

# A PLANNED UNIT DEVELOPMENT PLAT 2, HAMLET "C" AT BOCA WEST

LYING IN PART OF SECTION 9 TOWNSHIP 47 SOUTH  
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

(SHEET 1 OF 2)

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT YUSEM HOMES, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, LYING IN PART OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT 2 HAMLET "C" AT BOCA WEST, A PLANNED UNIT DEVELOPMENT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

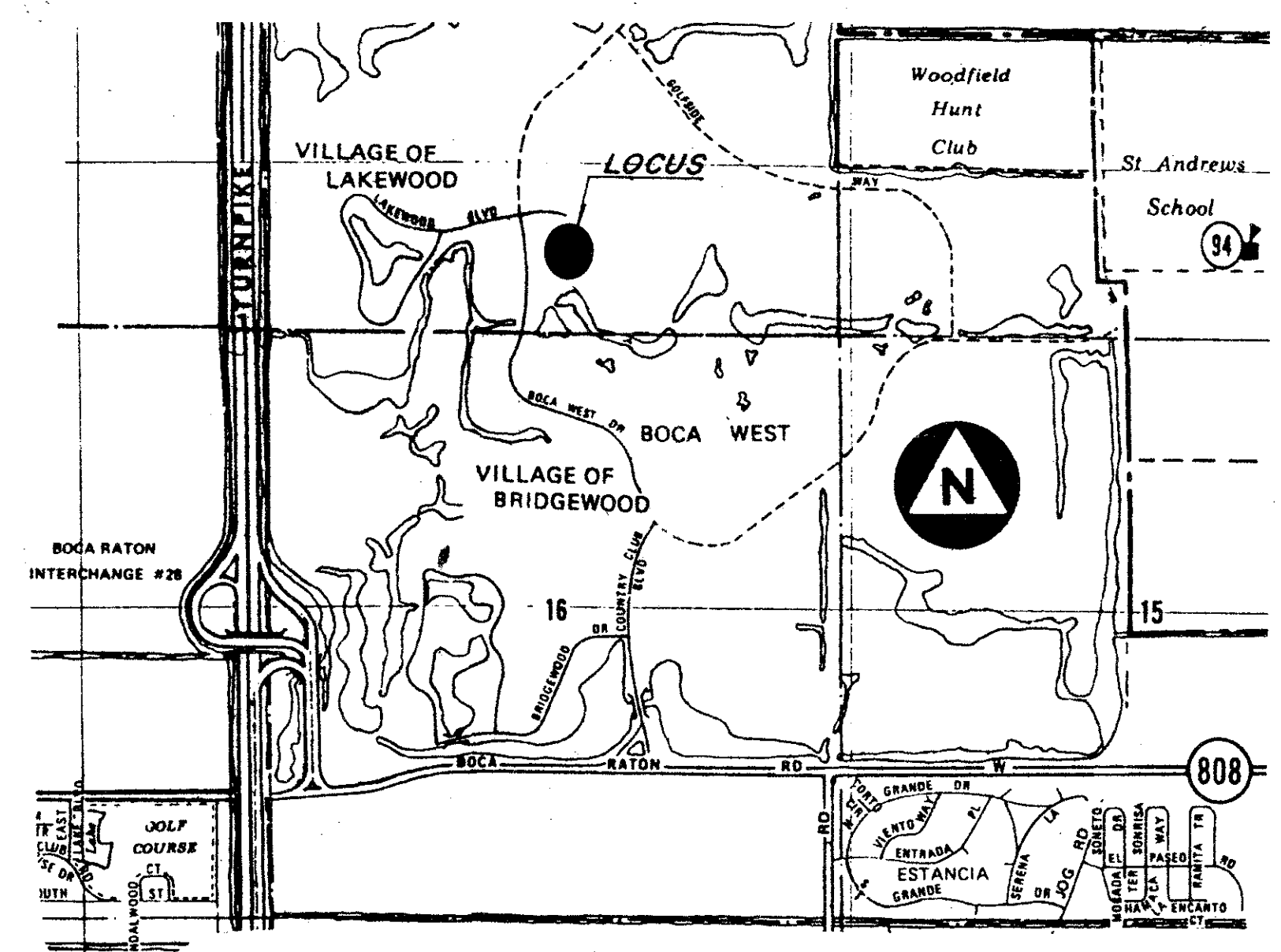
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF BOCA WEST DRIVE AS SHOWN ON LAKEWOOD OF BOCA WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 199 THROUGH 203, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, WITH THE SOUTHERLY BOUNDARY OF PLAT NO. 1 HAMLET "C" AT BOCA WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 127 AND 128, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, RUN SOUTH 56°44'32" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT NO. 1 HAMLET "C" AT BOCA WEST, A DISTANCE OF 145.16 FEET; THENCE, SOUTH 50°46'06" EAST, CONTINUING ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING;

