

53/166

DRAWING NUMBER

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Dedication:

State of Florida )
January, A.D. 1986
County of Palm Beach )

A Part Of Boca West, Planned Unit Development
Charter Cay At Boca West

Lying In Section 9, Township 47 South, Range 42 East
Palm Beach County, Florida

Sheet 1 Of 2

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Know all men by these presents, that Yusem Homes - Charter Cay Ltd., a Florida Limited Partnership, owner of the land shown hereon as Charter Cay At Boca West, Lying in Section 9, Township 47 South, Range 42 East, and being more particularly described as follows:

Beginning at the Southwest Corner of "Planters Boulevard", as shown on the Plat of Plantation Colony at Boca West, P.U.D., according to the Plat thereof, as recorded in Plat Book 44, Pages 162 and 163, Public Records, Palm Beach County, Florida; Thence, North 19°11'41" East, along the Westerly Boundary of said Plantation Colony at Boca West, P.U.D., a distance of 109.45 feet to the point of curvature of a curve to the left, having a radius of 317.61 feet; Thence, Northerly, along said curve, through a central angle of 21°45'28", a distance of 20.69 feet to the end of said curve, Thence, South 87°26'13" West, a distance of 101.60 feet; Thence, South 35°58'03" West, a distance of 436.61 feet; Thence, South 09°33'28" West, a distance of 192.28 feet; Thence, South 14°05'22" East, a distance of 130.94 feet; Thence, South 10°04'48" West, a distance of 99.29 feet; Thence, South 55°40'04" East, a distance of 265.32 feet to a point on the South Line of said Section 9; Thence, South 89°46'43" East, along the South Line of said Section 9, a distance of 63.25 feet; Thence, North 41°35'45" East, a distance of 36.42 feet; Thence, North 29°56'45" East, a distance of 48.30 feet; Thence, North 43°00'19" East, a distance of 74.22 feet; Thence, North 76°52'04" East, a distance of 149.39 feet to a point on the Westerly Boundary of said Plantation Colony; Thence, North 04°41'23" West, along the Boundary of said Plantation Colony, a distance of 378.82 feet; Thence, North 05°50'05" East, continuing along the Boundary of said Plantation Colony, a distance of 127.37 feet; Thence, North 70°48'19" West, continuing along the Boundary of said Plantation Colony, a distance of 91.98 feet; Thence, South 64°11'41" West, continuing along the Boundary of said Plantation Colony, a distance of 35.36 feet; Thence, North 70°48'19" West, continuing along the Boundary of said Plantation Colony, a distance of 72.00 feet to the point of beginning (P.O.B.)

Containing 7.75 Acres, more or less.

Has Caused The Same, to be surveyed and platted, and does hereby make the following dedications and reservations:

- 1. Tract "A", as shown hereon, is hereby dedicated to the Charter Cay Condominium Association, Inc., a Florida not for profit corporation, for ingress, egress, utility and drainage and other lawful purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
2. The water management tract & drainage easement, as shown hereon, are hereby dedicated to Boca West Maintenance Association, Inc., a Florida not for profit corporation, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. Tract "B", as shown hereon, is hereby reserved by Yusem Homes - Charter Cay Ltd., a Florida Limited Partnership for condominium unit and recreation facility construction, and is the perpetual maintenance obligation of said partnership, its successors and assigns, without recourse to Palm Beach County.
4. The utility easements, as shown hereon, including overhead, surface and subsurface use, are hereby dedicated in perpetuity for the construction, operation, maintenance, inspection, replacement and repair of utility facilities and appurtenances.
5. The drainage easements, as shown hereon, are hereby dedicated to the Charter Cay Condominium Association, Inc., a Florida not for profit corporation, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
6. The landscaping easements, as shown hereon, are hereby dedicated to the Charter Cay Condominium Association, Inc., a Florida not for profit corporation, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
7. The limited access easements, as shown hereon, are hereby dedicated to the Board Of County Commissioners Of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.

In Witness Whereof, Yusem Homes - Charter Cay Ltd., a Florida Limited Partnership, has caused these presents to be signed by a general partner on behalf of the partnership, this 22 day of April, A.D., 1986.

Yusem Homes - Charter Cay, Ltd., A Florida Limited Partnership

By: (H.Y.) Charter Cay, Inc., a Florida Corporation
Attest: Joseph F. Henn, Assistant Secretary; Henry Yusem, President

Acknowledgement:

Before Me, personally appeared Henry Yusem and Joseph F. Henn, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary, respectively, of (H.Y.) Charter Cay, Inc., a Florida Corporation, as general partner of Yusem Homes - Charter Cay, Ltd., a Florida Limited Partnership, and severally acknowledged to and before me that they executed said instrument as such officers of said Corporation, as general partner of the limited partnership, 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 and Limited Partnership.

