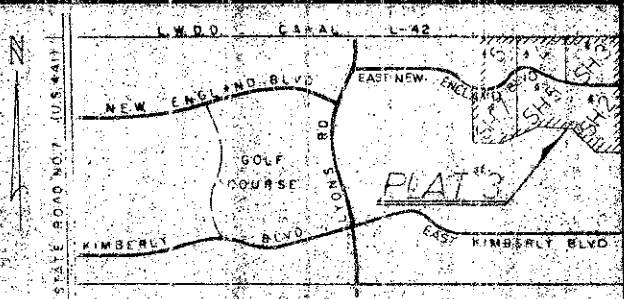


THIS INSTRUMENT WAS PREPARED BY ROLF ERNST WEIMER IN THE OFFICE OF WEIMER AND COMPANY, INC., 2885 FOREST HILL BOULEVARD, WEST PALM BEACH, FLORIDA 33416

PLAT NO. 3 Century Village West A PART OF A P.U.D. "THE HAMPTONS AT BOCA RATON"



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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 10/20/79
at 10:00 AM by
John B. Dunkle, Clerk, County Clerk
and duly recorded in Plat Book 3
Page 79

A SUBDIVISION OF A PORTION OF BLOCK 75, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, SECTION 8, TWP. 47 S., RGE. 42 E., PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 7 SHEETS

WEIMER AND COMPANY
land surveyors, planners, engineers
PHONE 306 841-8900
726 1/2 WEST HILL BOULEVARD - WEST PALM BEACH, FLORIDA 33406

FROM ALL MEN BY THESE PRESENTS, that CENTURY VILLAGE WEST, INC., OWNER OF THE LAND SHOWN HEREON, BEING PART OF A P.U.D. "THE HAMPTONS AT BOCA RATON", PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING LOCATED IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREOF AS PLAT NO. 3, CENTURY VILLAGE WEST, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PLAT NO. 2, CENTURY VILLAGE WEST, AS RECORDED IN PLAT BOOK 2, PAGES 118 - 157, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE WEST SIDE OF THE LINE OF THE FLORIDA TURNPIKE;
THENCE SOUTH 89° 10' 11" WEST, ALONG THE NORTH LINE OF SAID PLAT NO. 2, CENTURY VILLAGE WEST, A DISTANCE OF 743.05 FEET;
THENCE NORTH 55° 00' 00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 449.00 FEET;
THENCE SOUTH 60° 00' 00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 207.22 FEET;
THENCE DUE WEST, ALONG SAID NORTH LINE, A DISTANCE OF 543.08 FEET;
THENCE SOUTH 09° 12' 49" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 220.91 FEET;
THENCE DUE WEST, ALONG THE SAID NORTH LINE AND ALONG THE NORTH LINE OF PLAT NO. 1, CENTURY VILLAGE WEST, AS RECORDED IN PLAT BOOK 2, PAGES 88 - 89, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1940.00 FEET;
THENCE NORTH 20° 41' 54" WEST, A DISTANCE OF 1070.55 FEET;
THENCE NORTH 72° 23' 11" EAST, A DISTANCE OF 145.00 FEET TO A POINT ON A CURVE COMMENCING TO THE NORTHEAST, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 210° 32' 54" AND A CHORD BEARING OF SOUTH 64° 38' 44" EAST;
THENCE SOUTHEAST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 214.20 FEET TO THE END OF SAID CURVE;
THENCE NORTH 80° 30' 00" EAST, A DISTANCE OF 136.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 463.00 FEET, A CENTRAL ANGLE OF 09° 30' 10" AND A CHORD BEARING OF NORTH 04° 45' 00" EAST;
THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.27 FEET TO THE POINT OF TANGENCY;
THENCE DUE NORTH, A DISTANCE OF 312.42 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE NORTH DRAINAGE DISTRICT CANAL L-42;
THENCE DUE EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A LINE 55.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL TO THE NORTH LINE OF THE FORESAID BLOCK 75, PALM BEACH FARMS COMPANY, PLAT NO. 3, A DISTANCE OF 211.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE;
THENCE SOUTH 00° 45' 00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 217.50 FEET TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLACED AS SHOWN HEREON AND DO HEREBY CERTIFY AS FOLLOWS:

1. **ROADWAY TRACTS**
THE ROADWAY TRACTS SHOWN HEREON FOR PRIVATE ROAD PURPOSES SHOWN HEREON AS ROADWAY TRACTS, AND ARE HEREBY DEDICATED TO THE NEAREST COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC., A NON-PROFIT CORPORATION, AS PROVIDED IN PARAGRAPH 4 BELOW AND ARE THE PERPETUAL MAINTENANCE OBLIGATION AS PROVIDED IN PARAGRAPH 4 BELOW.

