

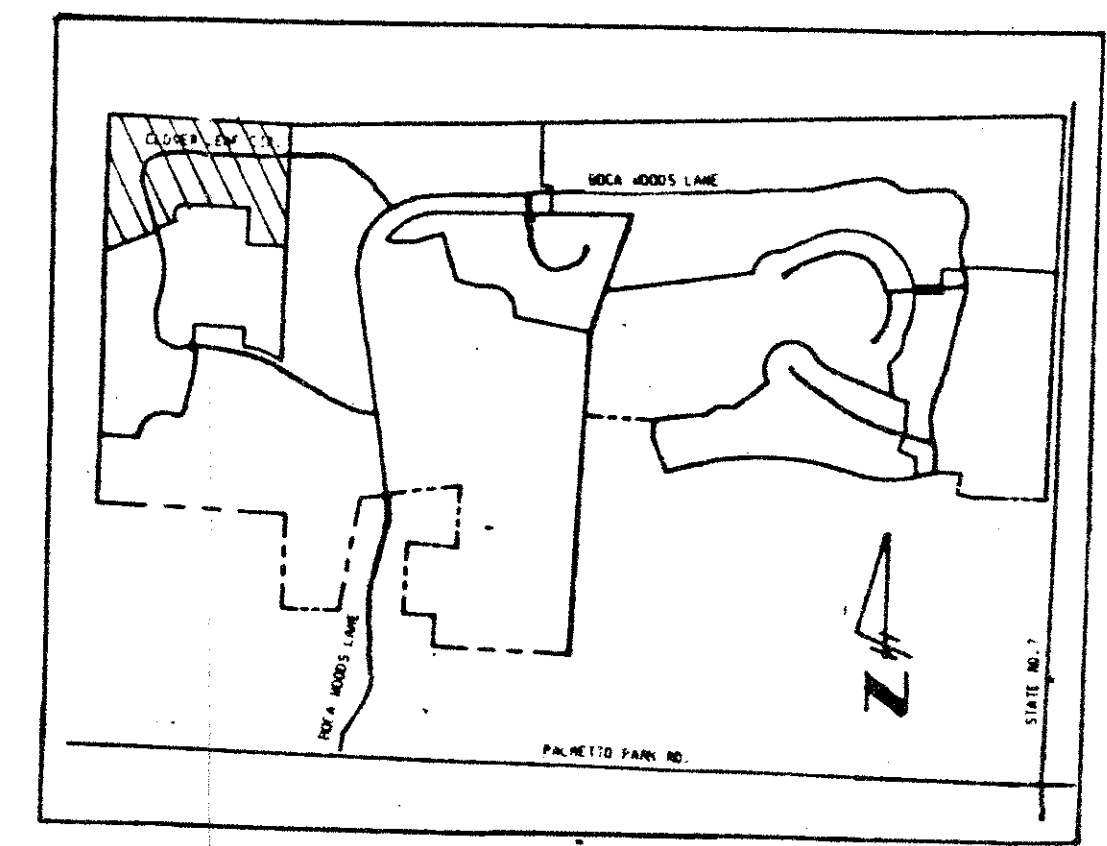
BOCA WOODS COUNTRY CLUB PLAT 6

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

65

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:15 A.M.
THIS 5TH DAY OF OCTOBER,
AD, 1984 AND DULY RECORDED
IN PLAT BOOK 49 ON PAGES
65 AND 66.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]* D.C.



LOCATION MAP
N.T.S.

P.U.D. TABULAR DATA

TOTAL ACRES	20.70 AC.
TOTAL UNITS	33
GROSS DENSITY	1.59 DU/AC
BUILDING COVERAGE	2.12 AC.
STREETS & UNCOVERED PARKING	1.35 AC.
WATER BODIES	2.63 AC.
TOTAL OPEN SPACE	17.23 AC. 83%
INCL. GOLF COURSE	

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 6, 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 NORTHEAST CORNER OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°46'59" WEST (STATE PLANE GRID) ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, SAID POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER 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.

FROM THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 23 ON A BEARING OF SOUTH 89°46'59" WEST A DISTANCE OF 1250.67 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 SOUTH 01°14'22" EAST ALONG SAID WEST LINE OF TRACTS 1 THROUGH 8 A DISTANCE OF 923.33 FEET TO THE PERIMETER OF BOCA WOODS COUNTRY CLUB PLAT 5, AS RECORDED IN PLAT BOOK 48, PAGES 26-27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 66°28'03" EAST, ALONG SAID PERIMETER, 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 441.94 FEET; THENCE SOUTH 01°14'59" EAST A DISTANCE OF 250.00 FEET; THENCE NORTH 89°05'25" EAST A DISTANCE OF 265.00 FEET TO THE PERIMETER OF SAID BOCA WOODS COUNTRY CLUB PHASE 4; THENCE, DEPARTING THE PERIMETER OF SAID BOCA WOODS COUNTRY CLUB PHASE 5, AND RUNNING ALONG THE PERIMETER OF SAID BOCA WOODS COUNTRY CLUB PLAT 4, NORTH 01°14'59" WEST A DISTANCE OF 821.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.70256 ACRES MORE OR LESS.

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 23RD DAY OF July, 1984.

ATTEST: *[Signature]* WILLIAM M. KENNEDY, CHAIRMAN
[Signature] ROBERT N. KENNEDY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF LAKE)

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 23RD DAY OF July, 1984.

MY COMMISSION EXPIRES: 2/10/85
[Signature] Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

TOMMY T. RUCKS, TRUSTEE, HEREBY CERTIFIES THAT HE 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 HIS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3456 AT PAGE 1507 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HERELINTO SET MY HAND AND SEAL THIS 1 DAY OF August, 1984.

WITNESS: *[Signature]* TOMMY T. RUCKS, TRUSTEE

WITNESS: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED TOMMY T. RUCKS, TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF August, 1984.

MY COMMISSION EXPIRES: 7-5-85
[Signature] Notary Public

TITLE CERTIFICATION

WE, CIBALTAR 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 CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 1 August 1984

CIBALTAR TITLE AND ESCROW
COMPANY OF BOCA RATON INC.

[Signature]
PHYLLIS 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 2909-6 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 2ND DAY OF August, 1984.

[Signature]
MURRAY B. HARRIS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3700

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WITH 700°00'00"E BEING GRID NORTH.
- 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 REFERENCE MONUMENT FOUND AND THEY ARE SHOWN THUS: 
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: 
- THERE SHALL BE NO BUILDINGS OR ANY KIND 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.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF Oct., 1984.

BY: *[Signature]*
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF Oct., 1984.

BY: *[Signature]*
HERBERT F. KAWLERT, P.E., COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*
DEPUTY CLERK

215-305

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

DRAWING NUMBER
49/65

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

SEAL
BOCA WOODS COMPANY

SEAL
NOTARY PUBLIC

SEAL
PROFESSIONAL
LAND SURVEYOR

SEAL
COUNTY ENGINEER

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN	M.E.H.	DATE	JAN. 1984
CHECKED	R.A.H.	SCALE	
DRAWING NO.			

BOCA WOODS COUNTRY CLUB
PLAT 6

82-P-051