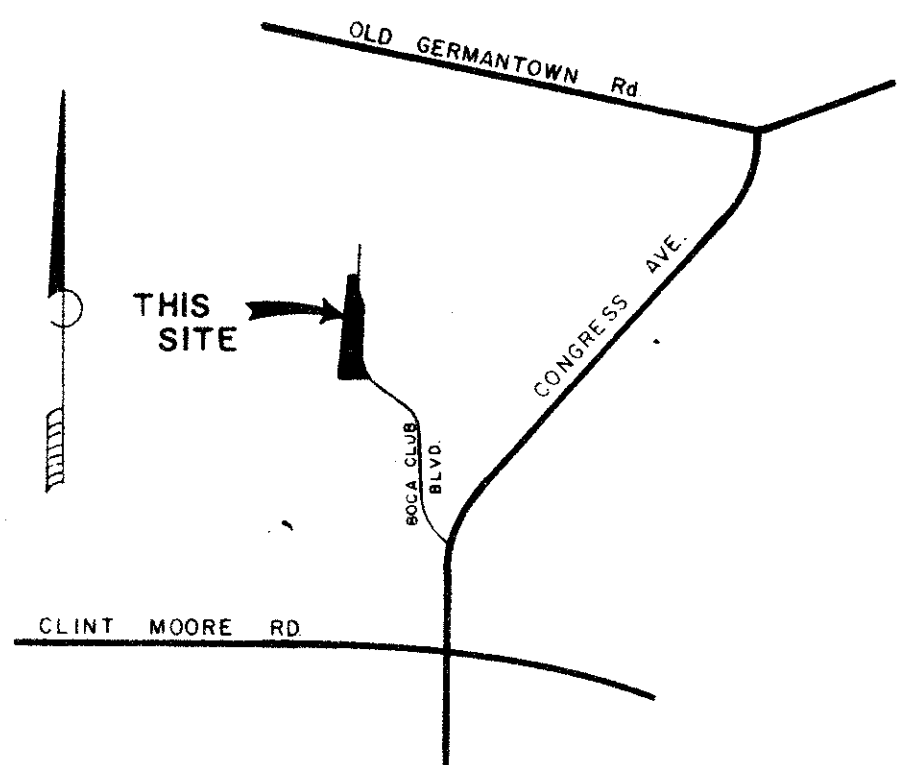


# THE FAIRWAYS AT BOCA GOLF & TENNIS

( A P.U.D. )

A PORTION OF THE N.W. 1/4 OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AND IN THE N.E. 1/4 OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



LOCATION MAP

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT J.A.G. HOLDING CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "THE FAIRWAYS AT BOCA GOLF AND TENNIS", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the Northeastly corner of Tract X-5, as shown on the plat of BOCA GOLF AND TENNIS CLUB SECTION 1, as recorded in Plat Book 48 at Page 79 thru 81 of the Public Records of Palm Beach County, Florida; thence run South 13° 47' 07" West 1062.94 feet along the Easterly boundary of said Tract X-5, to a point of intersection; thence run South 1° 10' 00" West 104.56 feet along said Easterly boundary; thence run South 89° 50' 20" East 447.94 feet along a boundary of said Tract X-5; thence run North 60° 43' 02" East 70.03 feet, to an intersection with the Westerly right-of-way line of Tract K (Boca Club Boulevard); thence along said Westerly right-of-way line, being on the arc of a curve running Northwesterly to the right (the Northeastly projection of the last described course being radial to said curve) having a radius of 540 feet and a central angle of 15° 14' 43" run Northwesterly 143.68 feet to a point of compound curvature; thence along said Westerly right-of-way line on the arc of a curve to the right, having a radius of 1105 feet and a central angle of 17° 32' 15" run Northwesterly 338.23 feet to a point of tangency; thence run North 3° 30' 00" East 387.69 feet along said Westerly right-of-way line, being the tangent extended, to a point of curvature of a curve to the left; thence along said Westerly right-of-way line on the arc of said curve to the left, having a radius of 560 feet, and a central angle of 22° 00' 00" run Northwesterly 215.02 feet, to a point of tangency; thence run North 18° 30' 00" West 28.58 feet along said Westerly right-of-way line being the tangent extended, to a point of curvature of a curve to the right; thence along said Westerly right-of-way line on the arc of said curve to the right having a radius of 640 feet and a central angle of 05° 27' 55" run Northwesterly 61.05 feet; thence run South 70° 32' 23" West 148.40 feet to the POINT OF BEGINNING.

