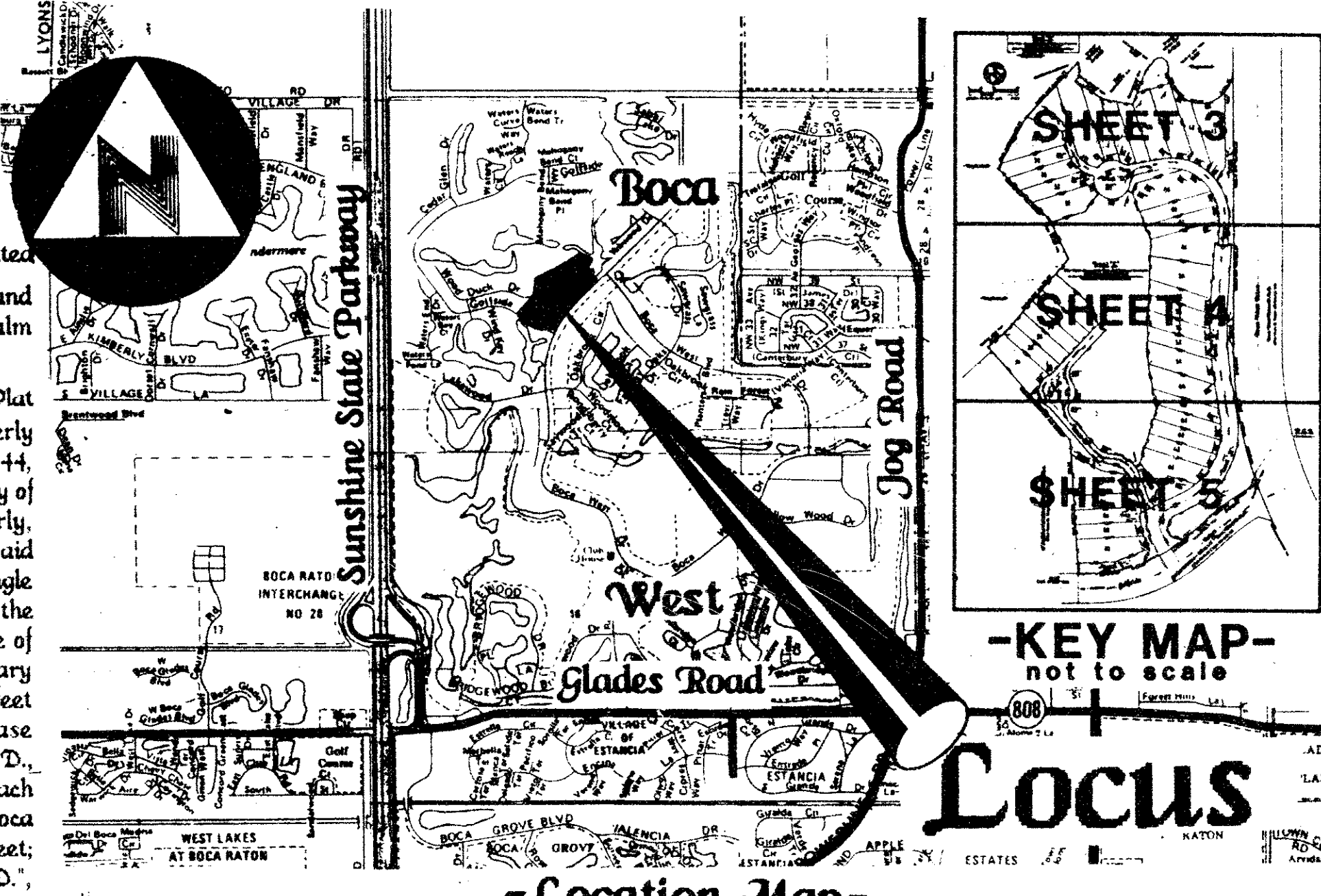
Beginning at the intersection of Boca West Drive, P.U.D., according to the Plat thereof, as recorded in Plat Book 34, Pages 135 through 138, inclusive, Public Records, Palm Beach County, Florida with the most Easterly corner of Golfside Drive - Phase II - Boca West P.U.D., according to the Plat thereof, as recorded in Plat Book 44, Pages 115 and 116, Public Records, Palm Beach County, Florida; Thence, South 65°16'16" West, along the boundary of said Golfside Drive - Phase II - Boca West P.U.D., a distance of 32.16 feet to a point on a curve, concave Southerly, having a radius of 512.00 feet, and whose radius point bears South 15°17'40" West, Thence, Westerly, along said curve, continuing along the boundary of said Golfside Drive - Phase II - Boca West P.U.D., through a central angle of 13°23'39", a distance of 119.69 feet to the point of tangency; Thence, North 88°05'59" West, continuing along the boundary of said Golfside Drive - Phase II - Boca West P.U.D., a distance of 61.00 feet to the point of curvature of a curve to the right, having a radius of 384.00 feet; Thence, Westerly, along said curve, continuing along the boundary of said Golfside Drive - Phase II - Boca West P.U.D., through a central angle of 42°09'09", a distance of 282.51 feet to the point of tangency; Thence, North 45°56'50" West, continuing along the boundary of said Golfside Drive - Phase II - Boca West P.U.D., a distance of 23.99 feet to the Southwest Corner of The Island At Boca West, P.U.D., according to the Plat thereof, as recorded in Plat Book 48, Pages 171 through 173, Public Records, Palm Beach County, Florida; Thence, North 40°37'54" East, departing the boundary of said Golfside Drive - Phase II - Boca West P.U.D., along the Southerly Boundary of said "The Island At Boca West, P.U.D.", a distance of 323.24 feet; Thence, North 02°38'54" East, continuing along the