

REPLAT OF PARCEL 21 OF BOCA WEST P. U. D.

214-006

84

BEING A REPLAT OF A PORTION OF BOCA WEST P. U. D. MASTER PLAT 1 AS RECORDED IN
 PLAT BOOK 64, PAGES 196 THRU 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 IN PART OF SECTION 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST
 PALM BEACH COUNTY, FLORIDA
 IN TWO SHEETS SHEET NO. 1

GEE & JENSON
 ENGINEERS - ARCHITECTS - PLANNERS, INC.
 WEST PALM BEACH, FLORIDA
 JUNE 1991

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record at 10:20 AM, this 21st day of August, 1992, and duly recorded in Plat Book No. 69 on Pages 84 thru 85.
 Milton T. Bauer
 Clerk Circuit Court
 Barbara A. Platt D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that ARVIDA / JMB PARTNERS a Florida General Partnership and BOCA WEST MASTER ASSOCIATION, INC., a Florida Corporation, owners of the land shown hereon as REPLAT OF PARCEL 21 OF BOCA WEST P. U. D., being a replat of Parcel 21 of BOCA WEST P. U. D. MASTER PLAT 1, being more particularly described as follows:

Being all of PARCEL 21 of BOCA WEST P. U. D. MASTER PLAT 1 as recorded in Plat Book 64, Pages 196 thru 205 of the Public Records of Palm Beach County, Florida, being in Section 16, Township 47 South, Range 42 East, Palm Beach County, Florida.

Containing in all 2.92 Acres, more or less, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Parcels 21-A and 21-B are hereby reserved respectively to ARVIDA / JMB PARTNERS, a Florida General Partnership and BOCA WEST MASTER ASSOCIATION, INC., and their successors and / or assigns, for commercial purposes without recourse to Palm Beach County.
2. The limited access easements, as shown, are hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction of over access rights.

IN WITNESS WHEREOF, the above-named Partnership has caused these presents to be signed by their General Partner this 31st day of December, 1991.

ARVIDA / JMB PARTNERS, a Florida General Partnership
 By: ARVIDA / JMB MANAGERS, INC., an Illinois Corporation, General Partner
 Licensed to do business in the State of Florida

Attest: Robert Wilhelm, Asst. Secretary

By: Norman A. Cortese, Vice President

IN WITNESS WHEREOF, the above-named Corporation has caused these presents to be signed by its President, Ralph Nierenberg and attested to by its Secretary, Sandra Friedman, and its Corporate seal to be affixed hereto by and with the authority of its Board of Directors this 19th day of February, 1992.

BOCA WEST MASTER ASSOCIATION, INC., a Florida Corporation

Attest: Sandra Friedman, Secretary

By: Ralph Nierenberg, President

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
 COUNTY OF PALM BEACH }
 BEFORE ME personally appeared Norman A. Cortese and Robert Wilhelm, 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 ARVIDA / JMB MANAGERS, INC., an Illinois corporation licensed to do business in the State of Florida, and General Partner of ARVIDA / JMB PARTNERS, a Florida General Partnership, 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 31st day of December, 1991.

My commission expires: 8-21-92

Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
 COUNTY OF PALM BEACH }
 BEFORE ME personally appeared Ralph Nierenberg and Sandra Friedman, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary, of BOCA WEST MASTER ASSOCIATION, INC., a Florida 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 19th day of February, 1992.

My commission expires: 7-24-94

Notary Public

LAND USE

Commercial 2.92 Acres
 Total 2.92 Acres
 Petition Number 85-7

NOTES

- Permanent Reference Monument (*4880)
- Permanent Control Point
- P. O. B.----- Point of Beginning
- P. O. C.----- Point of Commencement
- R----- Radius
- Δ----- Delta
- A----- Arc Length
- °----- Degrees
- '----- Feet or Minutes
- "----- Seconds
- N----- North
- S----- South
- E----- East
- W----- West
- P. K.----- Parker Kalon
- P. B.----- Plat Book
- O. R. B.----- Official Record Book
- P. G. (S)----- Page(s)

All bearings shown hereon are relative to the West line of Section 9, which is assumed to bear North 00°36'01" West.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other building and zoning codes and / or ordinances of Palm Beach County.

