

47/82

DESCRIPTION

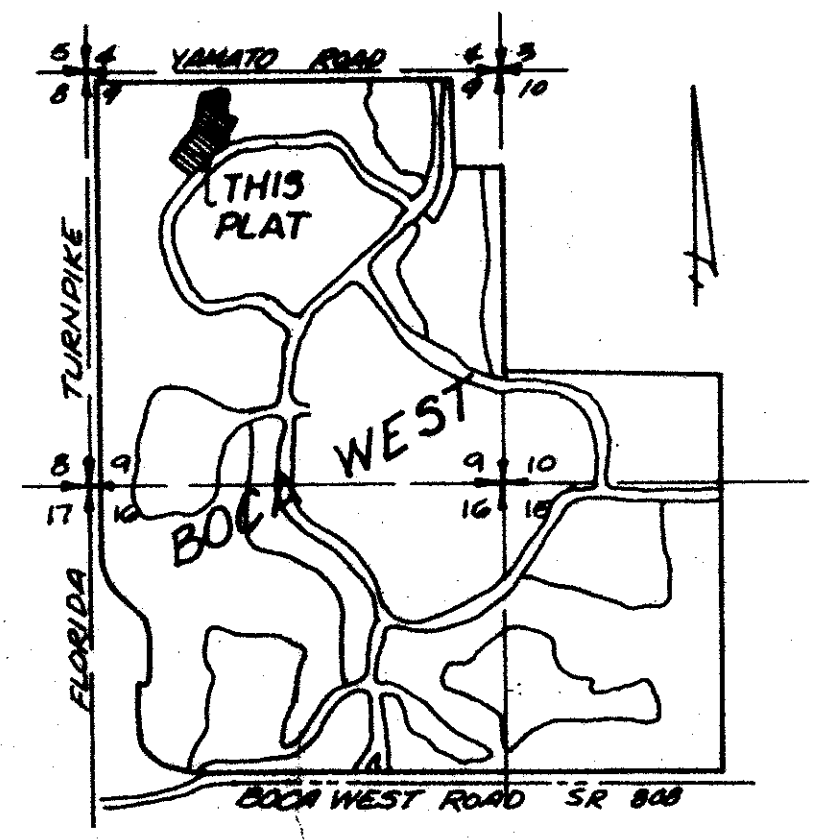
Being a parcel of land lying in Section 9, Township 47 South, Range 42 East, Palm Beach County, Florida and being more particularly described as follows:

Commencing at the Northwest corner of said Section 9; thence South 00°36' 01" East along the West Line of said Section 9, a distance of 2135.11 feet; thence North 89°23' 59" East, a distance of 337.47 feet to a point on the Northwesterly Right-of-Way Line of GOLFSIDE DRIVE, BOCA WEST P.U.D. PHASE II, recorded in Plat Book 44 Pages 115 and 116 of the Public Records of Palm Beach County, Florida, said point lying on a curve concave to the Southeast having a radius of 336.00 feet and is the POINT OF BEGINNING of this description; thence North 62°11' 45" West, radial from the last described curve, a distance of 210.00 feet; thence North 27° 48' 15" East, a distance of 162.00 feet; thence North 39° 10' 27" East, a distance of 70.54 feet; thence North 62° 31' 10" East, a distance of 110.00 feet; thence North 73° 28' 40" East, a distance of 84.76 feet; thence North 52°54' 15" East, a distance of 37.32 feet; thence North 48° 54' 56" East, a distance of 312.46 feet; thence North 08° 46' 50" West, a distance of 520.05 feet; thence North 16° 51' 45" West, a distance of 67.45 feet; thence North 09° 36' 15" West, a distance of 204.79 feet; thence North 10° 59' 30" East, a distance of 144.82 feet; thence North 24° 21' 35" East, a distance of 177.95 feet; thence North 69° 39' 37" East, a distance of 59.81 feet; thence North 51° 30' 19" East, a distance of 45.04 feet; thence North 32° 02' 19" East, a distance of 50.70 feet; thence North 27° 03' 06" East, a distance of 81.48 feet; thence North 68° 10' 25" East, a distance of 74.26 feet; thence South 41° 20' 00" East, a distance of 140.00 feet; thence North 23° 38' 11" East, a distance of 83.21 feet; thence South 66° 21' 49" East, a distance of 75.00 feet; thence South 23° 38' 11" West, a distance of 474.49 feet; thence South 07° 35' 02" West, a distance of 79.16 feet; thence South 14° 56' 29" East, a distance of 141.31 feet; thence South 10° 15' 45" East, a distance of 181.10 feet; thence South 10° 18' 49" East, a distance of 62.03 feet; thence South 11° 06' 01" East, a distance of 216.04 feet; thence South 04° 40' 49" East, a distance of 99.85 feet; thence South 37° 03' 51" East, a distance of 143.28 feet to a point on the Northerly Right-of-Way Line of said GOLFSIDE DRIVE; thence South 77° 33' 00" West along said Northerly Right-of-Way Line, a distance of 129.72 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 Southwesterly along the arc of said curve, a distance of 140.55 feet; thence South 53° 35' 00" West along the tangent of said curve, a distance of 528.65 feet to the beginning of curve concave to the Southeast having a radius of 336.00 feet and a central angle of 25° 46' 45"; thence Southwesterly along the arc of said curve, a distance of 151.18 feet to the POINT OF BEGINNING.