THENCE, RUN THE FOLLOWING COURSES CONTINUING ALONG THE BOUNDARY OF SAID PLAT NO. 1 HAMLET "C" AT BOCA WEST; THENCE, NORTH 32°57'17" EAST, A DISTANCE OF 112.71 FEET; THENCE, SOUTH 65°09'21" EAST, A DISTANCE OF 40.42 FEET; THENCE, NORTH 24°50'39" EAST, A DISTANCE OF 56.21 FEET; THENCE, NORTH 16°56'03" WEST, A DISTANCE OF 23.13 FEET; THENCE, NORTH 31°17'15" EAST, A DISTANCE OF 90.43 FEET; THENCE, NORTH 07°30'00" EAST, A DISTANCE OF 37.88 FEET; THENCE, SOUTH 82°30'00" EAST, A DISTANCE OF 16.70 FEET; THENCE, NORTH 31°17'15" EAST, A DISTANCE OF 17.43 FEET; THENCE, SOUTH 58°42'45" EAST, A DISTANCE OF 33.21 FEET; THENCE, SOUTH 70°00'00" EAST, A DISTANCE OF 98.23 FEET; THENCE, SOUTH 70°38'49" WEST, DEPARTING FROM THE BOUNDARY OF SAID PLAT NO. 1 HAMLET "C" AT BOCA WEST, A DISTANCE OF 74.87 FEET; THENCE, SOUTH 30°45'00" WEST, A DISTANCE OF 31.63 FEET; THENCE, SOUTH 59°15'00" EAST, A DISTANCE OF 51.34 FEET; THENCE, SOUTH 30°45'00" WEST, A DISTANCE OF 8.00 FEET; THENCE, SOUTH 59°15'00" EAST, A DISTANCE OF 112.66 FEET; THENCE, NORTH 86°39'29" EAST, A DISTANCE OF 72.12 FEET; THENCE, SOUTH 00°00'00" WEST, A DISTANCE OF 2.50 FEET; THENCE, NORTH 86°39'29" EAST, A DISTANCE OF 114.46 FEET; THENCE, SOUTH 16°19'12" WEST, A DISTANCE OF 388.73 FEET; THENCE, NORTH 73°44'52" WEST, A DISTANCE OF 47.46 FEET; THENCE, NORTH 74°14'51" WEST, A DISTANCE OF 52.13 FEET; THENCE, NORTH 64°52'54" WEST, A DISTANCE OF 23.11 FEET; THENCE, NORTH 68°06'20" WEST, A DISTANCE OF 52.54 FEET; THENCE, NORTH 60°04'15" WEST, A DISTANCE OF 25.02 FEET; THENCE, NORTH 52°53'57" WEST, A DISTANCE OF 48.66 FEET; THENCE, NORTH 38°13'08" WEST, A DISTANCE OF 61.37 FEET; THENCE, NORTH 63°32'48" WEST, A DISTANCE OF 29.01 FEET; THENCE, NORTH 86°13'17" WEST, A DISTANCE OF 28.43 FEET; THENCE, SOUTH 58°17'21" WEST, A DISTANCE OF 15.69 FEET; THENCE, NORTH 88°55'35" WEST, A DISTANCE OF 23.48 FEET; THENCE, NORTH 50°10'52" WEST, A DISTANCE OF 113.75 FEET; THENCE, NORTH 50°46'06" WEST, A DISTANCE OF 58.01 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.8300 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS "A", "B", AND "C", AS SHOWN HEREON, ARE A PARKING, ACCESS, RECREATION, UTILITY, AND DRAINAGE TRACT (P.A.R.U. & D. TRACT) AND ARE HEREBY DEDICATED IN PERPETUITY TO THE HAMLET "C" PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT FLORIDA CORPORATION, FOR PROPER PURPOSES FOR THE USE OF ALL OWNERS AND OCCUPANTS OF RESIDENTIAL DWELLING UNITS SITUATE UPON THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, TOGETHER WITH THE GUESTS AND INVITEES OF SUCH OWNERS AND OCCUPANTS AND SUCH OTHER PERSONS AND ENTITLES AS THE HAMLET "C" PROPERTY OWNERS' ASSOCIATION, INC., SHALL FROM TIME TO TIME PERMIT TO USE THE SAME AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAMLET "C" PROPERTY OWNERS' ASSOCIATION, INC.
- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.