2. **COMMUNITY FACILITY TRACTS**
THE COMMUNITY FACILITY TRACTS SHOWN HEREON AS COMMUNITY FACILITY TRACTS, AND ARE HEREBY DEDICATED TO THE NEAREST COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC., A NON-PROFIT CORPORATION, AS PROVIDED IN PARAGRAPH 4 BELOW AND ARE THE PERPETUAL MAINTENANCE OBLIGATION AS PROVIDED IN PARAGRAPH 4 BELOW.

3. **WATER MANAGEMENT TRACTS**
THE WATER MANAGEMENT TRACTS SHOWN HEREON AS WATER MANAGEMENT TRACTS, AND ARE HEREBY DEDICATED TO THE NEAREST COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC., A NON-PROFIT CORPORATION, AS PROVIDED IN PARAGRAPH 4 BELOW AND ARE THE PERPETUAL MAINTENANCE OBLIGATION AS PROVIDED IN PARAGRAPH 4 BELOW.

4. **CEN-WEST COMMUNITIES, INC.**
CEN-WEST COMMUNITIES, INC., A FLORIDA CORPORATION, HAS THE OBLIGATION TO MAINTAIN THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN HEREON TO THE MASTER MANAGEMENT AGREEMENTS TO BE ENTERED INTO WITH EACH RESIDENT UPON THE LANDS HEREBY PLATTED. THE FORM OF SAID MASTER MANAGEMENT AGREEMENTS BEING ATTACHED TO THE DECLARATION OF CONDOMINIUM OF EACH CONDOMINIUM TO BE CREATED UPON THE LANDS AFFECTED BY THIS PLAT. FOR THE PERIOD OF TIME THAT SAID MASTER MANAGEMENT AGREEMENTS ARE IN EFFECT, THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN ARE HEREBY DEDICATED TO CEN-WEST COMMUNITIES, INC. AND ARE THE MAINTENANCE OBLIGATION OF CEN-WEST COMMUNITIES, INC., PURSUANT TO THE TERMS OF THE MASTER MANAGEMENT AGREEMENTS. UPON A TERMINATION OR CANCELLATION OF SAID MASTER MANAGEMENT AGREEMENTS, THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN ARE HEREBY DEDICATED TO THE CEN-WEST COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND WILL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

5. **PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS UPON THE ROADWAY TRACTS, COMMUNITY FACILITY TRACTS AND WATER MANAGEMENT TRACTS AS SHOWN ARE HEREBY DEDICATED TO ALL PERSONS RESIDING UPON THE LANDS WITHIN THE PLATS OF CENTURY VILLAGE WEST.**

NOTES:

1. THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY AND OR DRAINAGE EASEMENTS.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
3. EASEMENTS, UNLESS OTHERWISE NOTED, ARE FOR PUBLIC UTILITIES.
4. PERMANENT REFERENCE MONUMENTS SHOWN THUS: PERMANENT CONTROL POINTS SHOWN THUS:
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF DUE NORTH ALONG THE WEST LINE OF BLOCK 75, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Philip J. Barber, SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF AMERICAN SAVINGS & LOAN ASSOCIATION OF FLORIDA, DO HEREBY CERTIFY THAT I AM THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATED HERETO, BY THE OWNERS THEREOF AND AGREE THAT THEIR MORTGAGE IS RECORDED IN OFFICIAL RECORD BOOK 3042, PAGE 1283, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

EASEMENTS:
(A) UTILITY AND DRAINAGE EASEMENTS -- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
(B) PASSIVE RECREATION EASEMENT -- THAT PORTION OF THE PASSIVE RECREATION EASEMENT AS SHOWN WHICH IS ADJACENT TO EACH CONDOMINIUM TO BE CREATED UPON THE LANDS AFFECTED BY THIS PLAT IS HEREBY DEDICATED TO THE MEMBERS OF EACH SUCH CONDOMINIUM FOR PASSIVE RECREATIONAL PURPOSES.
(C) INGRESS AND EGRESS EASEMENT -- AS TO INGRESS AND EGRESS EASEMENTS SHOWN WITHIN EACH BLOCK OF THIS PLAT, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS HEREBY DEDICATED THEREON TO ALL PERSONS WHO RESIDE UPON THE BLOCK WITHIN WHICH EACH SAID INGRESS AND EGRESS EASEMENT IS SITUATED. CENTURY VILLAGE WEST, INC. RESERVES UNTO ITSELF A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS UPON SAID INGRESS AND EGRESS EASEMENTS AND RESERVES THE RIGHT TO GRANT THEREON TO OTHERS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND DRAINAGE.

