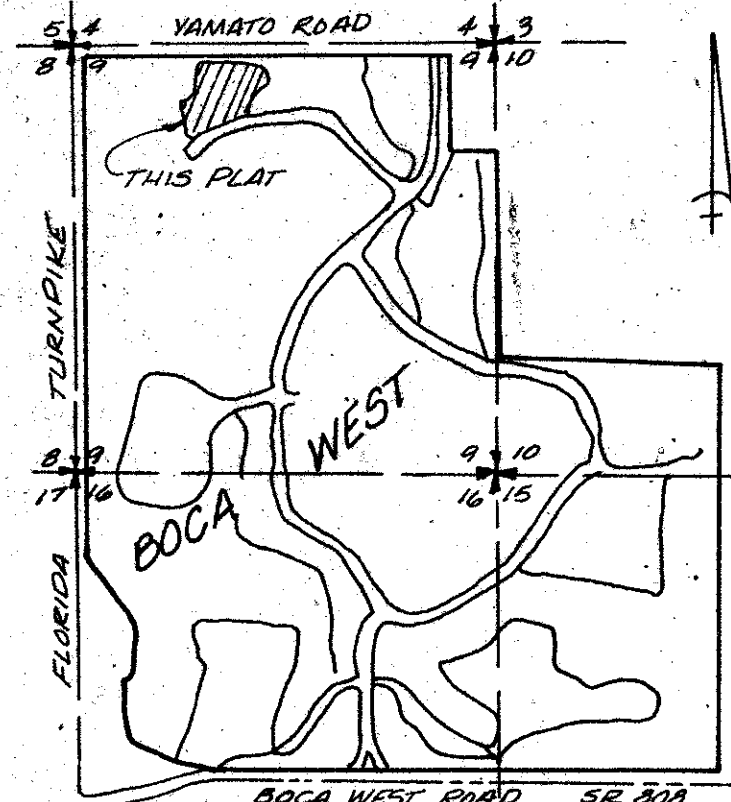


44/198



LOCATION MAP  
NTS

# WATERS REACH AT BOCA WEST - PHASE I - P.U.D.

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

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

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

198

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record on this 19th day of October, 1982, and duly recorded in Plat Book No. 44 on pages 198 & 199.  
JOHN B. DUNKLE, Clerk of Public Records  
Jacqueline P. Alden

### DESCRIPTION

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

Commencing at the Northeast corner of said Section 9; thence N. 89° 59' 15" W. (Assumed Bearing), along the North line of said Section 9, a distance of 2811.56 feet; thence S. 00° 00' 45" W., a distance of 236.19 feet; thence S. 34° 56' 48" E., a distance of 135.00 feet; thence S. 32° 21' 01" W., a distance of 94.10 feet; thence S. 46° 50' 01" W., a distance of 267.85 feet to the POINT OF BEGINNING of this description; thence continue S. 46° 50' 01" W., a distance of 119.32 feet; thence S. 00° 59' 15" E., a distance of 220.12 feet to the intersection with the arc of a circular curve to the left, whose radius point bears S. 33° 07' 50" E., from the last described point; thence Westerly, along the arc of said curve, having a radius of 337.00 feet, a central angle of 13° 40' 59" and an arc distance of 80.48 feet to the Point of Tangency; thence S. 43° 11' 11" W., a distance of 507.64 feet to the Point of Curvature of a circular curve to the right; thence Southerly and Westerly, along the arc of said curve, having a radius of 706.17 feet, a central angle of 02° 17' 01" and an arc distance of 28.15 feet; to a point; thence N. 44° 31' 48" W., a distance of 69.61 feet; thence N. 09° 09' 44" W., a distance of 350.25 feet; thence N. 56° 21' 28" E., a distance of 203.86 feet; thence N. 51° 13' 58" E., a distance of 154.66 feet the intersection with the arc of a circular curve to the right, whose radius point bears N. 70° 22' 16" E., from the last described point; thence Westerly, Northerly, then Easterly, along the arc of said curve, having a radius of 61.04 feet, a central angle of 70° 13' 44" and an arc distance of 74.82 feet to the Point of Tangency; thence N. 50° 36' 00" E., a distance of 162.31 feet to the Point of Curvature of a circular curve to the left; thence Easterly and Northerly, along the arc of said curve, having a radius of 228.20 feet, a central angle of 13° 43' 45" and an arc distance of 54.68 feet to the Point of Tangency; thence N. 36° 52' 15" E., a distance of 29.50 feet; thence S. 53° 07' 45" E., a distance of 158.44 feet to the POINT OF BEGINNING of this description.

