

# A PLANNED UNIT DEVELOPMENT

# THE TENNIS CLUB OF PALM BEACH, PLAT No. 6

## IN SECTION 24, TOWNSHIP 43, SOUTH, RANGE 42, EAST, PALM BEACH COUNTY, FLORIDA

FEBRUARY 1984

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 20th day of JUNE 1984 and duly recorded in Plat Book No. 48 on pages 146-147  
JOHN B. DUNKLE, Clerk Circuit Court  
By: Robert A. Platt



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 2800 HAVERHILL ROAD CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE TENNIS CLUB OF PALM BEACH, PLAT NO. 6, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWO PARCELS OF LAND HEREINAFTER REFERRED TO AS PARCEL NO. 1 AND PARCEL NO. 2, BOTH LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, AND EACH MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 24 IS ASSUMED TO BEAR NORTH 89°55'12" EAST AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

PARCEL No. 1:  
BEGINNING AT THE MOST NORTHEASTERLY CORNER OF THE PLAT OF THE TENNIS CLUB OF PALM BEACH, PLAT NO. 3, AS SAID CORNER IS SHOWN ON SAID PLAT RECORDED IN PLAT BOOK 37, PAGES 195 AND 196 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°04'48" EAST ALONG THE EASTERLY BOUNDARY OF SAID PLAT NO. 3 A DISTANCE OF 50.00 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF THE TENNIS CLUB OF PALM BEACH, PLAT NO. 5, RECORDED IN PLAT BOOK 48 PAGES 144 AND 146 OF THE PUBLIC RECORDS OF SAID COUNTY; (SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, WHICH IS A PORTION OF SAID NORTHERLY BOUNDARY OF SAID PLAT NO. 5, A RADIAL LNE PASSING THROUGH SAME POINT BEARS SOUTH 00° 04' 48" EAST); THENCE, TRAVERSING ALONG A PORTION OF THE NORTHERLY AND EASTERLY BOUNDARIES OF SAID PLAT NO. 5, THROUGH THE FOLLOWING FIVE NUMBERED COURSES AND DISTANCES:

1. EASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,981.79 FEET AND A CENTRAL ANGLE OF 04°14'08" - A DISTANCE OF 220.43 FEET; THENCE
2. SOUTH 04°18'56" EAST ALONG THE SUTHERLY EXTENSION OF A LINE WHICH IS RADIAL TO SAID CURVE A DISTANCE OF 20.00 FEET; THENCE
3. SOUTH 38°48'06" WEST A DISTANCE @ 34.13 FEET; THENCE
4. SOUTH 03°52'25" EAST A DISTANCE @ 61.42 FEET; THENCE
5. SOUTH 22°40'58" EAST A DISTANCE @ 24.41 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID PLAT NO. 5;

THENCE, DEPARTING FROM THE BOUNDARY OF AID PLAT NO. 5; SOUTH 22°40'58" EAST A DISTANCE OF 148.28 FEET TO THE NORTHWEST CORNER OF TRACT "A" OF THE PLAT OF THE TENNIS CLUB OF PALM BEACH, PLAT NO. 2, RECORDED IN PLAT BOOK 31, PAGES 37 THROUGH 142 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE TRAVERSING ALONG A PORTION OF TH BOUNDARY OF SAID TRACT "A" THROUGH THE FOLLOWING SEVEN NUMBERED COURSES AND DISTANCES:

1. NORTH 67°14'25" EAST A DISTANCE F 345.12 FEET; THENCE
2. SOUTH 09°55'36" EAST A DISTANCE F 20.55 FEET; THENCE
3. NORTH 45°32'25" EAST A DISTANCE F 87.96 FEET; THENCE
4. NORTH 53°14'20" EAST A DISTANCE F 135.11 FEET TO A POINT ON A CURVE (A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 5°50'18" EAST) CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 245.37 FEET AND A CENTRAL ANGLE F 51°55'06"; THENCE
5. WESTERLY ALONG THE ARC OF SAID CRVE A DISTANCE OF 222.34 FEET TO A POINT OF COMPOUND CURVE (P.C.C.); THENCE
6. WESTERLY ALONG THE ARC OF SAID CMPOUND CURVE WHICH IS A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,160.17 FEET AND A CENTRAL ANGLE OF 08°01'04" A DISTANCE OF 162.35 FEET TO A POINT OF REVERSE CURVE (P.R.C.) (A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 08°05'52" WEST); THENCE
7. WESTERLY ALONG THE ARC OF SAID RVERSE CURVE WHICH IS A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,931.79 FEET AND A ENTRAL ANGLE OF 08°01'04" A DISTANCE OF 410.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.1018 ACRES, MORE OR LESS.

PARCEL No. 2:  
COMMENCING AT THE NORTHEAST CORNER OF TE PLAT OF THE TENNIS CLUB OF PALM BEACH, PLAT NO. 2, AS SAID CORNER IS SHOWN ON SAID PLAT RECORDED IN PLAT BOOK 31, PAGES 137 THROUGH 142 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°04'02" EAST ALONG THE EAST BOUNDARY OF SAID PLAT NO. 2 (SAID EAST BOUNDARY ALSO BEING THE EASTLINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 24, A DISTANCE OF 272.43 FEET; THENCE SOUTH 89°55'58" WEST A DISTANCE OF 27.00 FEET TO A POINT ON THE BOUNDARY OF TRACT "A", A DRAINAGE TRACT, AS SAID TRACT IS SHOWN ON SAID PLAT NO. 2 AND THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY (A RADIAL LINE PASSING THROUGH SAID POINT OF BEGINNING BEARS NORTH 89°55'58" EAST); THENCE TRAVERSING ALONG A PORTION OF THE BOUNDARY OF SAID TRACT "A" THROUGH THE FOLLOWING FOUR NUMBERED COURSES AND DISTANCES:

1. NORTH AND NORTHWESTERLY ALONG TH ARC OF SAID CURVE WHICH HAS A RADIUS OF 245.37 FEET AND A CENTRAL ANGLE OF 35°17'34" A DISTANCE OF 151.14 FEET; THENCE
2. SOUTH 53°14'20" WEST A DISTANCE F 135.01 FEET; THENCE
3. SOUTH 45°32'25" WEST A DISTANCE F 94.64 FEET; THENCE
4. SOUTH 09°55'36" EAST A DISTANCE F 100.12 FEET;

THENCE, DEPARTING FROM THE BOUNDARY OF SAID TRACT "A", NORTH 89°55'58" EAST A DISTANCE OF 108.84 FEET; THENCE SOUTH 00°04'02" EAST A DISTANCE OF 106.47 FEET; THENCE NORTH 89°55'58" EAST A DISTANCE OF 45.00 FEET; THENCE SOUTH 00°04'02" EAST A DISTANCE OF 18.64 FEET; THENCE NORTH 89°55'58" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT "A"; THENCE NORTH 00°04'02" WEST ALONG SAID BOUNDARY A DISTANCE OF 228.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.1559 ACRES, MORE OR LESS.

CONTAINING IN TOTAL 4.2577 ACRES, MORE OR LESS.  
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

STREETS: THAT TRACT FOR PRIVATE ROAD PURPOSES SHOWN HEREON AS TENNIS CLUB DRIVE IS HEREBY DEDICATED TO T.C.P.B. CONDOMINIUM ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION PROVIDED, HOWEVER, THAT THERE IS HEREBY RESERVED UNTO 2800 HAVERHILL ROAD CORP., TOGETHER WITH ITS SUCCESSOR, GRANTEEES AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR VEHICULAR, PEDESTRIAN, CONSTRUCTION AND UTILITY, INGRESS, EGRESS AND ACCESS OVER, UNDER, THROUGH AND ACROSS SAID TRACT.  
UTILITY AND DRAINAGE EASEMENTS: THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSIST. SEC. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF JUNE, 1984

