

PLAT 2-A Palm Beach Golf Club Estates

A REPLAT OF TRACTS 28, 29, 30, AND A PORTION OF TRACTS 31, 32, 40 & 41, AND ALL OF TRACTS 42, 43, 44, & 45 AS PREVIOUSLY REPLATTED IN PLAT BOOK 29, PAGES 23 & 24, AND A REPLAT OF PART OF TRACT 46, ALL OF 47 & 48, PALM BEACH FARMS COMPANY PLAT N° 3, AS RECORDED IN PLAT BOOK 2, PAGE 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

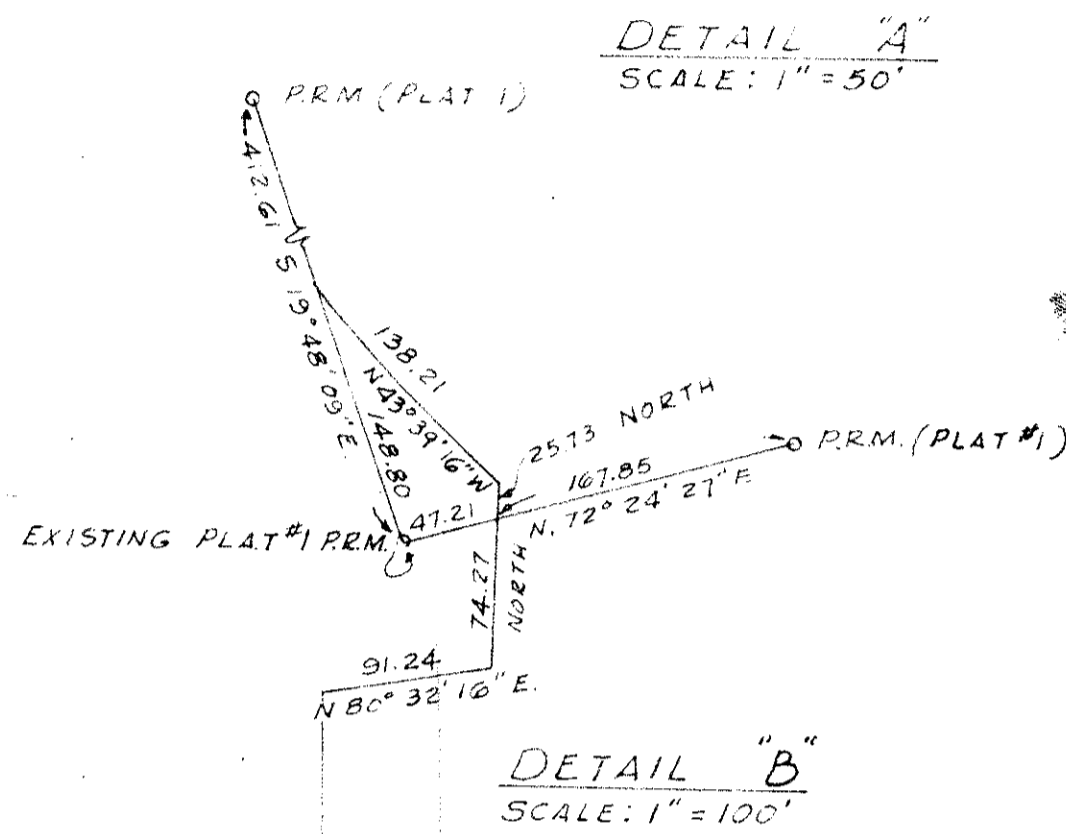
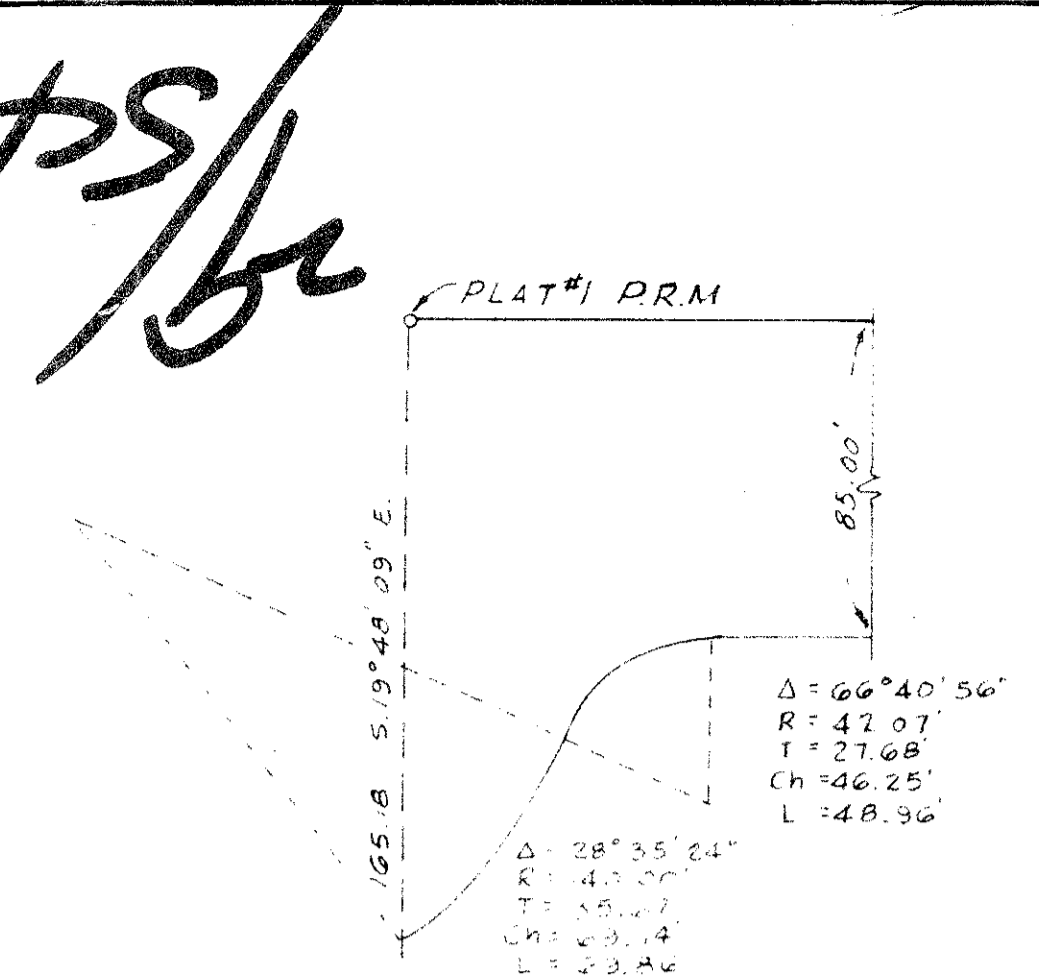
Approved JULY 21ST AD 1970
Board of County Commissioners

