

41-80

BOCA WOODS COUNTRY CLUB PHASE 1

80

IN SECTION 24, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

OCTOBER 1980

LEGAL DESCRIPTION

A parcel in Section 24, Township 47 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at the southwest corner of Section 24, Township 47 South, Range 41 East, Palm Beach County, Florida; thence North 87°06'13" East (State Plane Grid Data) along the southern line of the southwest corner of Section 24, Township 47 South, Range 41 East, to the southwest corner of Section 25, Township 47 South, Range 41 East, said line being shown as the "North Line Section 25-47-41" on the plat of HOLIDAY CITY AT BOCA RATON SECTION 3, as recorded in Plat Book 30, Pages 189 and 190, Public Records of Palm Beach County, Florida, a distance of 2618.22 feet to a point that is 0.30 feet more or less, South of the existing 3/4" iron pipe, said iron pipe being designated as "South 1/4 corner" of the unrecorded plat of BOCA GRANDE as filed for record in Official Record Book 2669, Pages 1452 and 1453, Public Records of Palm Beach County, Florida; thence North 01°01'16" West along the existing West line of BOCA GRANDE, 2417.86 feet to an existing iron pipe at the Northwest corner of BOCA GRANDE, said iron pipe being designated as "IP" on said unrecorded plat and said iron pipe being the POINT OF BEGINNING of the parcel described herein, thence North 89°14'14" East along the existing North line of BOCA GRANDE, towards an existing concrete monument designated as "CM" on said unrecorded plat, a distance of 2422.21 feet to a point that is 200 feet West of the baseline shown on the State Road Department Right-of-Way Map of S.R. 7 as recorded in Road Book 1, Page 35, Public Records of Palm Beach County, Florida; thence North 04°51'30" West along said line, 480.09 feet; thence South 85°08'30" West, perpendicular to the previous course, 224.31 feet to a point of curvature; thence westerly along an arc of a curve, concave to the North, having a radius of 650 feet and a central angle of 03°57'53", a distance of 44.98 feet to a point of reverse curvature; thence westerly along an arc of a curve, concave to the South, having a radius of 150 feet, and a central angle of 07°17'46", a distance of 19.10 feet to a point of tangency; thence South 85°48'38" West, 77.46 feet to a point of curvature; thence westerly along an arc of a curve, concave to the North, having a radius of 150 feet, and a central angle of 19°56'28", a distance of 52.21 feet to a point of reverse curvature; thence westerly along an arc of a curve, concave to the South, having a radius of 475 feet, a central angle of 07°39'28", a distance of 63.49 feet; thence North 08°05'38" East along a line that is radial to the preceding and subsequent curve, 140 feet; thence westerly along an arc of a curve, concave to the South, having a radius of 615 feet, a central angle of 24°32'06", a distance of 264.25 feet to a point of non-tangency; thence South 71°53'13" West, 50.28 feet to a point of non-tangency through which a radial line bears North 17°36'27" West; thence westerly along an arc of a curve, concave to the North, having a radius of 735 feet, and a central angle of 33°21'33", a distance of 827.54 feet to a point of reverse curvature; thence westerly along an arc of a curve, concave to the South, having a radius of 1965 feet, and a central angle of 35°09'00", a distance of 1200.35 feet to a point of compound curvature; thence southwesterly along an arc of a curve, concave to the Southeast, having a radius of 965 feet, and a central angle of 05°55'16", a distance of 99.16 feet; thence North 25°08'10" West, along a radial line, 251.04 feet to a point of tangency; thence West, 470.00 feet; thence South, 1028.38 feet; thence East, 81.11 feet; thence South 78°26'31" East, along a radial line, 140 feet; thence southerly along an arc of a curve, concave to the Southeast, having a radius of 825 feet, a central angle of 01°42'32", a distance of 24.51 feet; thence South 80°09'04" East, 190 feet; thence North 08°30'44" East, perpendicular to the subsequent course, 268.59 feet to the said existing West line of BOCA GRANDE, thence North 01°01'16" West along said West line, 218.66 feet to the POINT OF BEGINNING.

Above described parcel contains 48.164 acres, more or less.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that Boca Woods Company, a Florida limited partnership, owner of the land shown herein, being in Section 24, Township 47 South, Range 41 East, Palm Beach County, Florida, shown herein as BOCA WOODS COUNTRY CLUB PHASE 1 and as described herein has caused the same to be surveyed and plotted as shown herein and does hereby dedicate and/or reserve as follows:

1. STREETS/INGRESS-EGRESS EASEMENTS

The street shown as BOCA WOODS LANE is hereby dedicated to the BOCA WOODS COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., and is the perpetual maintenance obligation of said association, and is also dedicated to the owners of record of Tracts R-1, R-2, R-3, and R-4, their licensees, assigns, successors, grantees and/or invitees for purpose of ingress and egress.

2. EASEMENTS

- a) The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.
- b) The drainage easements, as shown hereon, are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.
- c) The limited access easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

3. TRACTS DESIGNATED WITH THE LETTER "R"

Tracts R-1, R-2, R-3 and R-4, as shown hereon, are hereby reserved for golf course, clubhouse and related uses thereto, parks and/or open space and are the perpetual maintenance obligation of the owners of record of said Tracts R-1, R-2, R-3, and R-4.

IN WITNESS WHEREOF, the above named Boca Woods Company has caused these presents to be signed by its general partner this 3rd day of November, 1980.

BOCA WOODS COMPANY, a Florida Limited Partnership
By: Its General Partner, RIM Construction, Inc.

