

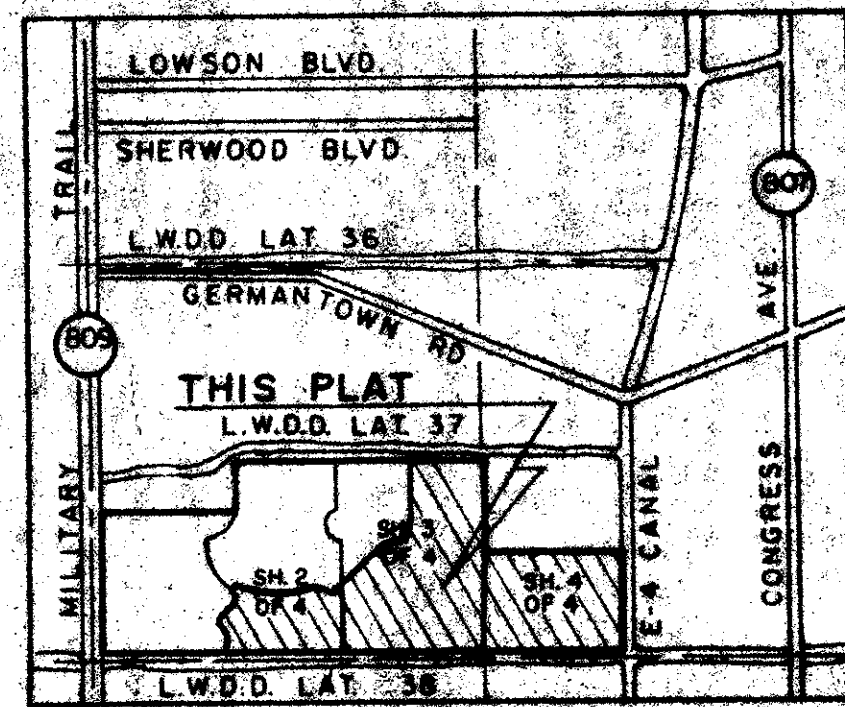
DEL AIRE GOLF CLUB FIRST ADDITION

A PLAT OF A PORTION OF SECT. 25, TWP. 46 S., RGE. 42 E. & SECT. 30, TWP. 46 S., RGE. 43 E.
ALSO BEING A REPLAT OF A PORTION OF MODEL LAND COMPANY'S SUBDIVISION, AS RECORDED
IN PLAT BOOK 6, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

APRIL 1978

SHEET 1 OF 4



LOCATION SKETCH

MORTGAGE CERTIFICATE

STATE OF FLORIDA }
COUNTY OF DADE } ss The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the herein described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the terms thereof and agrees that its mortgage, lien, or other encumbrance which is recorded in Official Record Book 2812, Page 1422 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 Vice-President and attested by its Assistant Vice-President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 5 day of APRIL, A.D. 1978.

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF MIAMI

Witness
Babara Bowen
Susan Sybil

L. JONES, Vice President
Victor D. Griffith, Assistant Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF DADE } ss Before me personally appeared L. JONES, and VICTOR D. GRIFFITH, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as L. JONES, Vice President and VICTOR D. GRIFFITH, Assistant Vice President of the herein named FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF MIAMI, a Florida Corporation and they severally acknowledged to and before me that they executed such instrument as such Vice President and Assistant Vice President 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
Sept. 4 1979
My Commission Expires

Valerie M. Carlson
Notary Public, State of Florida

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 (P. R. M. 's) Permanent Reference Monuments have been placed as required by law and (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.

Subscribed and sworn to before me this 8th day of June, A.D. 1979.

John Abant
Registered Land Surveyor No. 1341
State of Florida

Dec. 1 1982
My Commission Expires

John A. Grant III
Notary Public, State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 3 day of July, A.D. 1979

Dennis P. Kochler
VICE Chairman
DENNIS P. KOCHLER

COUNTY ENGINEER

This plat is hereby approved for record this 3 day of July, A.D. 1979

H. F. Kahlert
H. F. KAHLERT, County Engineer

ATTEST: JOHN B. DUNKLE, CLERK
John B. Dunkle
DEPUTY CLERK

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF BROWARD } ss Before me personally appeared THOR AMLIE and T. W. GELL, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as THOR AMLIE, Executive Vice President and T. W. GELL, Secretary, of the above named PAIRE, INC., General Partner, a Florida Corporation, of the above named DGC ASSOCIATES, a Florida General Partnership, and severally acknowledged to and before me that they executed such instrument as such Executive Vice 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 7th day of APRIL, A.D. 1978.

My Commission Expires

Lawrence Adams
Notary Public, State of Florida

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF DADE } ss Before me personally appeared JOSEPH REPERT and GORDON PETERS, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as JOSEPH REPERT, President, and GORDON PETERS, Secretary, of the above named CHARTER I, INC., General Partner, a Florida Corporation, of the above named DGC ASSOCIATES, a Florida General Partnership, 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 7 day of APRIL, A.D. 1978.