(D) ALL WATER MANAGEMENT TRACTS SHALL BE SUBJECT TO A DRAINAGE EASEMENT OVER THE ENTIRE TRACT AS SHOWN HEREON AND IS HEREBY SO DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES.
(E) LIMITED ACCESS EASEMENTS -- THE LIMITED ACCESS EASEMENTS ALONG EAST NEW ENGLAND BOULEVARD ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, SAID CENTURY VILLAGE WEST, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS BOARD OF DIRECTORS THIS 17th DAY OF September, A.D. 1979.

ATTEST: Harry K. Smith SECRETARY
CENTURY VILLAGE WEST, INC.
BY: George A. Christopher VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED GEORGE A. CHRISTOPHER AND HARRY K. SMITH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED CENTURY VILLAGE WEST, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND SECRETARY, RESPECTIVELY, 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 17th DAY OF September, A.D. 1979
MY COMMISSION EXPIRES: MARCH 22 1980
NOTARY PUBLIC

NOTES:
1. THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY AND OR DRAINAGE EASEMENTS.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
3. EASEMENTS, UNLESS OTHERWISE NOTED, ARE FOR PUBLIC UTILITIES.
4. PERMANENT REFERENCE MONUMENTS SHOWN THUS: PERMANENT CONTROL POINTS SHOWN THUS:

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Philip J. Barber, SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF AMERICAN SAVINGS & LOAN ASSOCIATION OF FLORIDA, DO HEREBY CERTIFY THAT I AM THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATED HERETO, BY THE OWNERS THEREOF AND AGREE THAT THEIR MORTGAGE IS RECORDED IN OFFICIAL RECORD BOOK 3042, PAGE 1283, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CENTURY VILLAGE WEST, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS BOARD OF DIRECTORS, THIS 22nd DAY OF September, A.D. 1979.

ATTEST: Philip J. Barber ASSISTANT SECRETARY
BY: Philip J. Barber SENIOR VICE PRESIDENT (SEAL)
AMERICAN SAVINGS & LOAN ASSOCIATION OF FLORIDA

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED PHILIP J. BARBER AND KEAT M. TELFORD, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF AMERICAN SAVINGS & LOAN ASSOCIATION OF FLORIDA, AN 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 CORPORATE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF September, A.D. 1979.
MY COMMISSION EXPIRES: June 16, 1980
NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DONALD J. LUNNY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS TRUSTEE AND INDIVIDUALLY FOR THE PURPOSES THEREIN EXPRESSED.
WITNESS MY HAND AND OFFICIAL SEAL, THIS 10th DAY OF September, A.D. 1979.
BY: Donald J. Lunny TRUSTEE
NOTARY PUBLIC
MY COMMISSION EXPIRES: MARCH 27, 1981

KEY MAP
NTS

PUD TABULATION

TOTAL ACRES (this plat)	12218 ac
TOTAL ACRES RAW (collector)	742 ac
TOTAL NET ACREAGE	11476 ac
TOTAL NO. OF UNITS (max)	1470 u
MAXIMUM DENSITY (this plat)	12.03 u/a
REC AREA ACREAGE	553 ac

COUNTY APPROVAL
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 28th DAY OF September, A.D. 1979.
BY: H.F. Mahert COUNTY ENGINEER (SEAL)

BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 28th DAY OF September, A.D. 1979.
BY: John B. Dunkle CHAIRMAN (SEAL)

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: John B. Dunkle DEPUTY CLERK

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JEFFREY D. KNEER, 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 CENTURY VILLAGE WEST, INC., THAT THE CURRENT TAXES HAVE BEEN PAID, AND I FIND THAT THE PROPERTY IS ENUMBERED BY THE MORTGAGES SHOWN HEREON, AND I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.
DATE: 8-20-79
BY: Jeffrey D. Kneer

SURVEYOR'S CERTIFICATION
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 (A) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE (B) C.P. 51 PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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.
BY: Rolf Ernst Weimer
ROLF ERNST WEIMER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2285