

42/48

BOCA WOODS COUNTRY CLUB PHASE 2

A PLANNED UNIT DEVELOPEMENT

IN SECTION 24, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

MARCH 1981

48

LEGAL DESCRIPTION

A parcel in Section 24, Township 47 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at the Southwest corner of Section 24, Township 47 South, Range 41 East, Palm Beach County, Florida; thence North 87°06'13" East (State Plane Grid Datum) along a line connecting the Southwest corner of Section 24, Township 47 South, Range 41 East, to the Southwest corner of Section 19, Township 47 South, Range 42 East, said line being shown as the "N. line Section 25-47-41" on the plat of HOLIDAY CITY AT BOCA RATON SECTION 3, as recorded in Plat Book 30, Pages 189 and 190, Public Records of Palm Beach County, Florida, a distance of 2618.22 feet to a point that is 0.30 feet more or less, South of an existing 3/4" iron rod, said iron rod being designated as "S. 1/4 corner" on the unrecorded plat of BOCA GRANDE as filed for record in Official Record Book 2669, Pages 1452 and 1453, Public Records of Palm Beach County, Florida; thence North 01°01'16" West along the existing West line of BOCA GRANDE, 100.05 feet to the POINT OF BEGINNING; thence North 01°01'16" West along said West line, 2103.23 feet to a permanent reference monument on the South line of BOCA WOODS COUNTRY CLUB PHASE 1; thence South 88°58'44" West along said South line, 268.59 feet; thence North 80°09'04" West along said South line, 190.00 feet to a curve that is radial to this course; thence northerly along an arc of a curve, concave to the Southeast, having a radius of 825 feet, a central angle of 01°42'33", a distance of 24.61 feet; thence North 73°26'31" West along said South line, radial to the previous curve, 140 feet; thence West along said South line, 41.10 feet to the West line of said Phase 1; thence South, 597.41 feet; thence West, 1126.63 feet; thence South, 1015.57 feet; thence South 34°11'31" West, 270 feet; thence South 23°54'43" East, 16.80 feet to a non-tangent curve; thence southerly along an arc of a curve, concave to the Southeast, having a radius of 950 feet, a central angle of 15°49'37", a chord length of 261.59 feet bearing South 16°00'51" West, an arc distance of 262.42 feet; thence South 81°53'57" East along a line radial to the previous and subsequent curve, 110 feet; thence southerly along an arc of a curve, concave to the East, having a radius of 840 feet, a central angle of 09°20'28", a distance of 136.95 feet to a non-tangent point; thence South 42°55'54" West, 34.84 feet to a line that is 100 feet North of and parallel with the said line connecting the Southwest corner of said Section 24, to the Southwest corner of said Section 19; thence North 87°06'13" East along said parallel line, 1936.13 feet to the POINT OF BEGINNING.

Above described parcel contains 76.480 acres, more or less.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that Boca Woods Company, a Florida limited partnership, owner of the land shown hereon, being in Section 24, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as BOCA WOODS COUNTRY CLUB PHASE 2 and as described hereon has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and/or reserve as follows:

1. STREETS/INGRESS-EGRESS EASEMENTS

The streets shown as BOCA WOODS LANE SOUTH, BOCA WOODS LANE SOUTH, and OLD BRIDGE TRAIL are hereby dedicated to the BOCA WOODS COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said association, and are also dedicated to the owners of record of Tracts R-1, R-2, and R-3, their licenses, assigns, successors, grantees and/or invitees for purpose of ingress and egress.

2. EASEMENTS

- a) The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.
- b) The drainage easements, as shown hereon, are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.
- c) The limited access easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

3. TRACTS DESIGNATED WITH THE LETTER "R"

Tracts R-1, R-2, and R-3, as shown hereon, are hereby reserved for golf course, clubhouse and related uses thereto, parks and/or open space and are the perpetual maintenance obligation of the owners of record of said Tracts R-1, R-2, and R-3.

4. WATER MANAGEMENT TRACTS

The water management tracts shown hereon as Tracts L-1 through L-4, are hereby reserved for water management purposes and are the perpetual maintenance obligation of the BOCA WOODS COUNTRY CLUB HOME OWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, the above-named Boca Woods Company has caused these presents to be signed by its general partner this 12th day of March, 1981.

BOCA WOODS COMPANY, a Florida Limited Partnership
By: Its General Partner, RHM Construction, Inc.