Southerly Boundary of said "The Island At Boca West, P.U.D.", and its Easterly prolongation, a distance of 308.00 feet; Thence, South 87°08'36" East, a distance of 60.00 feet; Thence, North 85°43'27" East, a distance of 233.30 feet; Thence, North 18°18'54" East, a distance of 112.60 feet; Thence, North 02°22'06" West, a distance of 169.00 feet; Thence, North 73°36'54" East, a distance of 145.50 feet; Thence, North 88°31'24" East, a distance of 184.36 feet to the point on a curve, concave North westerly, having a radius of 50.00 feet, and whose radius point bears North 66°37'01" West; Thence, Southwesterly, along said curve, through a central angle of 54°59'28", a distance of 47.99 feet to the end of said curve; Thence, South 12°04'03" East, a distance of 79.01 feet; Thence, South 36°08'14" East, a distance of 74.89 feet; Thence, North 66°20'11" East, a distance of 87.75 feet; Thence, North 83°05'05" East, and 32.49 feet to the point of curvature of a curve to the right, having a radius of 20.00 feet; Thence, Easterly and Southerly, along said curve, through a central angle of 141°28'31", a distance of 49.38 feet to the point of tangency; Thence, South 44°33'36" West, a distance of 11.00 feet to the point of curvature of a curve to the left, having a radius of 80.00 feet; Thence, Southerly, Easterly and Northerly, along said curve, through a central angle of 180°00'00", a distance of 251.33 feet to the end of said curve, said point lying on the Boundary of said Plat of Boca West Drive, P.U.D.; Thence, South 44°33'36" West, along the boundary of said Plat of Boca West Drive, P.U.D., a distance of 661.39 feet to the point of curvature of a curve to the left, having a radius of 969.99 feet; Thence, Southwesterly, along said curve, continuing along the boundary of said Boca West Drive, P.U.D., through a central angle of 19°18'43", a distance of 326.94 feet to the point of beginning (P.O.B.)