LOCATION MAP  
(N.T.S.)

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE OR OTHER ENCUMBRANCE WHICH IS RECORDED IN O.R. BOOK 2868, PAGE 1088 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID SAVINGS AND LOAN ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND THE ASSOCIATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF DECEMBER, A.D., 1978.

AMERICAN SAVINGS AND LOAN ASSOCIATION

ATTEST: Phil J. Barber BY: Philip J. Barber  
ASSISTANT, SECRETARY SENIOR, VICE-PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH DADE

BEFORE ME PERSONALLY APPEARED PHILIP J. BARBER AND KENT M. TELFORD, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY AND VICE-PRESIDENT OF AMERICAN SAVINGS AND LOAN ASSOCIATION, A FLORIDA SAVINGS AND LOAN ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE ASSOCIATIONS SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF DECEMBER, A.D., 1978.

NOTARY PUBLIC: Marie W. Bonadies  
MY COMMISSION EXPIRES: MAY 5, 1982

### TITLE CERTIFICATION:

I, JEFFERY DEUTCH, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO YUSEM HOMES, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 15th DAY OF December, A.D., 1978. BY: Jeffery Deutch  
JEFFERY DEUTCH, ATTORNEY

### PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	3.830 ACRES
LESS ROAD RIGHTS OF WAY	N/A
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	3.830 ACRES

APPLICABLE DENSITY FACTOR	N/A
TOTAL UNITS PERMITTED	N/A

TOTAL UNITS THIS PLAT	24 UNITS PROPOSED
OPEN SPACE THIS PLAT	2.535 ACRES PROPOSED
DENSITY	6.26 UNITS PER ACRE

### AREA TABULATIONS

AREA OF LOTS	3.072 ACRES
AREA OF TRACT "A"	0.007 ACRE
AREA OF TRACT "B"	0.733 ACRE
AREA OF TRACT "C"	0.018 ACRE
TOTAL AREA THIS PLAT	3.830 ACRES

### SURVEYOR'S NOTES:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON EASEMENTS SPECIFICALLY CALLED OUT FOR THE SOLE PURPOSE OF DRAINAGE.
- THERE SHALL BE NO BUILDINGS OR PERMANENT STRUCTURES PLACED ON EASEMENTS SPECIFICALLY CALLED OUT FOR THE SOLE PURPOSE OF UTILITIES.
- BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL BEARINGS STATED HEREON AND AS SHOWN HEREON ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF OAKBROOK OF BOCA WEST (A PLANNED UNIT DEVELOPMENT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 92 AND 93, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BOULEVARD, SUITE 209, WEST PALM BEACH, FLORIDA 33409, PHONE 689-2111.