ATTEST: *Jay J. Reynolds*
Jay J. Reynolds, Secretary

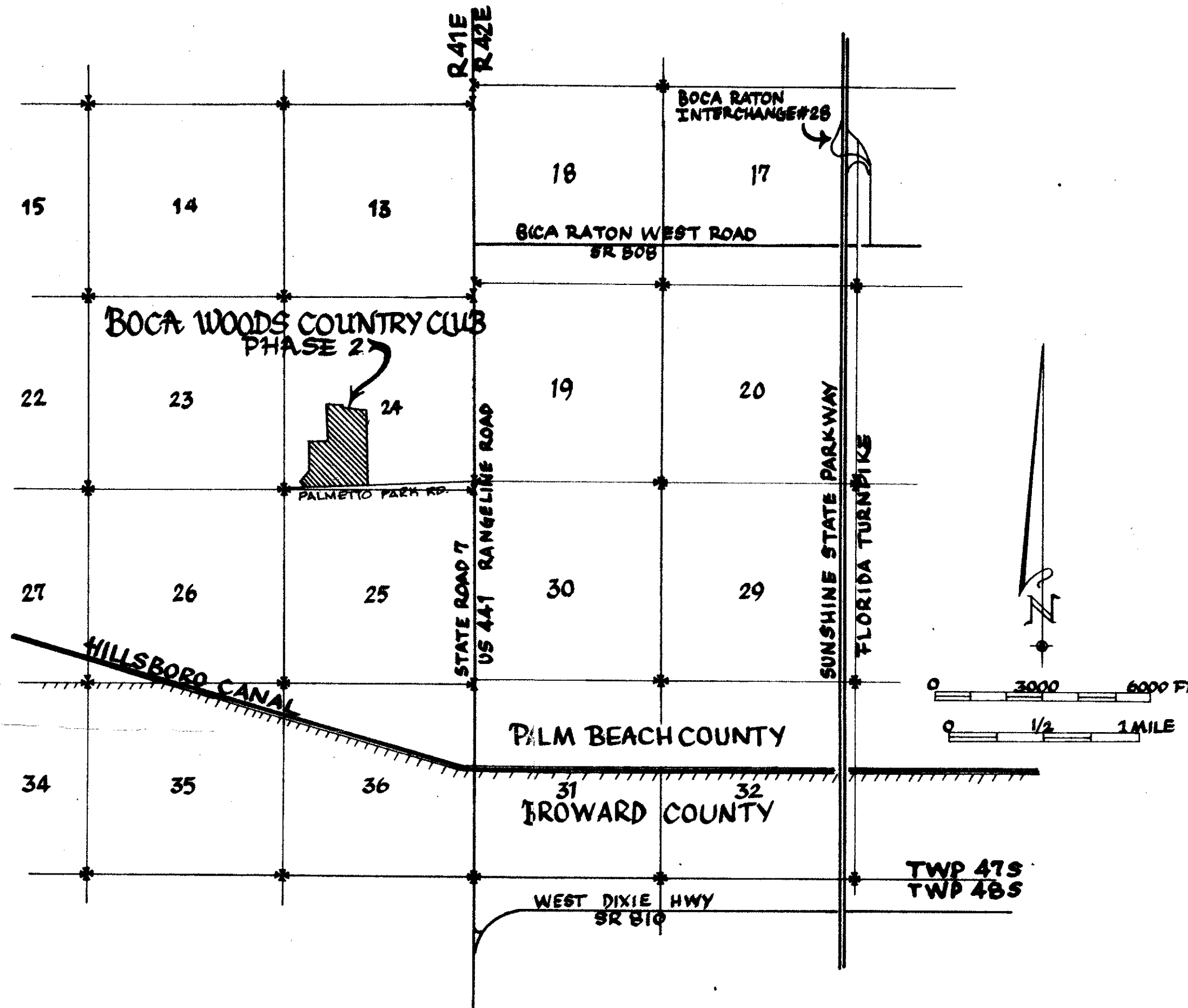
Ralph H. Markus
Ralph H. Markus, President
RHM Construction, Inc.

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:

BEFORE ME personally appeared Ralph H. Markus and Jay J. Reynolds, 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 RHM Construction, Inc., a Florida corporation and General Partner of the Boca Woods Company, 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 seal of such corporation and that it was affixed to said instrument by due and regular corporate authority and that said instrument is a true and correct copy of the act and deed of said corporation.

Donna A. Lawrence
Notary Public, State of Florida, at Large
My commission expires: 1-17-83



Location Map

TITLE CERTIFICATION

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:

I, Maxine V.E. Reynolds, 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 in Boca Woods Company, a Florida limited partnership; that the current taxes have been paid; and that I find the property is free from any encumbrances.

Date 3/12/81

Maxine V.E. Reynolds
Attorney-at-Law

SURVEYOR'S CERTIFICATE

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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and that Permanent Control Points (P.C.P.'s) 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.

Date March 12, 1981

Dennis Painter
Dennis Painter
Registered Land Surveyor
Florida Certificate No. 8542



APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 31st day of March, 1981.

BY *Frank H. Foster*
Frank H. Foster, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 31st day of March, 1981.

BY *Herbert Kanfert*
Herbert Kanfert, County Engineer

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS

BY *Deo Toney*
Deo Toney, Deputy Clerk

BOCA WOODS COUNTRY CLUB, PHASE 2 P.U.D. DATA

AEAS

Lot Area	25.171 Ac
Road R/W Area	5.874 Ac
Water Management Tracts	10.420 Ac
Golf Course	35.015 Ac
Total Area of Phase 2	76.480 Ac

OPEN SPACE

Golf Course	35.015 Ac
Water Management Tracts	10.420 Ac
Residential Open Space (65% of Lot Area)	16.361 Ac

Total Open Space Area 61.796 Ac (equals 81% of Phase 2)

DENSITY

Total Number of Lots	79
Area of Phase 2	76.480 Ac
Density Phase 2	1.03 units/acre

NOTE:

There shall be no buildings or other structures placed on Utility Easements.

There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

Bearings refer to the State Plane Grid Azimuth Datum as determined by the Palm Beach County Survey Department.

Note: All distances shown along curves are arc lengths, and lines that are drawn as radial lines are radial to the street (unless noted otherwise).

- ⊕ indicates Permanent Reference Monument
- ⊙ indicates Permanent Control Point
- D.E. - Drainage Easement
- || E. - Utility Easement

0215-300

24-47-41

Zone RE-PUD

Insp. Area 10
Fair Share 35 Fee \$2000 per SF
to be pd. 78-242

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS		BOCA WOODS COUNTRY CLUB PHASE 2	
LAKE WORTH WEST PALM BEACH ORLANDO		RECORD PLAT	
DATE d.p.	SCALE BW-1	DATE d.p.	1 AUGUST 1980
DATE d.p.	SCALE	JOB NO.	I-8528
This instrument was prepared by: Dennis Painter, RLS ADAIR & BRADY, INC. 1938 South Congress Avenue West Palm Beach, Florida		FP 1156	3