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying the same.

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

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 12th day of February, 1992.

Attest: Milton T. Bauer, Clerk

By: Debra Cowart, Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 19th day of February, 1992.

By: George T. Webb, P. E., County Engineer

TITLE CERTIFICATION

STATE OF FLORIDA } ss
 COUNTY OF PALM BEACH }
 We, Gold Coast Title Company, a title insurance company, duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to ARVIDA / JMB PARTNERS, a Florida General Partnership, and BOCA WEST MASTER ASSOCIATION, INC.; that the current taxes have been paid; and that we find the property is free of encumbrances.

Gold Coast Title Company

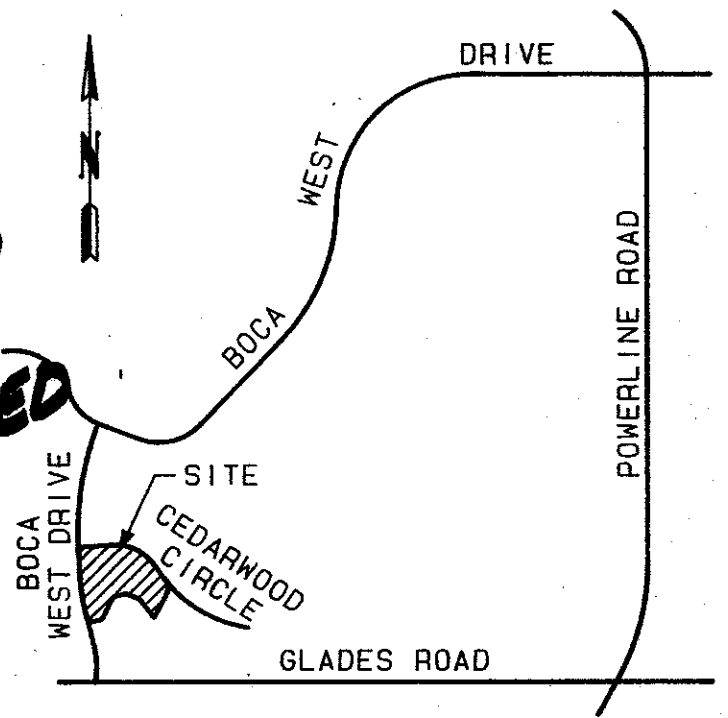
By: J. Herman Dance, President Date: April 21, 1992

SURVEYOR'S CERTIFICATION

This is to 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, further, that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.

By: William Curtis Archdeacon, P.L.S., P.E.
 Registered Surveyor No. 4880
 State of Florida



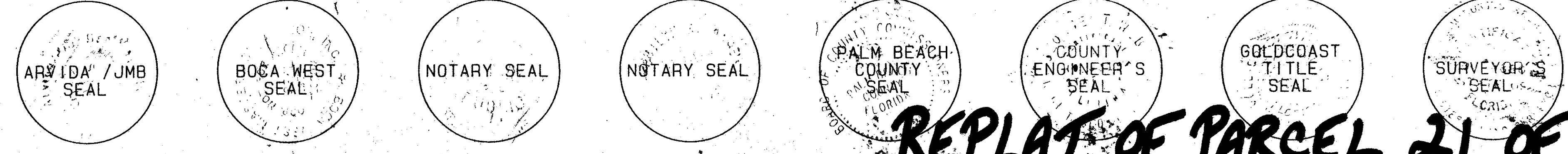
PET. 85-7
 NOT COLLECTED
 UNDER
 PETITION

0214-006

69/84

SUBDIVISION * BOCA WEST PARCEL 21
 BOOK 64
 FLOOD MAP # 230B
 ZONING AR / SE
 QUAD # 53
 SE 85-7
 ZIP CODE 33484
 PID NAME BOCA WEST
 TAZ = 007

COMPUTED _____
 DRAWN _____
 CHECKED _____
 APPROVED _____
 JOB NO. 91-295



REPLAT OF PARCEL 21 OF BOCA WEST P. U. D.

REPLAT OF PARCEL 21 BOCA WEST P. U. D.

THIS INSTRUMENT PREPARED BY
 William Curtis Archdeacon, P.L.S., P.E.
 GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.
 West Palm Beach, Florida 33411