Witness My Hand and official seal, this 22 day of April, A.D., 1986.

My Commission Expires: Notary Public

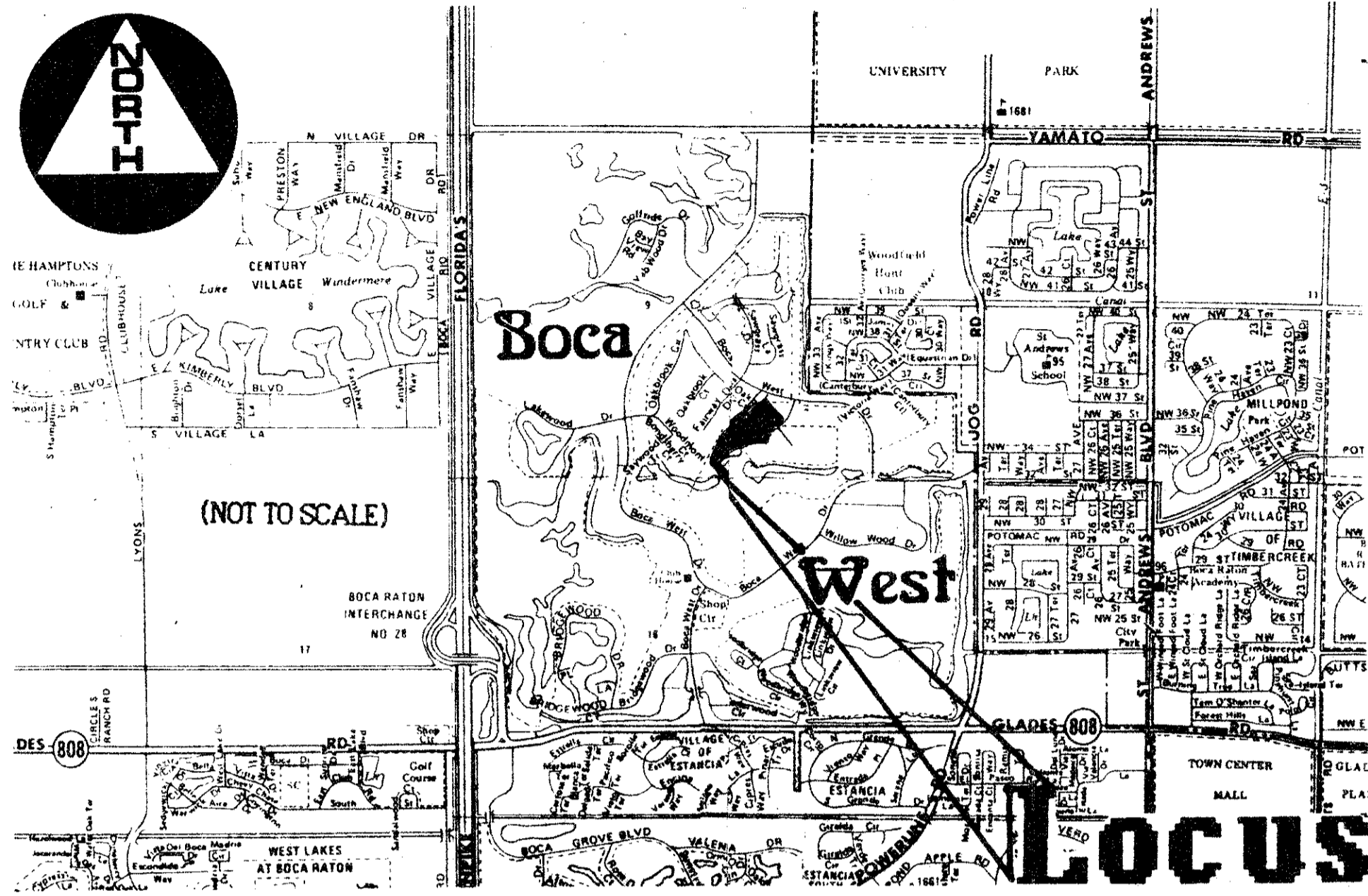
Title Certification:

State of Florida )
County of Palm Beach )

I, Richard B. MacFarland, Esquire, 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 Yusem Homes - Charter Cay, Ltd., A Florida Limited Partnership; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon, and that I find that the mortgages shown are true and correct, and that there are no other encumbrances of record.

