

45/179

WATERS REACH AT BOCA WEST - PHASE II - P.U.D.

PARCEL F-4

IN PART OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST

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

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
MARCH 1983

179

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 3:00 P.M. this day of APRIL, 1983, and duly recorded in Plat Book No. 179 on Page 179
JOHN B. DUNKLE
Clerk Circuit Court
By: [Signature] D.C.

DESCRIPTION

Being a parcel of land lying in 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, a distance of 2811.56 feet; thence S.00° 00' 45" W, a distance of 236.19 feet to the POINT OF BEGINNING of this description; 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 a point on the Northeastly Line of WATERS REACH AT BOCA WEST-PHASE I-P. U. D. recorded in Plat Book 44, Pages 198 and 199 of the Public Records of Palm Beach County, Florida; thence N. 53° 07' 45" W, along said Northeastly Line, a distance of 158.44 feet to the most Northerly corner thereof; thence S. 36° 52' 15" W, along the Northwestly Line of said WATERS REACH-PHASE I a distance of 29.15 feet to the beginning of a curve concave to the Northwest having a radius of 228.20 feet and a central angle of 13° 43' 45"; thence Southwesterly along the arc of said curve, a distance of 54.68 feet; thence leaving said Northwestly Line, N.39° 24' 00" W, radial from the last described curve, a distance of 8.02 feet to a point on a curve concave to the west having a radius of 30.00 feet and a central angle of 90° 44' 00"; the tangent to said curve bears N.43° 24' 05" E. at this point; thence Northeastly, Northerly and Northwestly along the arc of said curve, a distance of 47.51 feet; thence N.47° 19' 55" W, a distance of 28.06 feet; thence N.36° 52' 15" E, a distance of 85.29 feet; thence N.48° 24' 30" W, a distance of 5.80 feet to the beginning of a curve concave to the northwest having a radius of 20.00 feet and a central angle of 48° 24' 30"; thence Northwestly and Northerly along the arc of said curve, a distance of 16.90 feet; thence NORTH along the tangent of said curve, a distance of 23.52 feet to the beginning of a curve concave to the southeast having a radius 20.00 feet and a central angle of 4° 35' 30"; thence Northeastly along the arc of said curve a distance of 14.52 feet; thence N.4° 35' 30" E, along the tangent said curve, a distance of 33.42 feet to the beginning of a curve concave to the northwest having a radius 20.00 feet and a central angle of 5° 55' 15"; thence Northeastly and Northerly along the arc of said curve, a distance of 18.12 feet to a point of reverse curve concave to the southeast having a radius of 20.00 feet and a central angle of 5° 55' 15"; thence Northerly and Northeastly along the arc of said curve, a distance of 18.12 feet; thence N.41° 35' 30" E, a distance of 104.58 feet; thence N.87° 04' 07" E, a distance of 232.51 feet to the POINT OF BEGINNING.

NOTE

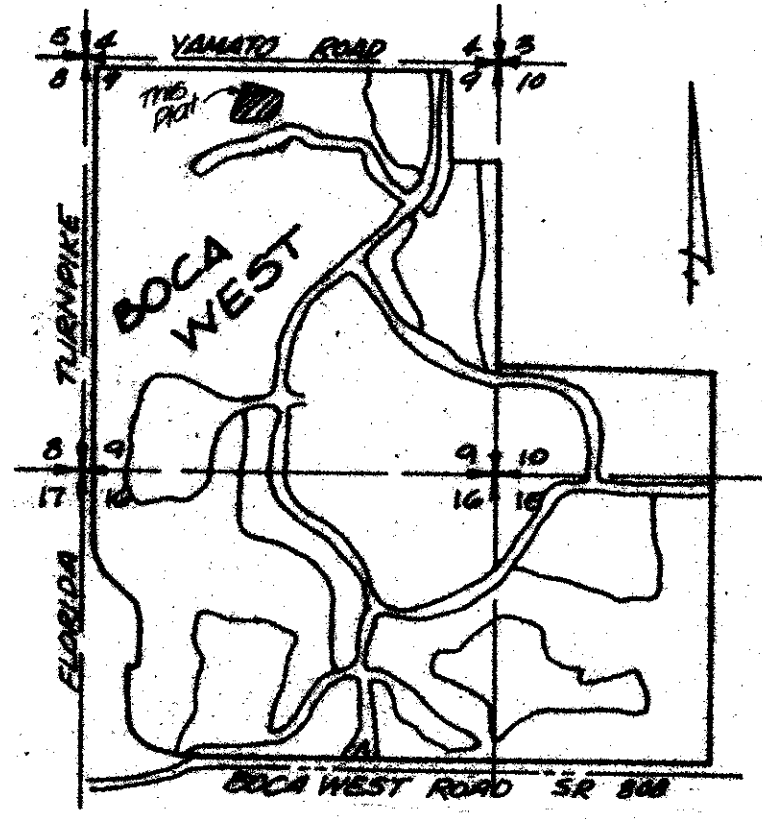
No area shown hereon or on the Master Plan of BOCA RATON WEST or otherwise designated in any document or instrument on file in the Planning, Building and Zoning Department of Palm Beach County as "Open Space", including without limitation, golf courses, lakes, roads and streets, is dedicated to the use 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 Regulation, 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. Subject to all Property Development Regulations found in Ordinance 73-2.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on 5-2-83, 1983, 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 & ASSOCIATES, INC.

THIS INSTRUMENT PREPARED
BY STUART H. CURRINGHAM
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida

GEE & JENSON
Engineers, Architects, Planners, Inc.
Professional Land Surveyor
Florida Registration No. 3496. Date: 5-2-83



LOCATION SKETCH

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.
 - o 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.

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 24 day of MAY, 1983.
By: [Signature]
Peggy B. Elvitt - Chairperson
Attest: JOHN B. DUNKLE, Clerk
By: [Signature]
Deputy Clerk
COUNTY ENGINEER
This plat is hereby approved for record this 24 day of MAY, 1983.
By: [Signature]
H.F. Kahlert, 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 PARCEL F-4 - PHASE II - P.U.D., being more particularly described to the left under description and do hereby dedicate as follows:
Parcel F is for recreational facilities and Parcel G is for open space and landscaping.
The Drainage and Maintenance Easements are for the purposes indicated; all of the foregoing parcels, easements and access tracts are hereby dedicated to the WATERS REACH HOMEOWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
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 22nd day of APRIL, 1983.

NATIONAL BUILDING ENTERPRISES CORP.
a Florida Corporation
Witness
Witness
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 22nd day of APRIL, 1983.

My commission expires: 1-31-84
[Signature]
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JEFFREY A. DUETCH, 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 the property is encumbered by the mortgage shown hereon and there are no other encumbrances of record.
[Signature]
Jeffrey A. Duetch, Attorney at Law
Licensed in the State of Florida Date: 5-3-83

SURVEYOR'S CERTIFICATION 0214-308

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on APRIL 28, 1983, 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 guarantee posted with the Board of County Commissioners of Palm Beach County, Florida for the required improved improvements and that the survey 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 Federal Standards for Palm Beach County, Florida.

WATERS REACH AT BOCA WEST
45/179
MICHAEL G. PURMORT & ASSOCIATES, INC.
[Signature]
Michael G. Purmort, Professional Land Surveyor
Florida Registration No. 2720 Date: 4-28-83