ATTEST:  
M.S. De Choudens  
M.S. DE CHOUDENS, ASSISTANT SECRETARY  
BY: Louis Stulberg  
LOUIS STULBERG, ITS PRESIDENT

### ACKNOWLEDGEMENT:

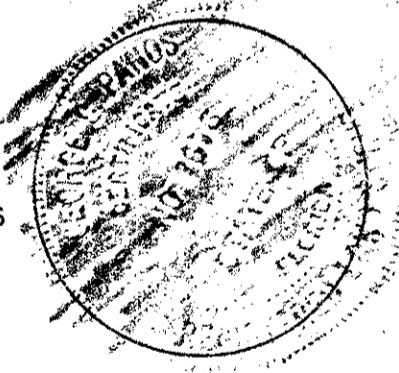
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED LOUIS STULBERG AND M.S. DE CHOUDENS TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSIST. SECRETARY OF 2800 HAVERHILL ROAD CORP., A CORPORATION, AND 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 SUCH 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 26 DAY OF JUNE, 1984  
MY COMMISSION EXPIRES: SEP 15 1984  
NOTARY PUBLIC

### 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 (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 THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA 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, 1984

George C. Panos  
GEORGE C. PANOS,  
REGISTERED LAND SURVEYOR NO. 1676  
STATE OF FLORIDA.