By Wm E Hill
County Engineer

County Engineers
County Commissioners

4221 (48)
4227 (33)

54
29/54



GRAPHIC SCALE: 0 100 200 300 400

DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH 55

KNOW ALL MEN BY THESE PRESENTS that the PALM BEACH GOLF CLUB Inc. a Florida Corporation, owner of a portion of the lying and being in Block 30, Palm Beach Farms Company Plat N° 3, as recorded in Plat Book 2, Page 48, Public Records of Palm Beach County, Florida, shown hereon as Plat N° 2, Palm Beach Golf Club Estates, and more particularly described as follows:

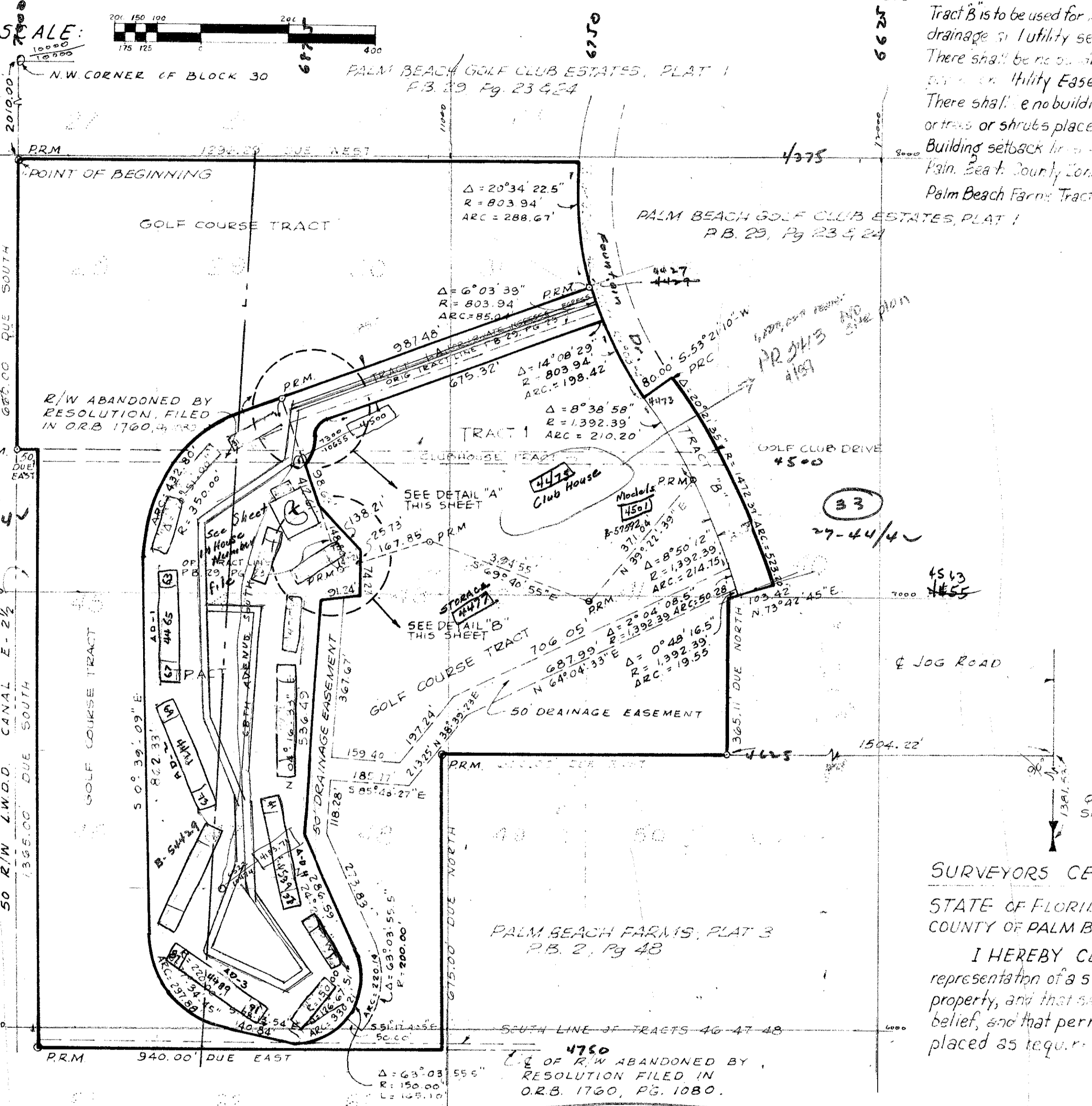
Being a Replat of a portion of Plat No. 1, Palm Beach Golf Club Estates, as recorded in Plat Book 29, Pages 23 and 24, said Replat being all of Tracts 28, 29, 30, part of Tracts 31, 32, 40, and 41, all of Tracts 42, 43, 44, and 45, all of the 30-foot reservation for road, dike, and ditch purposes lying between Tracts 28 thru 32 and Tracts 41 thru 45 as abandoned by resolution described and recorded in Official Record Book 1760, Pages 1079 thru 1082, less the west 50.00 feet, measured at right angles, of Tract 45 and the above described abandoned right-of-way, all in said Plat N° 1, Palm Beach Golf Club Estates, and being Tract 46 less W. 50'. All of Tracts 47 & 48 & North half of said 30-foot reservation for road, dike, and ditch purposes lying South of said Tracts 46, 47 and 48, Block 30, less W. 50.00 feet of said Palm Beach Farms Company, Plat N° 3, and more particularly described as follows:

Beginning at a point on the West line of Block 30, a distance of 2,616.00 feet South of the Northwest corner thereof; (said West line is assumed to run due North and South for this description), said point being also the Northwest corner of Tract 28 in said Block 30, thence due South, a distance of 660.00 feet to a point; thence due East, a distance of 50.00 feet to a point; thence due North, a distance of 675.00 feet to a point; thence due East, a distance of 660.00 feet to a point; thence due North, a distance of 366.11 feet to a point; thence N. 73° 42' 45" E., a distance of 103.42 feet to a point on a curve concave to the Southwest having a radius of 1,472.33 feet, and a central angle of 20° 21' 35"; thence Northwesterly along the arc of said curve a distance of 523.20 feet to the P.R.C. of said curve; thence S. 53° 21' 10" W., a distance of 80.00 feet to the P.R.C. of a curve concave to the East, having a radius of 803.94 feet and a central angle of 40° 40' 30.5"; thence Northwesterly, North and Northwesterly along the arc of said curve a distance of 572.13 feet to a point on said curve; thence due West a distance of 1,296.29 feet to the **Point of Beginning**.

Has caused the same to be surveyed and platted as shown hereon, and further acknowledges that it has reserved Tract "A" and the related drainage easements for the purposes recited hereon. All roads and streets, boulevards, alleys, etc., use of which are designated as shown on this Plat) are and shall remain private and the property of said owner. Said owner does hereby agree to the present and future purchasers and owners of property in said subdivision, their guests, domestic help and delivery and pick-up service, and unto the members of Palm Beach Golf Club Estates or the Golf and Racquet Club of Palm Beach, Inc. and their guests, and unto the residents and guests of any and all motels and or apartment buildings located within the boundaries of the subdivision the right of use and ingress and egress over and across the network of roads, streets, and drainage easements shown hereon. Said owner also reserves unto itself the easements shown hereon for the construction and maintenance of public utility and drainage system, transmission lines, including right to construct and maintain underground transmission lines in and under and across said roads and streets as long as they remain private property.

At the option of the owner, which option may be exercised only with the consent of the Board of County Commissioners of Palm Beach County or the governing body of any municipality having legal jurisdiction over the land encompassed by this plat, all of the Tract B & C drainage easements on this plat may be dedicated to the public at any time.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice-President and attested by its Assistant Secretary and its corporate seal hereunto affixed, by and with the authority of its Board of Directors this 14th day of JULY A.D. 1970



NOTE:
Tract B is to be used for Private Road purposes, drainage or utility services
There shall be no building or other structure on Tract B
There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements
Building setback lines shall be as required by Palm Beach County Zoning Regulations.
Palm Beach Farms Tract 1, recorded in Plat Book 2, Page 48, Public Records of Palm Beach County, Florida.

SURVEYORS CERTIFICATE
STATE OF FLORIDA
COUNTY OF PALM BEACH 55

I HEREBY CERTIFY, that the plat shown hereon is a true and correct representation of a survey made under my direction, or the hereon described property, and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments (P.R.M.) have been placed as required by law.

Barbara Stanton
Registered Land Surveyor
Florida Certificate N° 13423

Subscribed and sworn to before me, this 14th day of July AD 1970

Barbara Stanton
Notary Public

My Commission expires May 31, 1972

1000-226

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH 55

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, David R. Jacobson and Evelyn S. Tomlinson, Vice-President and Assistant Secretary, respectively, of Palm Beach Golf Club, Inc., a Florida Corporation, to me well known and known to me, to be the individuals described in, and who executed the foregoing instrument, and they acknowledged before me that they executed the same as such officers of said Corporation by and with the authority of the Board of Directors for the purposes therein expressed, and that their act approved was the act and deed of said Corporation.

WITNESS my hand and official seal of Lake Worth, County of Palm Beach, and State of Florida, this 14th day of July AD 1970

For House Numbers
(Luxembourg Court)
See Sheet in House No. file

Barbara Stanton
Notary Public

My Commission expires May 31, 1972

This instrument was prepared by
RL Blackwell, Adair & Brady, Inc.
Engineers & Land Surveyors.
421 S. 14th Street
Lake Worth Florida

PLAT N° 2
PALM BEACH GOLF CLUB ESTATES
ADAIR & BRADY
ENGINEERS & LAND SURVEYORS
421 S. 14th Street
Lake Worth, Florida

DR. R.L.B. SCALE 1"=200'
CHD. R.A.T. DATE 7-13-70
FB PAGE #2 JOB NO. 63713

PALM BEACH GOLF CLUB ESTATES - PLAT 2-A

David R. Jacobson
Vice-President

Evelyn S. Tomlinson
Assistant Secretary

TS/br

TS/br

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