

THIS INSTRUMENT PREPARED BY: CHARLIE C. WINNINGHAM II WINNINGHAM & LIVELY, INC. 1040 N.E. 45th STREET OKLAND PARK, FLORIDA

TRACT K-1 OF BOCA GOLF AND TENNIS CLUB

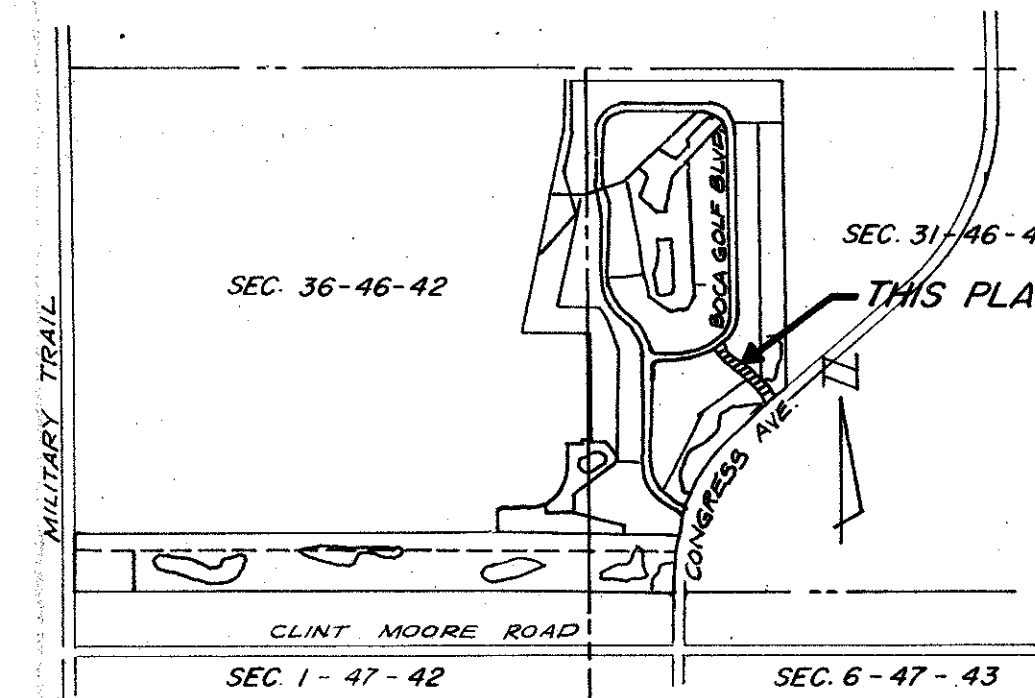
0285-011

136

PALM AIRE EAST P.U.D. A PLAT OF A PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA

C.C. WINNINGHAM CORPORATION SCALE: 1"= 50'

SURVEYORS - ENGINEERS OAKLAND PARK, FLORIDA, 33334 NOVEMBER, 1988



COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on 27 day of Feb 1991, and duly recorded in Plat Book No. 67 on page 136

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 (PRM'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (PCP'S) PERMANENT CONTROL POINTS HAVE BEEN SET, 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. THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH IN CHAPTER 21 HH-6 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE: MAR. 3, 1989

Charlie C. Winningham II CHARLIE C. WINNINGHAM II REGISTERED LAND SURVEYOR NO. 1580 STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

APPROVALS OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF Feb, 1991

Karen T. Marcus - CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

Trilla Oswalt DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF Feb, 1991

H.F. KAHLERT, P.E. COUNTY ENGINEER

SURVEYOR'S NOTES

- 1. ALL BEARINGS SHOWN HEREON REFER TO A RECORDED BEARING OF N. 01° 38' 57" W. ALONG THE WEST LINE OF TRACT X-3 ACCORDING TO THE PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1 AS RECORDED IN PLAT BOOK 48 AT PAGES 79-81 (P.B.C.R.) P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: O
2. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT THAT ARE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT BOCA GOLF & TENNIS CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, OWNER OF THE LAND IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS TRACT K-1 OF BOCA GOLF AND TENNIS CLUB, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF TRACT X-3, ACCORDING TO THE PLAT OF BOCA GOLF & TENNIS CLUB - SECTION 1, AS RECORDED IN PLAT BOOK 48 AT PAGES 79 THRU 81 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN NORTH 87° 01' 21" WEST (ON A PLAT BEARING) 35.36 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT X-3, TO A POINT OF INTERSECTION, THENCE RUN NORTH 42° 01' 21" WEST 274.80 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT X-3 AND IT'S EXTENSION, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 550.92 FEET AND A CENTRAL ANGLE OF 18° 08' 52", RUN NORTHWESTERLY 174.50 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 60° 10' 13" WEST 95.97 FEET ALONG THE TANGENT EXTENDED, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 269.28 FEET AND A CENTRAL ANGLE OF 28° 41' 44", RUN NORTHWESTERLY 134.86 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 31° 28' 29" WEST 40.61 FEET ALONG THE TANGENT EXTENDED; THENCE RUN NORTH 8° 24' 42" EAST 32.06 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF TRACT K (BOCA CLUB BOULEVARD) AS SHOWN ON SAID PLAT, SAID POINT BEING ON THE ARC OF A CURVE RUNNING SOUTHWESTERLY TO THE RIGHT, A RADIAL AT SAID POINT BEARING NORTH 41° 42' 07" WEST; THENCE ALONG SAID SOUTHERLY BOUNDARY, ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 15° 16' 19", RUN SOUTHWESTERLY 143.93 FEET; THENCE RUN SOUTH 73° 57' 09" EAST 33.77 FEET; THENCE RUN SOUTH 31° 28' 29" EAST 33.82 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 369.28 FEET AND A CENTRAL ANGLE OF 28° 41' 44", RUN SOUTHEASTERLY 184.95 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 60° 10' 13" EAST 95.97 FEET ALONG THE TANGENT EXTENDED, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 450.92 FEET AND A CENTRAL ANGLE OF 18° 08' 52", RUN SOUTHEASTERLY 142.82 FEET TO A POINT OF TANGENCY; BEING THE MOST NORTHERLY CORNER OF TRACT X-2, ACCORDING TO SAID PLAT; THENCE RUN SOUTH 42° 01' 21" EAST 274.80 FEET ALONG THE NORTHERLY BOUNDARY OF SAID TRACT X-2, BEING THE TANGENT EXTENDED; THENCE RUN SOUTH 2° 58' 39" WEST 35.36 FEET ALONG SAID NORTHERLY BOUNDARY OF TRACT X-2, TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF CONGRESS AVENUE, AS DESCRIBED IN THE INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 1883 AT PAGE 580 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN NORTH 47° 58' 39" EAST 150.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 1.7985 ACRES, MORE OR LESS; HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND TO BE KNOWN AS TRACT K-1 OF BOCA GOLF AND TENNIS CLUB AND DO HEREBY RESERVE SAID LANDS FOR UTILITY PURPOSES AND FOR PRIVATE ROAD PURPOSES TO THE BOCA GOLF AND TENNIS CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS 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. IN WITNESS WHEREOF SAID BOCA GOLF AND TENNIS CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF FEB., 1990.

