

DRAWING NUMBER 46/196

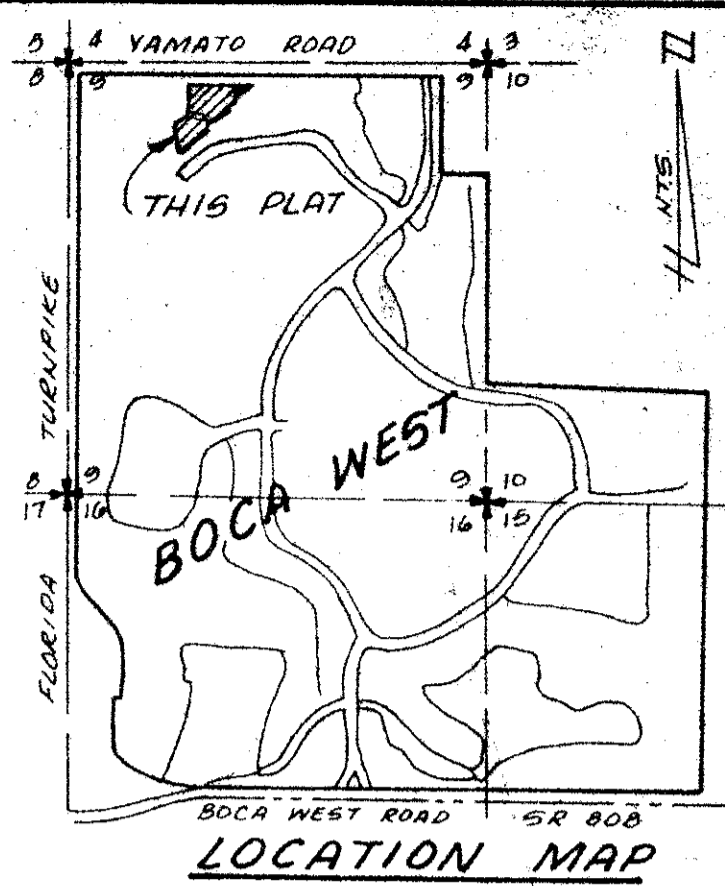
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WATERS REACH AT BOCA WEST PHASE III - P.U.D.

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
SEPT. 1983



196

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 North 89° 59' 15" West along the North Line of said Section 9, a distance of 3043.76 feet; thence South 00°00'45" West, a distance of 248.13 feet to the Northwest Corner of WATERS REACH AT BOCA WEST - PHASE II - P.U.D., recorded in Plat Book 45, Pages 179 and 180 of the Public Records of Palm Beach County, Florida, said point being the POINT OF BEGINNING of this description; thence South 41° 35' 30" West, along the Northwesterly Line of said WATERS REACH AT BOCA WEST - PHASE II - P.U.D., a distance of 104.38 feet to the beginning of a curve concave to the Southeast having a radius of 20.00 feet and a central angle of 51° 55' 15"; thence Southwesterly and Southerly along the arc of said curve, a distance of 18.12 feet to a point of reverse curve, coincave to the Northwest having a radius of 20.00 feet and a central angle of 51° 55' 15"; thence Southerly and Southwesterly along the arc of said curve, a distance of 18.12 feet; thence South 11° 35' 30" West along the tangent of said curve, a distance of 33.42 feet to the beginning of a curve concave to the Southeast having a radius of 20.00 feet and a central angle of 41° 35' 30"; thence Southwesterly and Southerly along the arc of said curve, a distance of 14.52 feet; thence South along the tangent of said curve, a distance of 23.52 feet to the beginning of a curve concave to the Northeast having a radius of 20.00 feet and a central angle of 48° 24' 30"; thence South 48° 24' 30" East along the arc of said curve, a distance of 16.90 feet; thence South 48° 24' 30" East along the tangent of said curve, a distance of 6.80 feet; thence South 36° 52' 15" West, a distance of 85.29 feet; thence South 47° 19' 55" East, a distance of 28.06 feet to the beginning of a curve concave to the West having a radius of 30.00 feet and a central angle of 90° 44' 00"; thence Southeasterly and Southerly and Southwesterly along the arc of said curve, a distance of 47.51 feet; the tangent to said curve bears South 43° 24' 05" West at this point; thence South 39° 24' 00" East, a distance of 8.02 feet to a point on the Northwesterly Line of WATERS REACH AT BOCA WEST - PHASE ONE - P.U.D. recorded in Plat Book 44, Pages 198 and 199 of said Public Records; thence South 50° 36' 00" West along said Northwesterly Line, a distance of 162.31 feet to the beginning of a curve concave to the Southeast having a radius of 61.04 feet and a central angle of 70° 13' 44"; thence Southwesterly, Southerly and Southwesterly along the arc of said curve, a distance of 74.82 feet; the tangent of said curve bears South 56° 21' 28" West, a distance of 203.86 feet thence departing said Northwesterly Line of WATERS REACH AT BOCA WEST - PHASE ONE - P.U.D., North 09° 09' 44" East, a distance of 277.76 feet; thence North 57° 59' 41" East, a distance of 94.34 feet; thence North 03° 10' 47" East, a distance of 360.56 feet; thence North 87° 04' 07" East, a distance of 497.49 feet to the POINT OF BEGINNING.