Said lands situate in the Palm Beach County, Florida.

Containing 8.5723 acres, more or less.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

### 1. STREETS

THE TRACT FOR PRIVATE ROAD PURPOSES, SHOWN HEREON AS TRACTS R-1, AND R-2 AND THE TRACT FOR INGRESS AND EGRESS PURPOSES, SHOWN HEREON AS TRACT R-3, ARE HEREBY DEDICATED FOR SAID PURPOSES TO "THE FAIRWAYS AT BOCA GOLF AND TENNIS" CONDOMINIUM ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS R-1, R-2 AND R-3 ARE FURTHER DEDICATED FOR UTILITY AND DRAINAGE PURPOSES.

### 2. EASEMENTS:

A. THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

B. THE DRAINAGE EASEMENTS, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE TO "THE FAIRWAYS AT BOCA GOLF AND TENNIS" CONDOMINIUM ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

C. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

### 3. RECREATION AREA

THE RECREATION AREA, SHOWN HEREON AS TRACT F, IS HEREBY DEDICATED TO "THE FAIRWAYS AT BOCA GOLF & TENNIS" CONDOMINIUM ASSOCIATION, INC., FOR RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

### 4. OPEN SPACE

THE OPEN SPACE, SHOWN HEREON AS TRACT S, IS HEREBY DEDICATED TO "THE FAIRWAYS AT BOCA GOLF AND TENNIS" CONDOMINIUM ASSOCIATION, INC., FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

### 5. BUILDABLE SPACE

PARCELS A, B AND C ARE RESERVED FOR RESIDENTIAL USE AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF "THE FAIRWAYS AT BOCA GOLF AND TENNIS CONDOMINIUM ASSOCIATION INC." ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF ITS DIRECTORS, THIS 22<sup>nd</sup> DAY OF January, 1987.

J.A.G. HOLDING CORPORATION  
A FLORIDA CORPORATION

WITNESS  
WITNESS

FRED K. LICKSTEIN  
PRESIDENT

## SURVEYOR'S NOTES

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS

NO STRUCTURE, TREE OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1, AS RECORDED IN PLAT BOOK 48, PAGES 79 - 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- P.R.M. - INDICATES A 4" X 4" PERMANENT REFERENCE MONUMENT
- P.C.P. - INDICATES A PERMANENT CONTROL POINT
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- L.A.E. - INDICATES LIMITED ACCESS EASEMENT.

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss)

I BARRY SEMET (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 to J.A.G. HOLDING CORPORATION; that the current taxes have been paid; and I find that the property is encumbered by the mortgage shown hereon and I find that all mortgages are shown and are true and correct.

1-23-87

BARRY SEMET, ATTORNEY

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JAMES E. MACKENZIE AND RONALD G. TUTTLE TO ME WELL KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS PRESIDENT AND SECRETARY OF COSTAIN FLORIDA, INC., A FLORIDA CORPORATION, SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, THAT THE SEAL OF SAID CORPORATION: 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 30<sup>th</sup> DAY OF DECEMBER, 1986

Robert C. Ackerman  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: JANUARY 4, 1988

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

BEFORE ME PERSONALLY APPEARED FRED K. LICKSTEIN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF J.A.G. HOLDING CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 22<sup>nd</sup> DAY OF JANUARY, 1987.

