

A PLANNED UNIT DEVELOPMENT

THE TENNIS CLUB OF PALM BEACH, PLAT NO. 2

IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; A PORTION BEING A REPLAT OF THE TENNIS CLUB OF PALM BEACH, PLAT NO. 1 AS RECORDED IN PLAT BOOK 30, PAGES 222 THROUGH 224 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY

JUNE 1975

KNOW ALL MEN BY THESE PRESENTS THAT M.D.M. DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNERS 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. 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24, LESS THE WEST 50 FEET FOR RIGHT OF WAY OF HAVERHILL ROAD AND LESS THE FOLLOWING DESCRIBED 3 PARCELS OF LAND:

PARCEL No. 1:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE N 89°44'38" E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 1003.09 FEET; THENCE N 00°15'22" W A DISTANCE OF 27 FEET TO THE POINT OF BEGINNING; THENCE N 00°15'22" W A DISTANCE OF 50 FEET; THENCE N 89°44'38" E A DISTANCE OF 68 FEET; THENCE N 00°15'22" W A DISTANCE OF 179.24 FEET; THENCE N 22°40'58" W A DISTANCE OF 149.95 FEET; THENCE N 17°17'01" E A DISTANCE OF 17.53 FEET; THENCE N 67°19'02" E A DISTANCE OF 135.13 FEET; THENCE N 10°05'28" W A DISTANCE OF 22.28 FEET; THENCE S 76°31'41" E A DISTANCE OF 98.63 FEET; THENCE N 89°55'58" E A DISTANCE OF 83.18 FEET; THENCE S 00°04'02" E ALONG A LINE 27 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 210.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 224.29 FEET AND A CENTRAL ANGLE OF 89°48'40"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 351.57 FEET TO A TANGENT LINE 27 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE S 89°44'38" W ALONG SAID PARALLEL LINE A DISTANCE OF 91.19 FEET TO THE POINT OF BEGINNING.

PARCEL No. 2

COMMENCING AT THE MOST NORTHERLY CORNER OF THE ABOVE DESCRIBED PARCEL NO. 1; THENCE N 10°05'28" W A DISTANCE OF 13.09 FEET TO THE POINT OF BEGINNING; THENCE N 10°05'28" W A DISTANCE OF 259.79 FEET; THENCE N 49°22'47" E A DISTANCE OF 65.74 FEET; THENCE N 09°55'36" W A DISTANCE OF 259.12 FEET; THENCE N 45°32'25" E A DISTANCE OF 94.64 FEET; THENCE N 53°14'20" E A DISTANCE OF 135.01 FEET TO A POINT IN A CURVE (A TANGENT AT SAID POINT BEARS S 35°21'36" E); THENCE SOUTHEASTERLY A DISTANCE OF 151.14 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 245.37 FEET AND A CENTRAL ANGLE OF 35°17'34" AND TANGENT AT ITS SOUTHERLY TERMINAL TO A LINE 27 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE S 00°04'02" E ALONG SAID PARALLEL LINE A DISTANCE OF 582.86 FEET; THENCE S 89°55'58" W A DISTANCE OF 81.79 FEET; THENCE N 76°31'41" W A DISTANCE OF 102.41 FEET TO THE POINT OF BEGINNING.

PARCEL No. 3

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 24 A DISTANCE OF 289.16 FEET; THENCE EAST A DISTANCE OF 81 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING

A RADIUS OF 222.57 FEET AND A CENTRAL ANGLE OF 89°55' 12" A DISTANCE OF 349.30 FEET TO A TANGENT LINE 67 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE N 89°55'12" E ALONG SAID PARALLEL LINE A DISTANCE OF 196.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2931.79 FEET AND A CENTRAL ANGLE OF 08°01'04", THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 410.26 FEET TO A POINT OF REVERSE CURVE, A TANGENT AT SAID POINT BEARS N 81°54'08" E; THENCE EASTERLY A DISTANCE OF 162.35 FEET ALONG A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1160.17 FEET AND A CENTRAL ANGLE OF 02°01'04"; THENCE SOUTHEASTERLY ALONG A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 245.37 FEET AND A CENTRAL ANGLE OF 51°55'06" A DISTANCE OF 222.34 FEET TO A LINE; THENCE S 53°14'20" W ALONG SAID LINE A DISTANCE OF 135.11 FEET; THENCE S 45°32'25" W A DISTANCE OF 87.96 FEET; THENCE N 09°55'36" W A DISTANCE OF 20.55 FEET; THENCE S 67°14'25" W A DISTANCE OF 345.12 FEET; THENCE S 22°40'58" E A DISTANCE OF 100.70 FEET; THENCE S 67°19'02" W A DISTANCE OF 300.87 FEET; THENCE N 22°40'58" W A DISTANCE OF 107 FEET; THENCE S 67°19'02" W A DISTANCE OF 201 FEET; THENCE N 22°40'58" W A DISTANCE OF 32.77 FEET; THENCE WEST A DISTANCE OF 162.13 FEET; THENCE SOUTH 7.50 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 213.73 FEET AND A CENTRAL ANGLE OF 26°27'20"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 98.69 FEET TO A RADIAL LINE (SAID RADIAL LINE BEARS N 63°32'40" E); THENCE S 63°32'40" W ALONG SAID RADIAL LINE A DISTANCE OF 50 FEET TO A POINT IN A CURVE (A LOCAL TANGENT AT SAID POINT BEARS N 26°27'20" W) CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 263.73 FEET AND A CENTRAL ANGLE OF 26°27'20"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 121.27 FEET TO A TANGENT LINE 81 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 250.86 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 23.983 Acres *

HAVING CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE RIGHT OF WAY FOR 12TH STREET AND THE ADDITIONAL RIGHT OF WAY FOR HAVERHILL ROAD, AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES.
2. THE TRACT DESIGNATED AS THE TENNIS CLUB DRIVE FOR PRIVATE ROAD PURPOSES, IS HEREBY DEDICATED TO THE TCPB CONDOMINIUM ASSOCIATION INC. PROPERTY OWNER'S ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
3. TRACT A AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION OF DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF TCPB CONDOMINIUM ASSOCIATION INC.
4. TRACT B AS SHOWN HEREON SHALL BE KEPT AND MAINTAINED AS RECREATIONAL AREA FOR THE PERPETUAL MAINTENANCE OF THE RECORD OWNERS AND OF THEIR SUCCESSORS, ASSIGNS, GRANTEEES OR LESSEES, AND RESERVED FOR THE NON-EXCLUSIVE USE OF THE RESIDENTS OF THE TENNIS CLUB OF PALM BEACH.
5. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
6. THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE MAINTENANCE OF THE ADJACENT LAKE.
7. THE AREAS INDICATED AS LIMITED ACCESS STRIPS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT DENNIS BURCHELL AND ATTESTED BY ITS SECRETARY MARTIN J. ABEL AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF JULY A.D. 1975.

ATTEST: Martin J. Abel SECRETARY
 BY: Dennis Burchell PRESIDENT, M.D.M. DEVELOPMENT CORPORATION

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DENNIS BURCHELL AND MARTIN J. ABEL TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DENNIS BURCHELL, PRESIDENT, AND MARTIN J. ABEL SECRETARY OF THE ABOVE NAMED M.D.M. DEVELOPMENT CORPORATION A CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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 2nd DAY OF JULY A.D. 1975.

Henry Bussey NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 SET AND SURVEY DATA SHOWN IS IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT (P.C.P.'S) PERMANENT CONTROL POINTS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, 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.

Rafael Saladrigas
 REGISTERED LAND SURVEYOR NO. 2345
 STATE OF FLORIDA
 DATED 6/24 1975

APPROVAL - PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 22nd DAY OF July A.D. 1975

BY: E. Deane
 COUNTY ENGINEER (SEAL)