NOTES

- denotes Permanent Reference Monument.
 - o denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- No building or any kind of construction shall be placed on Utility or Drainage Easements.
- No structures, trees or shrubs shall be placed on Drainage Easements.
- Approval of landscaping on Utility Easements other than water and sewer shall be only with the approval of all utilities occupying same.
- Easements are for Public Utilities, unless otherwise noted.

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.

DEDICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH^{SS}
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, have caused the land shown hereon to be surveyed, subdivided and platted as PARCEL F-4 WATERS REACH AT BOCA WEST PHASE III, being more particularly described to the left under Description and do hereby dedicate as follows: Parcel E is for drainage purposes; Parcel F is for open space and landscaping; Parcel G is 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, without recourse to Palm Beach County.
IN WITNESS WHEREOF the above named Corporation have caused these presents to be signed by its Vice President, and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 3rd day of NOVEMBER, 1983.

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certifies that it is the holder of mortgages 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 and agrees that its mortgages which are recorded in Official Record Book 4079 Page 441 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown herein.
IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 14th day of November, 1983

NCNB NATIONAL BANK OF FLORIDA, N.A.

By: William R. Kees
Vice President

Attest: Shirley B. Kees
CORPORATE BANKING OFFICER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME, personally appeared William R. Kees and Shirley B. Kees, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Corporate Banking Officer of NCNB National Bank of Florida, N.A., a corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 14th day of November, 1983.
My commission expires: _____

Shirley B. Kees
Notary Public

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 13 day of December, 1983.

By: Peggy B. Evans
Chairman

Attest: JOHN B. DUNKLE - Clerk

By: Elizabeth Richards
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 13 day of December, 1983.

By: W. H. ...
County Engineer

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}
I, JEFFREY A. DEUTCH, 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
NATIONAL BUILDING ENTERPRISES CORP., a Florida Corporation; that the 1982 taxes have been paid and that I find the property is free of encumbrances.

Jeffrey A. Deutch
JEFFREY A. DEUTCH
Attorney at Law licensed in Florida
Date: 11/7/83

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 Nov 14, 1983, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by MICHAEL G. PURMORT AND ASSOCIATES, INC.
GEE & JENSON, Engineers - Architects - Planners, Inc.
Stuart H. Cunningham
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3896 Date: 11-14-83

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM
2090 Palm Beach Lakes Blvd.
West Palm Beach, Florida

NATIONAL BUILDING ENTERPRISES CORP., a Florida Corporation

Richard Pfendler
Witness

Diane H. Swartz
Witness

By: Richard Pfendler
RICHARD PFENDLER, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, RICHARD PFENDLER, VICE 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 3rd day of NOVEMBER, 1983.

My Commission expires: 1-29-84
Notary Public

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 Nov 8, 1983, 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 and used in accordance posted with the Board of County Commissioners of Palm Beach County, Florida, for the approved improvements, and that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.
MICHAEL G. PURMORT AND ASSOCIATES, INC.
Michael G. Purnort
Michael G. Purnort, Professional Land Surveyor
Florida Registration No. 2720, Date: 11-11-83

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