Dated: this 22 day of April, A.D., 1986

Richard B. MacFarland, Esquire
Attorney-At-Law



Mortgagee's Consent:

State of Florida )
County of Palm Beach )

The Undersigned, hereby certifies that it is the holder of 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 and agrees that its mortgage which is recorded in Official Record Book 4751 at page 0621 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness Whereof, the said Association has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary, and its seal to be affixed hereto by and with the authority of its Board of Directors this 21 day of April, 1986.

Attest: Jeri Poller, Assistant Secretary; Frank M. Zoh, Vice President

Acknowledgement:

Before Me personally appeared Jeri Poller and Frank M. Zoh, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Assistant Secretary and Vice President of Arvida Corporation, A Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said Corporation, and that the seal affixed hereto is the seal of said Corporation, and that it was affixed by due and regular Corporate authority, and that said instrument is a free act and deed of said Corporation.

Witness my hand and official seal this 11th day of April, A.D., 1986. My commission expires: Notary Public

Mortgagee's Consent:

State of Florida )
County of Palm Beach )

The Undersigned, hereby certifies that it is the holder of 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 and agrees that its mortgage which is recorded in Official Record Book 4751 at page 0631 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness Whereof, the said Association has caused these presents to be signed by its Vice President, and its seal to be affixed hereto by and with the authority of its Board of Directors this 21 day of April, A.D., 1986.

Witness: Notary Public

Acknowledgement:

Before Me personally appeared to me well known and known to me to be the individual described in and who executed the foregoing instrument as and severally acknowledged to and before me that (s)he executed such instrument as such officer of said Association, and that the seal affixed hereto is the seal of said Association, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said Association.

Witness my hand and official seal this day of A.D., 1986.

My commission expires: Notary Public

Area Tabulation:

Table with 2 columns: Tract Name, Area. Includes Tract A (0.74 ACRES), Tract B (5.35 ACRES), Water Management Tract (1.66 ACRES), TOTAL (7.75 ACRES), TOTAL UNITS (52), DENSITY (6.71 UNITS/ACRE).

Surveyor's Certification:

State of Florida )
County of Palm Beach )

I Hereby Certify, that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision, that said survey is accurate to the best of my knowledge and belief; that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements; and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended and ordinances of Palm Beach County, Florida.

Dated: this 15 day of April, A.D., 1986

Wm. R. Van Campen, R.L.S.
Florida Registration No. 2424

Surveyor's Notes:

- 1. Bearings shown hereon are based on those shown on Plantation Colony Boca West P.U.D., according to the Plat thereof, as recorded in Plat Book 44, pages 162 and 163, Public Records, Palm Beach County, Florida.
2. Denotes a Permanent Reference Monument (P.R.M.)
3. Lot lines and/or boundary lines which intersect a curve are radial to said curve unless otherwise noted.

General Notes:

- 1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.

Easement Notes:

- 1. There shall be no buildings, or other structures, placed on utility easements.
2. There shall be no buildings, or any kind of construction, or trees, or shrubs, placed on drainage easements.
3. Approval of landscaping on utility easements other than water and sewer, shall be only with the approval of all utilities occupying same.
4. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

County Approvals:

State of Florida )
County of Palm Beach )

Board of County Commissioners:

This Plat, is hereby approved for record this day of June, A.D., 1986.

Karen T. Marcus, Chair
Board of County Commissioners
Palm Beach County, Florida

Attest: John B. Dunkle, Clerk

County Engineer:

This Plat, is hereby approved for record this 24 day of June, A.D., 1986.

Herbert F. Kahlert, P.E.
Certificate No. 12284

Herbert F. Kahlert, P.E.
County Engineer
Palm Beach County

State of Florida )
County of Palm Beach )
This Plat was filed for record at this 24th day of June, A.D., 1986, and duly recorded in Plat Book 53 on Pages 166 and 167.
John B. Dunkle, Clerk of the Circuit Court.
By: D.C.

Seal: John B. Dunkle, Clerk of the Circuit Court of Palm Beach County

Seal: (H.Y.) Charter Cay, Inc.

Seal: (H.Y.) Charter Cay, Inc. Notary

Seal: Arvida Corporation

Seal: Arvida Corporation Notary

Seal: Charter Savings & Loan Association FA

Seal: Charter Savings & Loan Association FA Notary

Seal: Wm. R. Van Campen, R.L.S. 2424

Stamp: SUBDIVISION Charter Cay At Boca West, BOOK 53, PAGE 166, FLOOD ZONE B, FLOOD MAP #23-1, QUAD # 53, ZONING CE, ZIP CODE 33434, PUD NAME

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This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying and Mapping, Inc., Four Points Centre, 50 South Military Trail, Suite 200, West Palm Beach, Florida, 33415. Phone: (305) 689-2111

BENCH MARK Land surveying and mapping, inc. Record Plat Charter Cay At Boca West. Includes scale and date information.