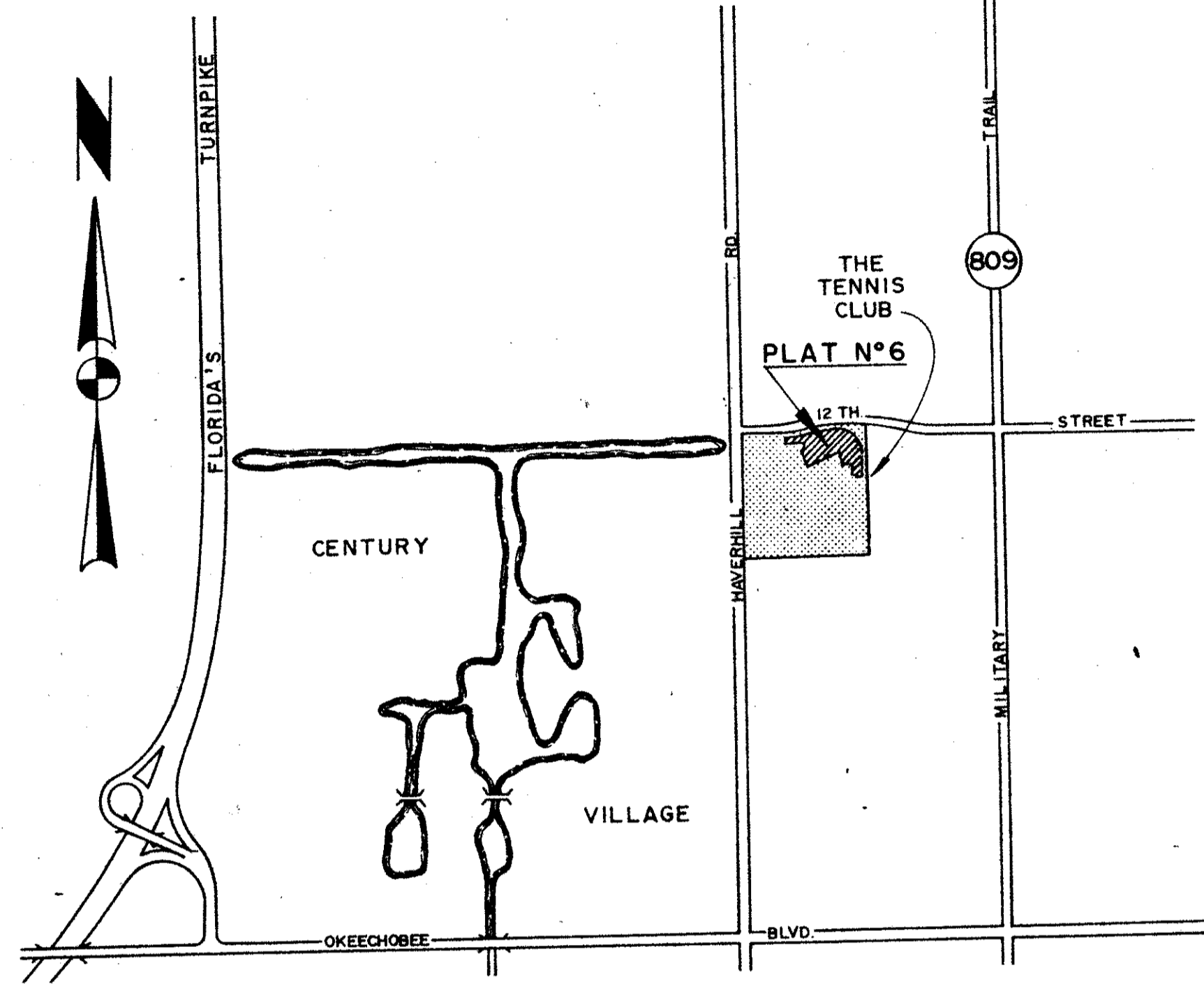


### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF  
I, GARY N GERSON, 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 THAT TITLE TO THE PROPERTY IS VESTED TO 2800 HAVERHILL ROAD CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.  
DATED: 3/15/84 BY: \_\_\_\_\_

0317-002

ATTORNEY AT LAW  
LICENSED IN THE STATE OF FLORIDA



VICINITY MAP  
N.T.S.

### APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF JUNE, 1984.

BY: Donna Wilken  
CHAIRMAN

COUNTY ENGINEER  
PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF JUNE, 1984

BY: H. F. Kahlert  
H. F. KAHLERT  
COUNTY ENGINEER

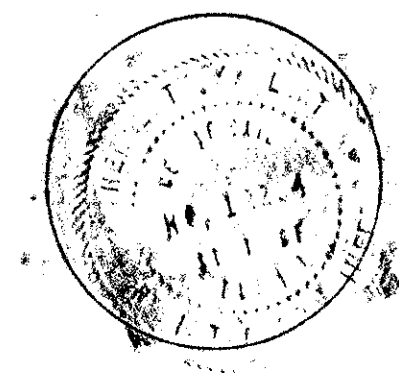
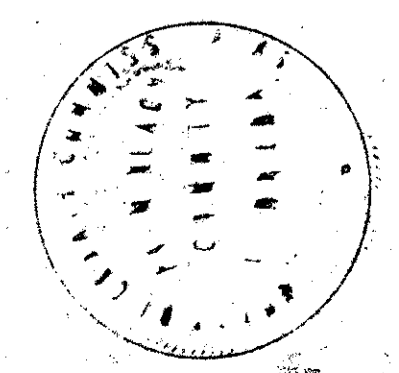
ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: Grace Yee  
DEPUTY CLERK

OFFICIAL SEAL  
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER'S SEAL

CORPORATE SEAL  
2800 HAVERHILL ROAD CORP.



IN 170 SHEETS, SHEET No. 1  
FLORIDA SURVEYING & MAPPING, INC.  
REGISTERED LAND SURVEYORS  
WEST PALM BEACH, FLORIDA 33406  
SCALE: N.A.  
DATE: FEBRUARY 1984  
BY: G.M.M. J.P.  
THIS INSTRUMENT WAS PREPARED BY  
GEORGE C. PANOS OF FLORIDA SURVEYING  
AND MAPPING, INC., 3361 BELVEDERE ROAD,  
SUITE N, WEST PALM BEACH, FL 33406  
TELEPHONE NUMBER: (305) 682-6414  
THE TENNIS CLUB OF  
PALM BEACH, PLAT NO. 6  
83-217

DRAWING NUMBER  
48/146

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED BY PALM BEACH COUNTY