Containing 12.44 Acres, more or less.  
Have Caused The Same, to be surveyed and platted, and do hereby make the following dedications and/or reservations.

- 1. Tract "A", as shown hereon, is hereby dedicated to the Island Court At Boca West Property Owners Association, Inc., a Florida Corporation not-for-profit, for private road purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- 2. Tract "B", as shown hereon, is hereby dedicated to the Island Court At Boca West Property Owners Association, Inc., a Florida Corporation not-for-profit, for ingress, egress, utility, drainage and other lawful purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- 3. Tract "C", (Open Space), as shown hereon, is hereby dedicated to the Island Court At Boca West Property Owners Association, Inc., a Florida Corporation not-for-profit, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- 4. Tracts "L", (The Water Management Tracts and Drainage Easements) as shown hereon, are hereby dedicated to The Boca West Maintenance Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- 5. The utility easements, as shown hereon, including overhead, surface and subsurface use, are hereby dedicated in perpetuity for the construction, operation, maintenance, inspection, replacement and repair of utility facilities and appurtenances.
- 6. The drainage easements, and the 20 foot drainage maintenance easements, as shown hereon, are hereby dedicated to the Island Court At Boca West Property Owners Association, Inc., a Florida Corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Furthermore, Palm Beach County has the right but not the obligation to maintain those portions of the drainage system which drain county maintained roads.
- 7. The limited access easements, as shown hereon, are hereby dedicated to the Board Of County Commissioners Of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.

In Witness Whereof, Yusem Homes - Island Court, Ltd., has caused these presents to be signed by its general partner on behalf of the partnership, this 20th day of Jan, A.D., 1987.

By: H. Y. (Island Court), Inc.  
As General Partner Of Yusem Homes - Island Court, Ltd.  
Attest: Joseph J. Henn, Assistant Secretary  
H. Y. (Island Court), Inc.



## Acknowledgement:

State of Florida )  
County of Palm Beach )  
Before Me, personally appeared Joseph J. Henn, and Henry Yusem, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Assistant Secretary and President, respectively, of H. Y. (Island Court), Inc., a Florida Corporation, as general partner of Yusem Homes - Island Court, Ltd., a Florida Limited Partnership, and severally acknowledged to and before me that they executed said instrument as such officers of said Corporation, as general partner of the said Limited Partnership, 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 and said Limited Partnership.

Witness My Hand and official seal, this 20th day of Jan, A.D., 1987.  
My Commission Expires: Notary Public

In Witness Whereof, Yusem Homes - Island Court II, Ltd., has caused these presents to be signed by its general partner on behalf of the partnership, this 20th day of Jan, A.D., 1987.

By: H. Y. (Island Court) II, Inc.  
As General Partner Of Yusem Homes - Island Court II, Ltd.  
Attest: Joseph J. Henn, Assistant Secretary  
H. Y. (Island Court) II, Inc.

## Acknowledgement:

State of Florida )  
County of Palm Beach )  
Before Me, personally appeared Joseph J. Henn, and Henry Yusem, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Assistant Secretary and President, respectively, of H. Y. (Island Court) II, Inc., a Florida Corporation, as general partner of Yusem Homes - Island Court II, Ltd., a Florida Limited Partnership, and severally acknowledged to and before me that they executed said instrument as such officers of said Corporation, as general partner of the said Limited Partnership, 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 and said Limited Partnership.

Witness My Hand and official seal, this 20th day of Jan, A.D., 1987.  
My Commission Expires: Notary Public

In Witness Whereof, The Boca West Maintenance Association, Inc., a Florida Corporation, not-for-profit, hereby accepts the maintenance responsibility of Tracts "L" as dedicated above, this 20th day of January, A.D., 1987.