APPROVAL: PALM BEACH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF JANUARY, A.D., 1978.

BY: Bill Barber  
CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF JAN, A.D., 1978.

BY: Robert J. Whidden  
REGISTERED PROFESSIONAL P.E.  
COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: Manjiv A. Jennings  
D.C.E.

### 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 PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, 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: 20 DAY OF DECEMBER, A.D., 1978. BY: Robert J. Whidden  
REGISTERED SURVEYOR NO. 2424  
STATE OF FLORIDA

IN WITNESS WHEREOF, I, HENRY YUSEM, AS GENERAL PARTNER OF YUSEM HOMES, A FLORIDA GENERAL PARTNERSHIP, DO HEREBY SET MY HAND AND SEAL THIS 21 DAY OF DECEMBER, A.D., 1978.

WITNESS: Joseph F. Glenn BY: Henry Yusem  
HENRY YUSEM, GENERAL PARTNER, YUSEM HOMES

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HENRY YUSEM, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED HEREON.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF DECEMBER, A.D., 1978.

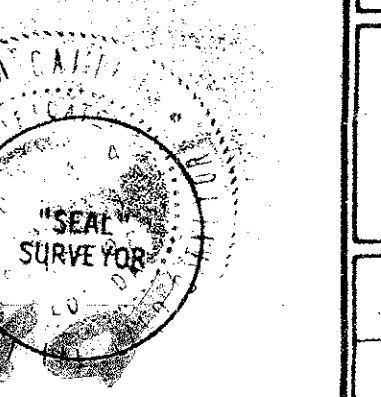
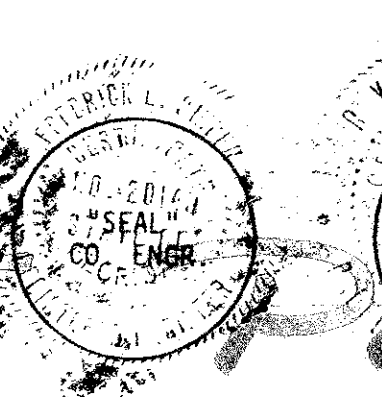
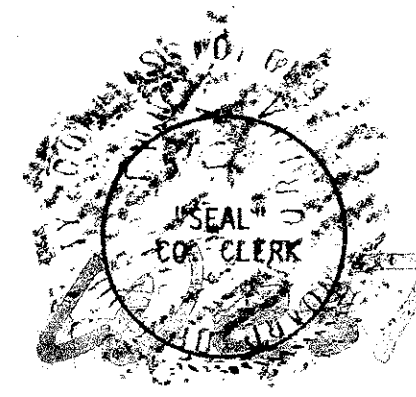
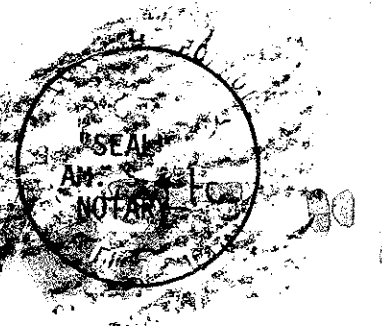
NOTARY PUBLIC: Dorothy Robinson  
MY COMMISSION EXPIRES: November 13, 1982

0214-319  
9/47/42

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BENCH MARK  
land surveying and mapping, inc.

CONRAD W. SCHAEFER CONSULTING ENGINEERS IN PALM BEACH COUNTY, FLORIDA					
3/6/78 3/6/78					
HAMLET "C" AT BOCA WEST					
DESIGNED	DRAWN	CHECKED	DATE	DATE	DATE
CWS	WSK	RJW	4800		
DATE	SCALE	APPROVED	FILE NO.	SHEET OF	
		CWS		1	2



Plat 2 Boca West