Sept. 4 1979
My Commission Expires

Valerie M. Carlson
Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss We, PIONEER NATIONAL TITLE INSURANCE COMPANY, a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the herein described property; that we find title to the property is vested to DGC ASSOCIATES, a Florida general partnership consisting of PAIRE, INC., General Partner, a Florida corporation, and CHARTER I, INC., General Partner, a Florida corporation; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

Date June 8, 1979

John F. Brown
OFFICER OF TITLE INSURANCE COMPANY
PIONEER NATIONAL TITLE INSURANCE COMPANY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that DGC ASSOCIATES, a Florida general partnership consisting of PAIRE, INC., General Partner, a Florida Corporation, and CHARTER I, INC., General Partner, a Florida Corporation, owners of the land shown hereon being in Section 25, Township 46 South, Range 42 East and Section 30, Township 46 South, Range 43 East, Palm Beach County, Florida, shown hereon as DEL AIRE GOLF CLUB FIRST ADDITION, being more particularly described as follows:

Commencing at the Southwest corner of said Section 25; thence with a bearing of N. 89° 15' 54" E., along the South line of Section 25, a distance of 1985.30 feet to the Point of Beginning; thence with a bearing of N. 0° 44' 06" W., a distance of 351.91 feet to a point; thence with a curve to the right having a tangent bearing of N. 50° 29' 21" W., a radius of 190.00 feet, an arc length of 424.54 feet to a point; thence with a bearing of N. 58° 31' 57" E., a distance of 79.90 feet to a point; thence with a bearing of N. 50° 19' 26" E., a distance of 63.99 feet to a point; thence with a bearing of N. 1° 00' 00" E., a distance of 275.00 feet to a point; thence with a curve to the right having a tangent bearing of N. 73° 00' 00" W., a radius of 552.21 feet, an arc length of 176.84 feet to a point; thence with a bearing of N. 44° 15' 08" E., a distance of 139.19 feet to a point; thence with a bearing of S. 69° 26' 59" E., a distance of 190.81 feet to a point; thence with a bearing of S. 73° 00' 00" E., a distance of 270.91 feet to a point of curvature; thence with a curve to the left, having a radius of 1597.85 feet, an arc length of 501.98 feet to a point of reverse curvature; thence with a curve to the right, having a radius of 1372.68 feet, an arc length of 347.39 feet to a point of compound curvature; thence with a curve to the right having a radius of 320.00 feet, an arc length of 257.31 feet to a point; thence with a bearing of N. 45° 33' 37" E., a distance of 902.39 feet to a point; thence with a bearing of N. 59° 24' 45" E., a distance of 200.00 feet to a point; thence with a curve to the right having a tangent bearing of N. 30° 35' 15" W., a radius of 601.79 feet, an arc length of 5.88 feet to a point; thence with a bearing of N. 59° 58' 21" E., a distance of 94.16 feet to a point; thence with a bearing of N. 89° 37' 31" E., a distance of 227.33 feet to a point; thence with a bearing of N. 8° 48' 08" E., a distance of 178.48 feet to a point; thence with a bearing of N. 2° 00' 00" W., a distance of 957.77 feet to a point lying on the East-West Quarter line of Section 25; thence with a bearing of N. 89° 10' 21" E., along said East-West Quarter line of Section 25, a distance of 657.00 feet to the East Quarter corner of Section 25, Township 46 South, Range 42 East, and the West Quarter corner of Section 30, Township 46 South, Range 43 East; thence with a bearing of S. 1° 10' 04" E., along the East line of Section 25, Township 46 South, Range 42 East and the West line of Section 30, Township 46 South, Range 43 East, a distance of 1349.72 feet to a point, said point being the Northwest corner of Tract 12 of the Southwest Quarter of Section 30, Township 46 South, Range 43 East as shown on the Plat of MODEL LAND COMPANY'S SUBDIVISION, as recorded in Plat Book 6, Page 52 of the Public Records of Palm Beach County, Florida; thence with a bearing of N. 89° 27' 58" E., along the North line of Tracts 10, 11 and 12 of the Southwest Quarter of Section 30, as shown on the aforesaid plat of MODEL LAND COMPANY'S SUBDIVISION a distance of 2011.37 feet to a point, said point being the Northeast corner of said Tract 10; thence with a bearing of S. 1° 02' 56" E., along the East line of Tracts 10 and 15 of the Southwest Quarter of Section 30 as shown on the aforesaid plat of MODEL LAND COMPANY'S SUBDIVISION a distance of 1364.56 feet to a point lying on the South line of Section 30; thence with a bearing of S. 89° 50' 43" W., along said South line of Section 30, a distance of 2008.76 feet to the Southwest corner of Section 30, Township 46 South, Range 43 East and the Southeast corner of Section 25, Township 46 South, Range 42 East; thence with a bearing of S. 89° 15' 54" W. along the South line of Section 25, a distance of 3406.65 feet, more or less, to the Point of Beginning.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Tract "B" for private road purposes and for utilities as shown is hereby dedicated to the DEL AIRE GOLF CLUB Property Owners' Association and is the perpetual maintenance obligation of said Association. The utility easements and drainage easements, as shown, are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The Limited Access Easements, as shown, are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights. The canals, as shown, are dedicated to the Lake Vorth Drainage District in fee simple for the perpetual use of the public for drainage purposes.

IN WITNESS WHEREOF, the said general partnership, DGC ASSOCIATES, has caused these presents to be signed by its general partners, PAIRE, INC. General Partner, by its Executive Vice President, THOR AMLIE and its Secretary, T. W. GELL; and CHARTER I, INC., General Partner, by its President, JOSEPH REPERT and its Secretary, GORDON PETERS, and their corporate seals to be affixed hereto by and with the authority of their Boards of Directors, this 7th day of APRIL, A.D. 1978.

DGC ASSOCIATES, General Partnership

PAIRE, INC., General Partner

Paul G. Harding
Witness

Thor Amalie
THOR AMLIE, Executive Vice President

Dennis P. Kochler
Witness

T. W. Gell
T. W. GELL, Secretary

1000-075
CHARTER I, INC., General Partner

Joseph Repert
Witness

Joseph Repert
JOSEPH REPERT, President

Gordon Peters
Witness

Gordon Peters
GORDON PETERS, Secretary

30/4/73
25/46/42

37/163

This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Fla.



Del Aire Golf Club 1st Addition

163
This Plat was filed July 5, 1978
37/163-166
File 37/163