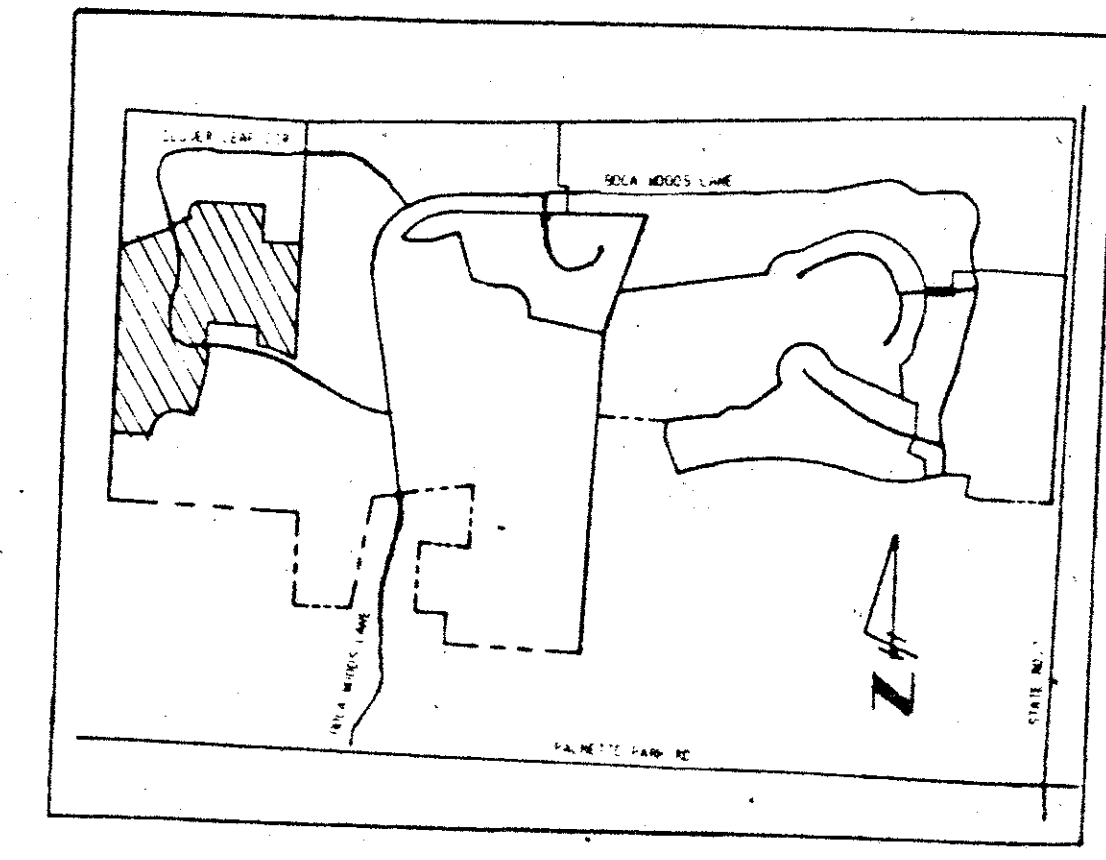


BOCA WOODS COUNTRY CLUB PLAT 5

A PART OF BOCA WOODS COUNTRY CLUB, A P.U.D.
SITUATE IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2,
AS RECORDED IN PLAT BOOK 1, PAGE 102.

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:31 A.M.
THIS 10th DAY OF MAY
AD, 1984 AND DULY RECORDED
IN PLAT BOOK 48 ON PAGES
26 AND 27
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *Robert J. Polak*, D.C.

DRAWING NUMBER
48/26

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

P.U.D. TABULAR DATA

TOTAL ACREAGE	30.19 AC.
TOTAL UNITS	39
GROSS DENSITY	1.29 DU/AC
BUILDING COVERAGE	2.51 AC.
STREETS & UNCOVERED PARKING	1.53 AC.
WATER BODIES	9.85 AC.
TOTAL OPEN SPACE INCL. GOLF COURSE	26.15 AC. 862

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA WOODS COMPANY, A LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS BOCA WOODS COUNTRY CLUB PLAT 5, SITUATE IN SECTION 23, BEING A REPLAT OF A PORTION OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 47 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 89°45'30" WEST (STATE PLANE GRID) ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST A DISTANCE OF 1321.14 FEET TO THE WEST LINE OF TRACTS 1 THROUGH 8 OF THE FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°14'22" WEST ALONG SAID WEST LINE OF TRACTS 1 THROUGH 8 A DISTANCE OF 465.69 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL LAND.

