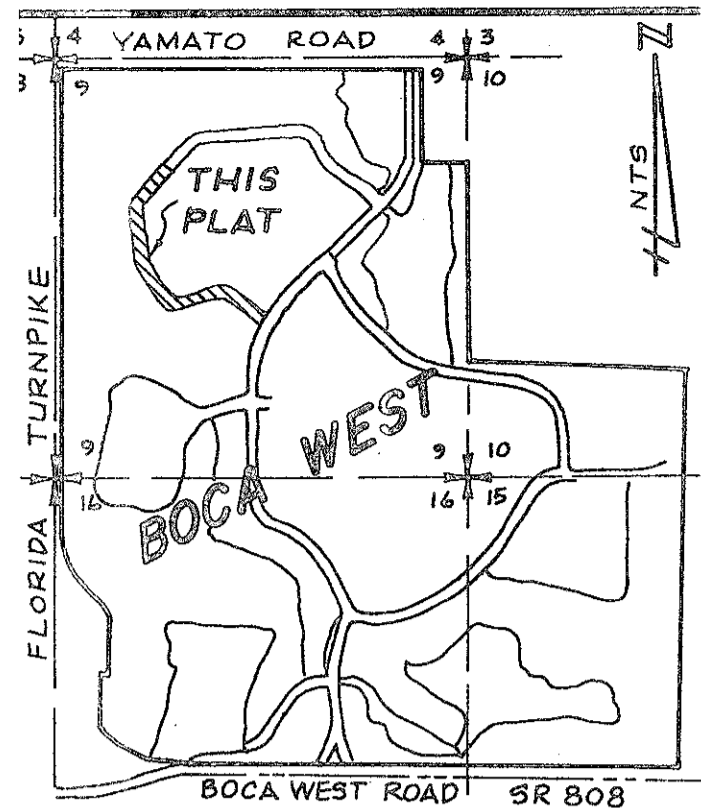


44/115



GOLFSIDE DRIVE - PHASE II - BOCA WEST - P.U.D.

IN PART OF SECTION 9, TWP. 47 S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

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

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
This Plat was filed for record at 9:41 AM
this 23 day of June, 1982
and duly recorded in Plat Book No. 14
on page 115-116
JOHN B. DUNKLE, Clerk Circuit Court
By: Dale Shimoff, D.C.