TITLE CERTIFICATE

STATE OF FLORIDA, ss LIBO B. FINEBERG, 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 GOLF AND TENNIS CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THERE ARE NO APPLICABLE DEED RESERVATIONS WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

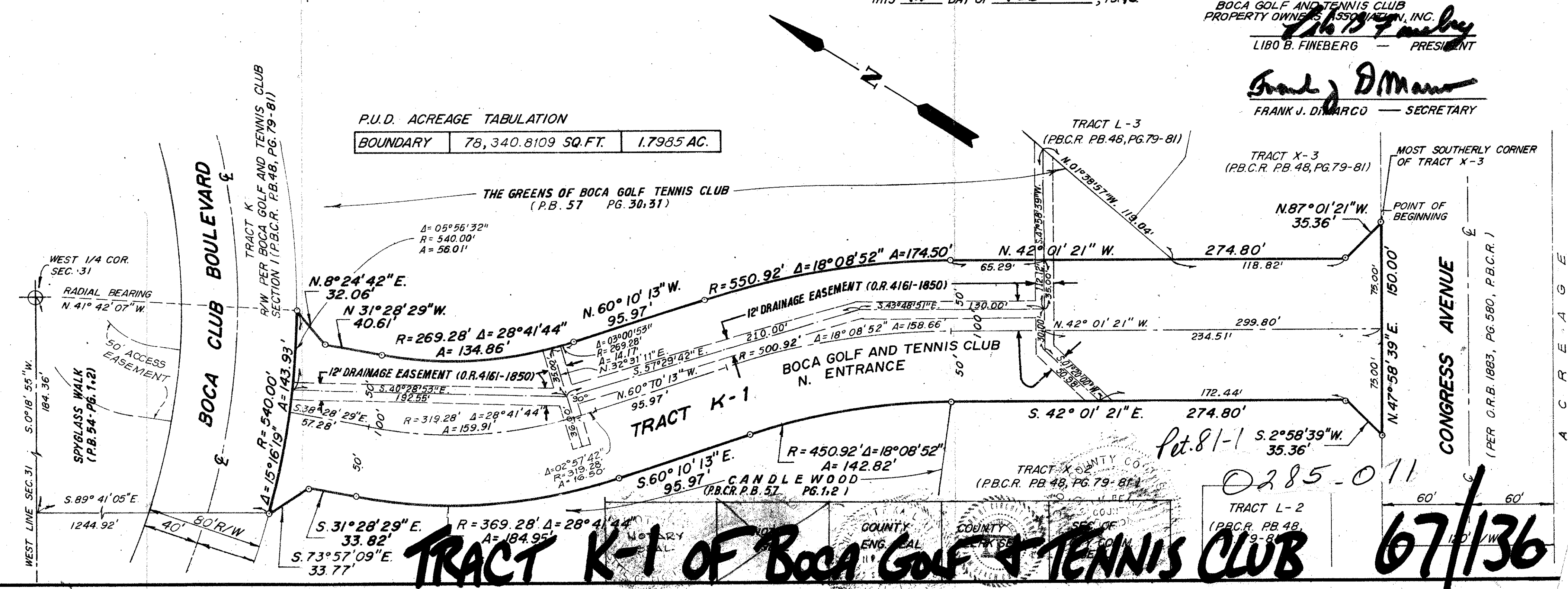
ACKNOWLEDGEMENT (TO DEDICATION)

STATE OF FLORIDA, ss BEFORE ME PERSONALLY APPEARED LIBO B. FINEBERG AND FRANK J. DI MARCO TO ME WELL KNOWN, AND KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BOCA GOLF AND TENNIS CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SAID 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 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 14th DAY OF FEB., 1990.

MY COMMISSION EXPIRES: March 22, 1992

Notary Public - State of Florida

P.U.D. ACREAGE TABULATION BOUNDARY 78,340.8109 SQ.FT. 1.7985 AC.



TAZ 362 TRACT K-1 OF BOCA GOLF AND TENNIS CLUB SUBDIVISION OF BOCA GOLF AND TENNIS CLUB BOOK 48 PAGE 136 FLOOD ZONE FLOODING ZONE R5 ZIP CODE 334196 PLAT NAME PALM AIRE EAST P.U.D. 2/13/91

TRACT K-1 OF BOCA GOLF & TENNIS CLUB 67/136