ATTEST: Jay J. Reynolds, Secretary
Ralph H. Markus, President
Ralph H. Markus, President
RIM Construction, Inc.

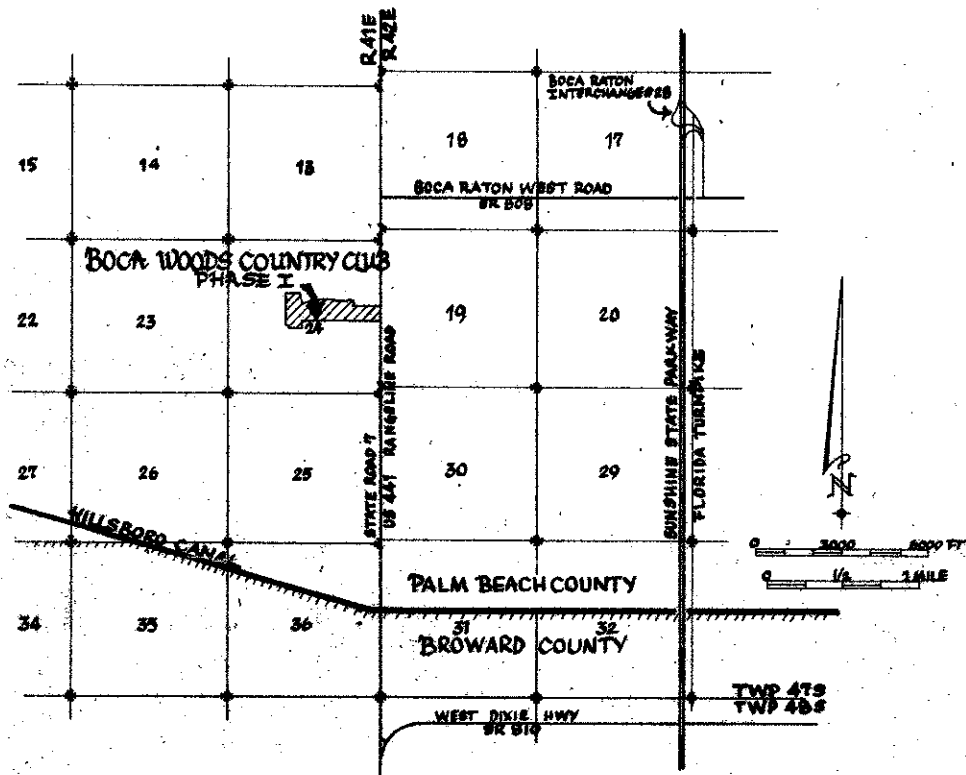
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH, ss

BEFORE ME personally appeared Ralph H. Markus and Jay J. Reynolds, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of RIM Construction, Inc., a Florida corporation and General Partner of the Boca Woods Company, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of such 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 3rd day of November, 1980.

Mary A. Rawenson
Notary Public, State of Florida, at Large
My commission expires:



Location Map

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH, ss

I, Lawrence J. Marchbanks, 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 Woods Company, a Florida limited partnership; that the current taxes have been paid; and that I find the property is free from any encumbrances.

Date 12-3-80

Lawrence J. Marchbanks
Attorney-at-Law

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

Date 12/04/80

Dennis Painter
Dennis Painter
Registered Land Surveyor
Florida Certificate No. 3542



APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 14th day of November, 1980

Dennis P. Kohler
Dennis P. Kohler, Chairman

COUNTY ENGINEER:

This plat is hereby found to meet all requisite State and County laws and ordinances.

Herbert Kahler
Herbert Kahler, County Engineer

ATTEST: JOHN B. DONLIS, Clerk
BOARD OF COUNTY COMMISSIONERS

BY: Kathryn J. Miller
Deputy Clerk

P.L.D. DATA

AREAS

| | |
|-----------------------|-----------|
| Lot Area | 18,118 Ac |
| Red R/O Area | 4,267 Ac |
| Recreation Area | 7,262 Ac |
| Golf Course | 20,816 Ac |
| Total Area of Phase I | 48,164 Ac |

OPEN SPACE

| | |
|--|-----------------------------------|
| Recreation Area | 7,262 Ac |
| Golf Course | 20,816 Ac |
| Residential Open Space (65% of Lot Area) | 10,427 Ac |
| Total Open Space Area | 38,253 Ac (equals 79% of Phase I) |

DENSITY

| | |
|----------------------|-----------------|
| Total Number of Lots | 50 |
| Area of Phase I | 48,164 Ac |
| Density Phase I | 1.04 units/acre |

NOTE:

There shall be no buildings or other structures placed on Utility Easements.
There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

Bearings refer to the State Plane Grid Azimuth datum as determined by the Palm Beach County Survey Department.

NOTE: All distances shown along curves are arc lengths and lines that are drawn as radial lines are radial lines unless noted otherwise.

PM indicates Permanent Reference Monument

PC indicates Permanent Control Point

DE indicates Drainage Easement

0215-000

This instrument was prepared by
Dennis Painter, RLS
ADAIR & BRADY, INC.
1580 South Congress Avenue
West Palm Beach, Florida

ADAIR & BRADY, INC.
CONSULTING ENGINEERS &
LAND SURVEYORS

NOT PALM BEACH
DATE: FP M-25
DATE: oct 1980
FOR NO 1-8528

BOCA WOODS COUNTRY CLUB
PHASE 1
RECORD PLAT

FP 1156 OF 4