LOCATION SKETCH

DESCRIPTION

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

Beginning at a Permanent Reference Monument at the intersection of the Northeasterly Boundary of QUAIL HOLLOW OF BOCA WEST - P.U.D. as recorded in Plat Book 40, Pages 110 and 111 shown on Sheet No. 2, Public Records of Palm Beach County, Florida with the Northwesterly Right-of-Way Line of BOCA WEST DRIVE as recorded in Plat Book 34, Pages 135 through 138 inclusive, said point being on a curve concave to the southeast whose tangent at this point bears N. 18° 09' 38" E.; thence N. 29° 13' 10" W., along the Northerly Boundary of said QUAIL HOLLOW a distance of 36.79 feet to a point on a curve concave to the south, making an angle with the tangent to said curve, measured from east to south-east of 47° 22' 56", said curve having a radius of 440.00 feet and a central angle of 11° 29' 53"; thence westerly along the arc of said curve a distance of 88.30 feet; thence N. 88° 05' 59" W. along the tangent of said curve a distance of 61.00 feet to the beginning of a curve concave to the northeast having a radius of 456.00 feet and a central angle of 42° 09' 09"; thence northwesterly along the arc of said curve a distance of 335.48 feet; thence N. 45° 56' 50" W. along the tangent of said curve a distance of 308.36 feet to the beginning of a curve concave to the south having a radius of 264.00 feet and a central angle of 57° 56' 15"; thence northwesterly, westerly and southwesterly along the arc of said curve, a distance of 266.96 feet; thence S. 76° 06' 55" W. along the tangent of said curve, a distance of 542.11 feet to the beginning of a curve concave to the north having a radius of 336.00 feet and a central angle of 69° 55' 35"; thence southwesterly, westerly and northwesterly along the arc of said curve, a distance of 410.07 feet; thence N. 33° 57' 30" W. along the tangent of said curve, a distance of 290.98 feet to the beginning of a curve concave to the northeast having a radius of 548.45 feet and a central angle of 19° 55' 20"; thence northwesterly along the arc of said curve a distance of 190.70 feet; thence N. 14° 02' 10" W. along the tangent of said curve, a distance of 420.28 feet to the beginning of a curve concave to the east having a radius of 336.00 feet and a central angle of 09° 48' 00"; thence northwesterly and northerly along the arc of said curve a distance of 57.47 feet; thence N. 04° 14' 10" W. along the tangent of said curve a distance of 79.35 feet to the beginning of a curve concave to the southeast having a radius of 336.00 feet and a central angle of 57° 49' 10"; thence northwesterly, northerly and northeasterly along the arc of said curve, a distance of 339.07 feet; thence N. 53° 35' 00" E. along the tangent of said curve, a distance of 528.65 feet to the beginning of a curve concave to the southeast having a radius of 336.00 feet and a central angle of 23° 58' 00"; thence northeasterly along the arc of said curve a distance of 140.55 feet; thence N. 77° 33' 00" E. along the tangent of said curve a distance of 18.22 feet to the Northwest Corner of GOLFSIDE DRIVE - BOCA WEST - P.U.D. as recorded in Plat Book 43, Pages 164 and 165, Public Records of Palm Beach County, Florida; thence S. 12° 27' 00" E. along the Southwesterly Boundary of said GOLFSIDE DRIVE, a distance of 72.00 feet to the Southwest Corner thereof; thence S. 77° 33' 00" W. parallel with and 72.00 feet southerly of a previously described course, a distance of 18.22 feet to the beginning of a concentric curve, concave to the southeast having a radius of 264.00 feet and a central angle of 23° 58' 00"; thence southwesterly along the arc of said curve, a distance of 110.43 feet; thence S. 53° 35' 00" W. along the tangent of said curve, a distance of 528.65 feet to the beginning of a concentric curve concave to the southeast having a radius of 264.00 feet and a central angle of 57° 49' 10"; thence southwesterly, southerly and southeasterly along the arc of said curve a distance of 266.41 feet; thence S. 04° 14' 10" E. along the tangent of said curve, a distance of 79.35 feet to the beginning of a concentric curve concave to the northeast having a radius of 264.00 feet and a central angle of 09° 48' 00"; thence south-easterly along the arc of said curve a distance of 45.16; thence S. 14° 02' 10" E. along the tangent of said curve, a distance of 420.28 feet to the beginning of a concentric curve concave to the northeast having a radius of 476.45 feet and a central angle of 19° 55' 20"; thence southeasterly along the arc of said curve, a distance of 165.66 feet; thence S. 33° 57' 30" E. along the tangent of said curve, a distance of 290.98 feet to the beginning of a concentric curve concave to the north having a radius of 264.00 feet and a central angle of 69° 55' 35"; thence southeasterly, easterly, and northeasterly along the arc of said curve, a distance of 322.20 feet; thence N. 76° 06' 55" E. along the tangent of said curve, a distance of 542.11 feet to the beginning of a concentric curve concave to the south having a radius of 336.00 feet and a central angle of 57° 56' 15"; thence northeasterly, easterly and southeasterly along the arc of said curve, a distance of 339.76 feet; thence S. 45° 56' 50" E. along the tangent of said curve a distance of 308.36 feet to the beginning of a concentric curve concave to the northeast having a radius of 384.00 feet and a central angle of 42° 09' 09"; thence southeasterly along the arc of said curve, a distance of 282.51 feet; thence S. 88° 05' 59" E. along the tangent of said curve, a distance of 61.00 feet to the beginning of a concentric curve concave to the south having a radius of 512.00 feet and a central angle of 13° 23' 39"; thence easterly and southeasterly along the arc of said curve, a distance of 119.69 feet; thence N. 65° 16' 16" E. making an angle with the tangent to said curve, measured from southeast to northeast of 40° 01' 24", a distance of 32.16 feet to a point on the Northwesterly Right-of-Way Line of said BOCA WEST DRIVE, said point being on a curve concave to the southeast and whose tangent at this point bears N. 25° 14' 52" E., said curve having a radius of 969.99 feet and a central angle of 07° 05' 14"; thence southwesterly along the arc of said curve, a distance of 119.98 feet to the POINT OF BEGINNING.

Containing 6.66 Acres more or less.

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 Resolution, for the 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 hereto by reference. Those areas 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 existing or future maintenance or homeowners associations of, or otherwise dedicated to the use of homeowners in, BOCA WEST, including, without limitations, the golf courses and facilities related thereto, shall be and perpetually remain "Open Space" within the P.U.D. Addition to the 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 any portion of this Plat.

NOTES

- denotes Permanent Reference Monument.
 - denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian used throughout Boca West.

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this day of June, 1982.

By: 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 June, 1982.

By: H.F. Kahlert, County Engineer

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
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 and platted as GOLFSIDE DRIVE - PHASE II - BOCA WEST, P.U.D., and being more particularly described to the left under Description and do hereby dedicate as follows: Golfside Drive as shown is for ingress, egress, utilities and drainage, a private road dedicated to THE BOCA WEST MAIN-TENANCE ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association, its Successors and Assigns.
IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice President and attested by its Assistant Secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 23rd day of June, 1982.

ARVIDA CORPORATION, a Delaware Corporation
Attest: Jeri Poller - Assistant Secretary By: Norman A. Cortese - Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
BEFORE ME personally appeared NORMAN A. CORTESE and JERI POLLER, 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 23rd day of June, 1982.

Notary Public - State of Florida at large
My Commission expires: September 13, 1986

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
I, H. WILLIAM WALKER, JR. 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 ARVIDA CORPORATION, a Delaware Corporation; that the current taxes have been paid; and that I find the property is free of encumbrances.

H. William Walker, Jr.
Date: June 23, 1982

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on June 23, 1982, 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 survey data complies with requirements of Part I, Chapter 177, Florida Statutes, as Amended.

MICHAEL G. PURMORT AND ASSOCIATES, INC.
[Signature]
Professional Land Surveyor
Florida Registration No. 2720 Date: June 23, 1982

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on JUNE 30, 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.
THIS INSTRUMENT PREPARED BY CLYDE O. McNEAL
2090 Palm Beach Lakes Blvd.
West Palm Beach, Florida
Clyde O. McNeal
Professional Land Surveyor
Florida Registration No. 2223 Date: 30 JUNE 82

0214-017

9-47-42

GOLFSIDE DR