### MORTGAGEE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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 in said dedication by the owner thereof of the land described in said dedication, thereof and agrees that its mortgage which is recorded in Official Record Book 2057, Page 152, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.  
IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 15 day of August, 1982.  
Corrective Phase I Mortgage Deed  
O.R.B. 3710 Page 142  
ARVIDA CORPORATION, A Delaware Corporation

Attest: Joan C. Styers, Assistant Secretary  
By: Norman A. Cortese, Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared NORMAN A. CORTESE and JOAN C. STYERS, 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, respectively, of said Corporation, and the seal affixed to said 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 15th day of August, 1982.

My Commission expires: Feb 13 1986  
Signature: [Notary Seal]

### SURVEYORS CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on August 23, 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 STUART H. CUNNINGHAM  
2090 Palm Beach Lakes Boulevard  
West Palm Beach, Florida

Signature: [Surveyor Seal]  
Stuart H. Cunningham, Professional Land Surveyor  
Florida Registration No. 3896. Date: 8-23-82

### NOTES

- All bearings shown hereon are relative to an assumed meridian used throughout Boca West.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- There shall be no buildings or any kind of construction or trees or shrubs placed on Utility or Drainage Easements.
- Easements are for Public Utilities, unless otherwise noted.
- denotes Permanent Reference Monument.
- denotes Permanent Control Point.
- The portion of the plat containing open space may not be vacated in whole or in part unless the entire plat is vacated.
- Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

### 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 Ordinance, 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 shown hereon, if any, and on the Master Plan of BOCA RATON WEST or otherwise 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 the existing or future maintenance or homeowners associations of, or otherwise dedicated to the use of homeowners in, BOCA WEST, including without limitation, the golf courses and facilities related thereto, shall be and perpetually remain, "Open Space" within the P.U.D. Addition to 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 portions of this plat.

### APPROVAL

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 12 day of October, 1982.

By: Norman R. Gregory, Chairman

Attest: JOHN B. DUNKLE, Clerk  
By: Elizabeth Richards, Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 12 day of October, 1982.

By: H.F. Kohler, County Engineer

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS that NATIONAL BUILDING ENTERPRISES CORP., a Florida Corporation, the owner of the land shown hereon, being part of the lands 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, Florida, has caused the land shown hereon to be surveyed, subdivided and platted as WATERS REACH AT BOCA WEST - PHASE I - P.U.D., being more particularly described to the left under description and so hereby dedicate as follows:  
Parcel A is for drainage purposes. Parcels B, C and D are for open space, utilities and drainage. Parcel E is for maintenance and utilities. Waters Reach Lane and Waters Court are private road Right-of-Way for ingress, egress, utilities and drainage. The Drainage and Maintenance Easements are for the purposes indicated; all of the foregoing parcels, roadways and access tracts are hereby dedicated to the WATERS REACH AT BOCA WEST HOMEOWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association, its successors and assigns.  
IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 15 day of August, 1982.  
\*The Limited Access Easement as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County for control and jurisdiction over access rights.

Elizabeth Curcio, Witness  
Robert Wynne, Witness

NATIONAL BUILDING ENTERPRISES CORP.  
a Florida Corporation  
By: Saul Slossberg - President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, SAUL SLOSSBERG, President of NATIONAL BUILDING ENTERPRISES CORP., and he acknowledged before me that he executed the hereon dedication as such officer of said Corporation by and with the authority of its Board of Directors and his act and deed was the act and deed of said Corporation.  
WITNESS my hand and official seal this 7 day of August, 1982.

My commission expires: [Notary Seal]

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, JEFFREY A. DEUTCH, 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 NATIONAL BUILDING ENTERPRISES CORP.; that the current taxes have been paid; and that I find that all mortgages are shown and are true and correct; and that there are no other encumbrances.

Signature: Jeffrey A. Deutch  
Jeffrey A. Deutch, Attorney at Law  
Licensed in the State of Florida Date: 8/19/82

### SURVEYORS CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on August 17, 1982, that they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands hereon described and platted; that permanent reference monuments have been set as required by law, that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida for the required improved improvements and that the boundary data complies with all requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.

MICHAEL G. PURMORT AND ASSOCIATES, INC.

Signature: [Surveyor Seal]  
Michael G. Purnort, Professional Land Surveyor  
Florida Registration No. 2720 Date: 8-1-82

0214-306

WATER REACH AT BOCA WEST PH I