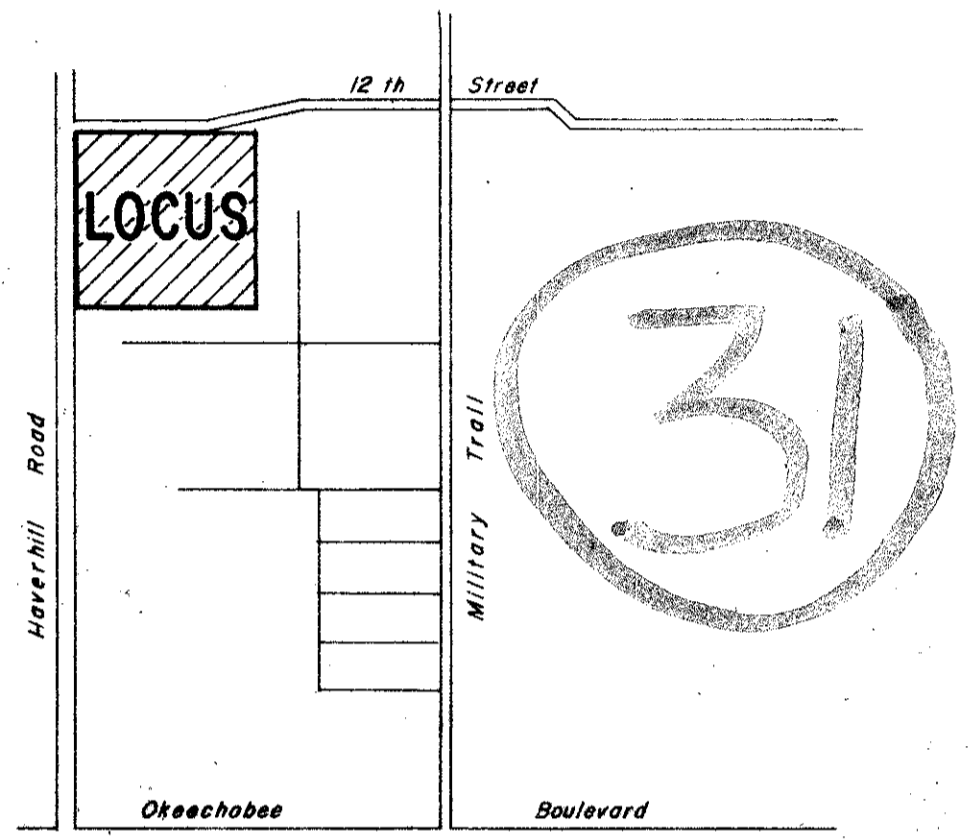
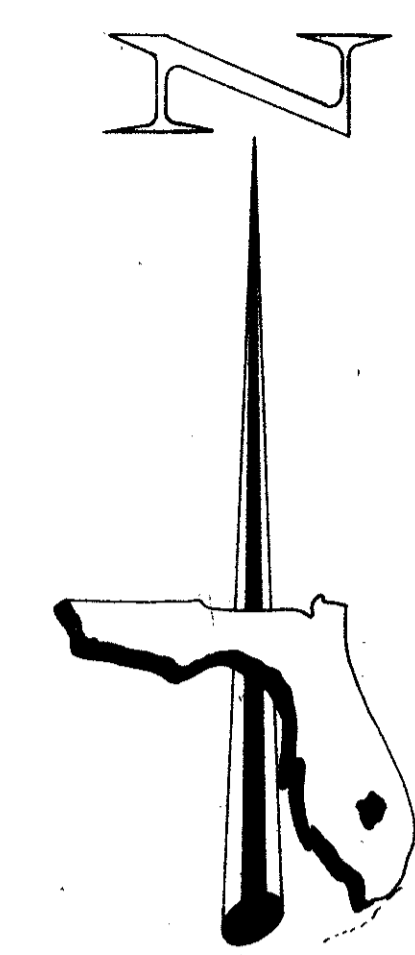
COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES

BY: H. K. Kallus
 COUNTY ENGINEER (SEAL)

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

BY: John B. Dunkle
 (SEAL)



VICINITY MAP

NOT TO SCALE

NW Cor. Sec. 24	
SHEET 6	SHEET 5
SHEET 3	SHEET 4

KEY MAP

Scale: 1" = 400'

THIS INSTRUMENT WAS PREPARED BY
 RAFAEL SALADRIGAS OF FLORIDA
 SURVEYING AND MAPPING, INC.
 355 SOUTHERN BLVD, WEST PALM BEACH,
 FLORIDA 33409
 TEL. (305) 659-2440

31 / 0317-302

Sheet 1 of 6

FLORIDA SURVEYING & MAPPING, INC.
 REGISTERED LAND SURVEYORS
 WEST PALM BEACH, FLORIDA 33401

SCALE	REVISIONS	BY	DATE
DATE	May 11, 1975		
BY	C.M.G.	R.S.	
FOR	R. Saladrigas		

THE TENNIS CLUB OF PALM BEACH, PLAT NO. 2