The Boca West Maintenance Association, Inc.  
Attest: LINDA O'ALTO  
RICHARD YUSEM

## Acknowledgement:

State of Florida )  
County of Palm Beach )  
Before Me, personally appeared Christopher J. Cleary, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as President, of The Boca West Maintenance Association, Inc., a Florida not-for-profit Corporation, and acknowledged to and before me that he executed said instrument as such officer 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 27th day of January, A.D., 1987.  
My Commission Expires: Notary Public

## Title Certification:

State of Florida )  
County of Palm Beach )  
I, Richard B. MacFarland, Esquire, 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 the title to the property is vested to Yusem Homes - Island Court, Ltd., a Florida Limited Partnership together with Yusem Homes - Island Court II, Ltd., a Florida Limited Partnership; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon, and that I find that all mortgages are shown and are true and correct.

Dated: this 20th day of January, A.D., 1987.  
By: Richard B. MacFarland, Esquire

## Surveyor's Certification:

State of Florida )  
County of Palm Beach )  
I Herby 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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County 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, and that the boundary survey encompassing the property is in compliance with Chapter 217A-6, F.A.C.

Dated: this 30th day of Jan, A.D., 1987.  
By: Wm. R. Van Campen  
Wm. R. Van Campen, R.L.S.  
Florida Registration No. 2424

## Surveyor's Notes:

- 1. Bearings shown hereon are based on Boca West Drive, P.U.D., according to the Plat thereof, as recorded in Plat Book 34, Pages 135 through 138, inclusive, Public Records, Palm Beach County, Florida.
- 2. [ ] Denotes a Permanent Reference Monument (P.R.M.)
- 3. Lot lines and/or boundary lines which intersect a curve are radial to said curve unless otherwise noted.

## General/Easement Notes & Restrictive Covenants:

- (As Required By Palm Beach County)
- 1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
- 2. There shall be no buildings, or other structures, placed on utility easements.
- 3. There shall be no buildings, or any kind of construction, trees, or shrubs, placed on drainage easements.
- 4. Approval of landscaping on utility easements other than water and sewer, shall be only with the approval of all utilities occupying same.
- 5. On instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
- 6. Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.

## County Approvals:

State of Florida )  
County of Palm Beach )  
Board of County Commissioners:  
This Plat is hereby approved for record this 17th day of March, A.D., 1987.  
By: CAROL A. ROBERTS, Chair  
Board of County Commissioners  
Palm Beach County, Florida  
Attest: John B. Dunkle, Clerk  
Kathryn S. Miller, Deputy Clerk

County Engineer:  
This Plat is hereby approved for record this 17th day of March, A.D., 1987.  
By: Herbert J. Kahert, P.E.  
Certificate No. 12284  
County Engineer,  
Palm Beach County, Florida

Area Tabulation:

Tract "A"	= 0.88 Acres
Tracts "B"	= 0.85 Acres
Tracts "C"	= 1.17 Acres
Tracts "L"	= 2.65 Acres
Tracts (40)	= 6.89 Acres
Total	= 12.44 Acres
Density	= 3.2 Units / Acre

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying and Mapping, Inc., Four Points Centre, 50 South Military Trail, Suite 200, West Palm Beach, Florida, 33415 (305) 689-2111

**BENCH MARK**  
land surveying and mapping, inc.  
WEST PALM BEACH, FLORIDA  
- Record Plat -  
**- Island Court At Boca West -**  
Sheet One Of Five

State of Florida )  
County of Palm Beach )  
This Plat was filed for record at 2:23 p.m. this 26th day of March, A.D., 1987, and duly recorded in Plat Book 56 on Pages 67 thru 71.  
John B. Dunkle,  
Clerk of the Circuit Court.  
By: Barbara A. Plant  
Deputy Clerk

Seal of H. Y. (Island Court), Inc.  
Seal of H. Y. (Island Court), Inc. Notary  
Seal of H. Y. (Island Court) II, Inc.  
Seal of H. Y. (Island Court) II, Inc. Notary  
Seal of Boca West Maintenance Assn., Inc.  
Seal of Boca West Maintenance Assn., Inc. Notary  
Seal of Wm. R. Van Campen, R.L.S.  
Seal of Board of County Commissioners Palm Beach County