FROM THE POINT OF BEGINNING CONTINUE NORTH 01°14'22" WEST ALONG SAID WEST LINE OF TRACTS 1 THROUGH 8 A DISTANCE OF 1251.70 FEET; THENCE NORTH 66°28'03" EAST A DISTANCE OF 398.21 FEET; THENCE NORTH 23°31'57" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 66°28'03" EAST A DISTANCE OF 125.00 FEET; THENCE NORTH 23°31'57" WEST A DISTANCE OF 11.21 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 76.65 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 66°28'03" EAST; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 112°37'21", A DISTANCE OF 150.68 FEET; THENCE NORTH 89°05'25" EAST A DISTANCE OF 411.94 FEET; THENCE SOUTH 01°14'59" EAST A DISTANCE OF 250.00 FEET; THENCE NORTH 89°05'25" EAST A DISTANCE OF 255.00 FEET TO THE PERIMETER OF BOCA WOODS COUNTRY CLUB PLAT 4, AS RECORDED IN PLAT BOOK 48 PAGES 16-25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°14'59" EAST, ALONG SAID PERIMETER, A DISTANCE OF 776.99 FEET; THENCE NORTH 68°19'49" WEST A DISTANCE OF 113.65 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 450.41 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 21°40'11" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 21°00'00", A DISTANCE OF 165.09 FEET; THENCE NORTH 01°14'59" WEST A DISTANCE OF 125.07 FEET; THENCE NORTH 89°19'49" WEST A DISTANCE OF 350.00 FEET; THENCE SOUTH 09°40'11" WEST A DISTANCE OF 125.00 FEET; THENCE NORTH 89°19'49" WEST A DISTANCE OF 24.59 FEET; THENCE SOUTH 00°40'11" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°19'49" EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°40'11" WEST A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 420.86 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 89°19'49" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 12°00'00", A DISTANCE OF 88.15 FEET; THENCE SOUTH 12°40'11" WEST A DISTANCE OF 227.16 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 50.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 77°19'49" WEST; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 98°08'09" A DISTANCE OF 85.64 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE HAVING A RADIUS OF 125.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 20°48'20" WEST; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 110°48'20" A DISTANCE OF 308.44 FEET; THENCE, DEPARTING FROM SAID PERIMETER OF BOCA WOODS COUNTRY CLUB PHASE 4, WEST A DISTANCE OF 267.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.19116 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS**
THE PRIVATE ROADWAYS SHOWN HEREON ARE HEREBY DEDICATED AS PRIVATE ROADWAYS FOR ACCESS TO THE PROPERTY AND ARE HEREBY DEDICATED IN PERPETUITY TO THE BOCA WOODS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION INC., THEIR TENANTS, GUESTS, EMPLOYEES, AND INVITEES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS**
 - THE UTILITY, DRAINAGE, AND MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY, DRAINAGE, AND MAINTENANCE.
 - THE WATER MANAGEMENT TRACT ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOCA WOODS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS DESIGNATED WITH THE LETTER "A"**
TRACT R-6, R-7, AND R-8 AS SHOWN HEREON, ARE HEREBY RESERVED FOR GOLF COURSE, CLUBHOUSE AND RELATED USES THERETO, PARKS AND/OR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF RECORD OF SAID TRACTS, ITS SUCCESSORS AND ASSIGNS.
- WATER MANAGEMENT TRACTS**
WATER MANAGEMENT TRACTS L-14 AND L-15 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOCA WOODS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, KENNEDY PROPERTIES INC., SOLE GENERAL PARTNER OF BOCA WOODS COMPANY, A LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS CHAIRMAN AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF MARCH, 1984.

ATTEST: *William M. Kennedy* BY *Robert N. Kennedy*
WILLIAM M. KENNEDY, CHAIRMAN ROBERT N. KENNEDY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF COOK)
BEFORE ME PERSONALLY APPEARED ROBERT N. KENNEDY AND WILLIAM M. KENNEDY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND CHAIRMAN OF KENNEDY PROPERTIES INC., SOLE GENERAL PARTNER OF BOCA WOODS COMPANY, A LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 MARCH, 1984.
MY COMMISSION EXPIRES: 5-4-84
Corinne A. Prandall
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF ILLINOIS)
COUNTY OF COOK)
BALCOR/AMERICAN EXPRESS REAL ESTATE FINANCE INC., AN ILLINOIS CORP., HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4166 AT PAGE 0196 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, BALCOR/AMERICAN EXPRESS REAL ESTATE FINANCE INC., AN ILLINOIS CORP., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS REAL ESTATE AGENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF MARCH, 1984.

ATTEST: *David K. McHally* BY *S. O'Donnell*
REAL ESTATE AGENT VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF COOK)
BEFORE ME PERSONALLY APPEARED AND TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND REAL ESTATE AGENT OF BALCOR/AMERICAN EXPRESS REAL ESTATE FINANCE INC., AN ILLINOIS CORP., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 DAY OF , 1984.
MY COMMISSION EXPIRES: NOTARY PUBLIC

TITLE CERTIFICATION

ME, GIBRALTAR TITLE AND ESCROW COMPANY OF BOCA RATON INC., 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 BOCA WOODS COMPANY, A LIMITED PARTNERSHIP; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: *March 28, 1984*
BY: *Phyllis B. Knowles*
PHYLIS B. KNOWLES, CLOSING AGENT

SURVEYOR'S CERTIFICATE

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 COMPLIES WITH CHAPTER 219H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 27th DAY OF MARCH, 1984.
Wesley B. Mars
WESLEY B. MARS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE TRUE BEARINGS.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS:
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS:
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND AND THEY ARE SHOWN THUS:
THESE SHALL BE THE BUILDINGS OR ANY WORK OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
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 SAME.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF MAY, 1984.
BY: *Ken Spillias*
KEN SPILLIAS, CHAIRMAN
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF MAY, 1984.
BY: *Herbert F. Kahler*
HERBERT F. KAHLER, P.E., COUNTY ENGINEER
ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Elizabeth Polak*
DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY ROGER A. HALLER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2288 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

Per 78-242
Collected 250.00
0215-308

48/26
Meridian Surveying and Mapping Inc.
WEST PALM BEACH, FLORIDA
DRAWN: MEH DATE: JAN 1984
CHECKED: SCALE:
DRAWING NO. 82-P-051
BOCA WOODS COUNTRY CLUB PLAT 5

SEAL BOCA WOODS COMPANY
by: *William M. Kennedy*
General Counsel

SEAL NOTARY PUBLIC

SEAL BALCOR/AMERICAN EXPRESS
REAL ESTATE FINANCE, INC.

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL
LAND SURVEYOR

SEAL COUNTY ENGINEER