PARCEL H-4  
CEDAR GLEN IN BOCA WEST - P. U. D.

IN PART OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
IN 3 SHEETS SHEET NO. 1

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



LAND USE

S. F. LOTS (50)	10.28 ACRES
PARCELS A, B, C, D, E, F, & G	1.32 ACRES
RIGHT-OF-WAY	1.80 ACRES
ACCESS TRACTS	0.36 ACRES
TOTAL	13.76 ACRES

DENSITY - 3.63 DU/ACRE

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 buildings 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 or Sewer shall be only with approval of all Utilities occupying same.

Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage Easements cross, Drainage Easements take precedence.

APPROVALS

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 14 day of February, 1984.

By: Ken Spillies  
Chairman

Attest: JOHN B. DUNKLE, Clerk

By: Elizabeth Richards  
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 14 day of February, 1984.

By: H.F. Kahlert  
H.F. Kahlert, County Engineer

MORTGAGE CONSENT

STATE OF FLORIDA  
COUNTY OF DADE

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its original mortgages which are recorded in Official Record Book 4091, at pages 1675, 1707 and 1716 and the corrective mortgages which are recorded in Official Recorded Book 4125, at pages 368, 373 and 378 of the 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 President and attested to by its SECRETARY and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 2nd day of JANUARY, 1984.

CORAL GABLES FEDERAL SAVINGS & LOAN ASSOCIATION

Attest: Alice Himelrick  
Alice Himelrick, Secretary

By: Edward L. Delany  
Edward L. Delany, Executive Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME personally appeared Edward L. Delany, Exec. Vice President and Alice Himelrick, Secretary, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as EXECUTIVE VICE PRESIDENT and SECRETARY, respectively, of CORAL GABLES FEDERAL SAVINGS & LOAN 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 said instrument is the free act and deed of said Association. WITNESS my hand and official seal this 2nd day of JANUARY, 1984.

My commission expires: 1-20-88

Jack H. Coulter  
Notary Public - State of Florida at large

MORTGAGE 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 do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 4050, at page 495 of the 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 Sec. and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 13 day of January, 1984.

ARVIDA CORPORATION, a Delaware Corporation

Attest: Jeri Poller  
Jeri Poller, Assistant Secretary

By: Norman A. Cortese  
Norman A. Cortese, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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, respectively, of ARVIDA 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 is 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 13 day of January, 1984.

February 13, 1984

Destini Scarsiano  
Notary Public - State of Florida at large

DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that ISSA HOMES, INC., a Florida Corporation, the owner of the land shown hereon and described to the left under Description, to be known as CEDAR GLEN IN BOCA WEST P.U.D. lying in part of Section 9, Township 47 South, Range 42 East, Palm Beach County, Florida has caused the land to be surveyed and platted as shown and do hereby dedicate as follows:

The Streets as shown are private road rights-of-way for ingress, egress, drainage and utilities; PARCELS A, D, F and G are common areas; The Access Tracts as shown, are for ingress egress, drainage and utilities; PARCELS B, C and E are for drainage; The utility and drainage easements, as shown, are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage; The Access Tracts, The streets, Parcels A, B, C, D, E, F and G are all dedicated to the CEDAR GLEN IN BOCA WEST, Homeowner's Association and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County The Limited Access Easement as shown is 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, the above named Corporation has caused these presents to be signed by its President and attested by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 23 day of JANUARY, 1984.

ISSA HOMES, INC., a Florida Corporation

Attest: Fred D. Costello  
Fred D. Costello, Vice President

By: Francis J. Issa  
Francis J. Issa, President

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Francis J. Issa and Fred D. Costello to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of the above named ISSA HOMES, INC., a Florida Corporation and severally acknowledged to and before me that they executed such instrument as President and Vice President, 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 23 day of January, 1984.

My commission expires: January 20, 1988

William A. Korbel  
Notary Public - State of Florida

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 ISSA HOMES, INC.; that the current taxes have been paid and that I find that there are no other encumbrances of record.

Jeffrey A. Deutch  
Jeffrey A. Deutch, Attorney at Law  
Licensed in the State of Florida

Date: 1/23/84

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on JANUARY 25, 1984, 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 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 1, Chapter 177, Florida Statutes, as Amended. MICHAEL G. PURMORT & ASSOCIATES, INC.

MICHAEL G. PURMORT, PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 2720 DATE: JAN 25, 1984

SURVEYORS CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on 1-24-84, 1984, 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.

CEDAR GLEN IN BOCA WEST PARCEL H-4