MY COMMISSION EXPIRES JANUARY 4, 1988

Robert C. Ackerman  
NOTARY PUBLIC  
STATE OF FLORIDA

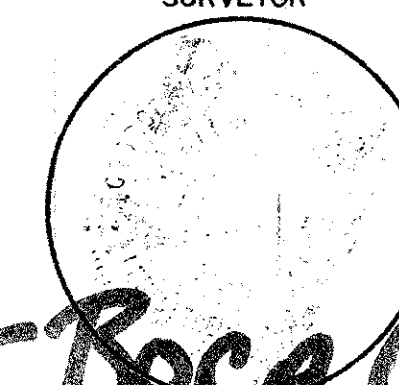
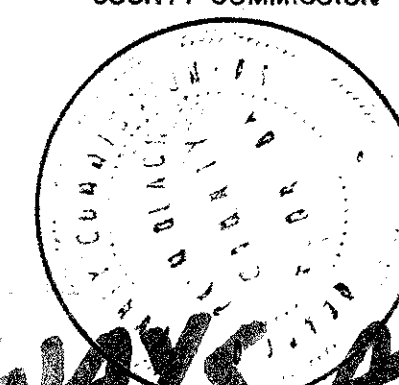
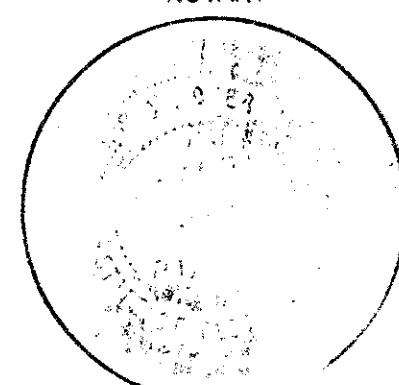
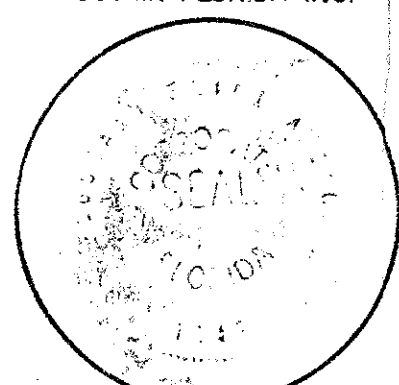
COSTAIN FLORIDA INC.

NOTARY

COUNTY ENGINEER

COUNTY COMMISSION

SURVEYOR



THE FAIRWAYS AT BOCA GOLF & TENNIS

## MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ss.)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5142 AT PAGE 773 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26<sup>th</sup> DAY OF January, 1987.

31/4/87  
26/1/87  
JAMES E. MACKENZIE  
RONALD G. TUTTLE

COSTAIN FLORIDA, INC.  
A CORPORATION OF THE STATE OF FLORIDA

BY: James E. Mackenzie, President

ATTEST: Ronald G. Tuttle, Secretary

## APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This Plat is hereby approved for record this 22<sup>nd</sup> day of March, 1987.

By: Carol A. Roberts, Chair

ATTEST:

JOHN B. DUNKLE, CLERK

By: Kathryn S. Miller, Deputy Clerk

## COUNTY ENGINEER

This Plat is hereby approved for record this 22<sup>nd</sup> day of March, 1987.

By: H.F. Kahmet, P.E., County Engineer

## 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 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 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, AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 21 HH-6 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO FLORIDA STATUTES 472.027.

DATED: OCTOBER 15, 1986

CAULFIELD AND WHEELER, INC.

By: George W. Caulfield  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 1930

0285-000

Seiler

SHEET No. 1 OF 2

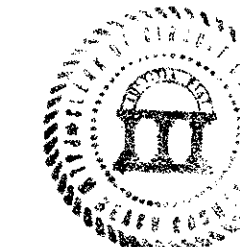
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:51 A.M. THIS 26<sup>th</sup> DAY OF March A.D. 1987, AND DULY RECORDED IN PLAT BOOK 66 ON PAGES 62 AND 63

JOHN B. DUNKLE,  
CLERK CIRCUIT COURT

By: Barbara A. Platt  
DEPUTY CLERK

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 07348