

# BOCA WOODS COUNTRY CLUB PHASE 3A

A PLANNED UNIT DEVELOPEMENT

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

FEBRUARY 1982

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BOCA WOODS COUNTRY CLUB PHASE 3A P.U.D. DATA

AREAS	
Block 8 (12 Lots)	3.483 Acres
Block 9 (21 Lots)	5.879
Block 10 (13 Lots)	3.669
Block 12 (3 Lots)	0.874
Block 13 (10 Lots)	3.129
Reserved Lot, Block 10	0.151
Total Lot Area	17.185 Acres
Road Right-of-Way	4.196
W.M. Tract L-4	1.184
W.M. Tract L-6	0.369
W.M. Tract L-7	0.800
Total Water Management Tracts	2.354
Golf Tracts R-1 & R-2	0.460
Golf Tracts R-3 & R-4	2.781
Golf Tracts R-5 & R-6	5.913
Golf Tract R-7	5.787
Total Golf Tracts	14.941
Total Area of Phase 3A	38.677 Acres
OPEN SPACE	
Water Management Tracts	2.354 Acres
Golf Tracts	14.941
Residential Open Space (65% of Lot Area)	11.170
Total Open Space (74% of Phase 3A)	28.465 Acres
DENSITY	
Total Number of Lots	59
Area of Phase 3A	38.677 Acres
Density of Phase 3A	1.53 units/ac.

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS  
This Plat was filed for record at 9:14 AM  
this 25 day of March, 1982  
and duly recorded in Plat Book No. 44  
on Pages 62 through 64  
JOHN B. DUNKLE, Clerk Circuit Court  
BY Stylé Shreffels D.C.

LEGAL DESCRIPTION OF BOCA WOODS COUNTRY CLUB PHASE 3A

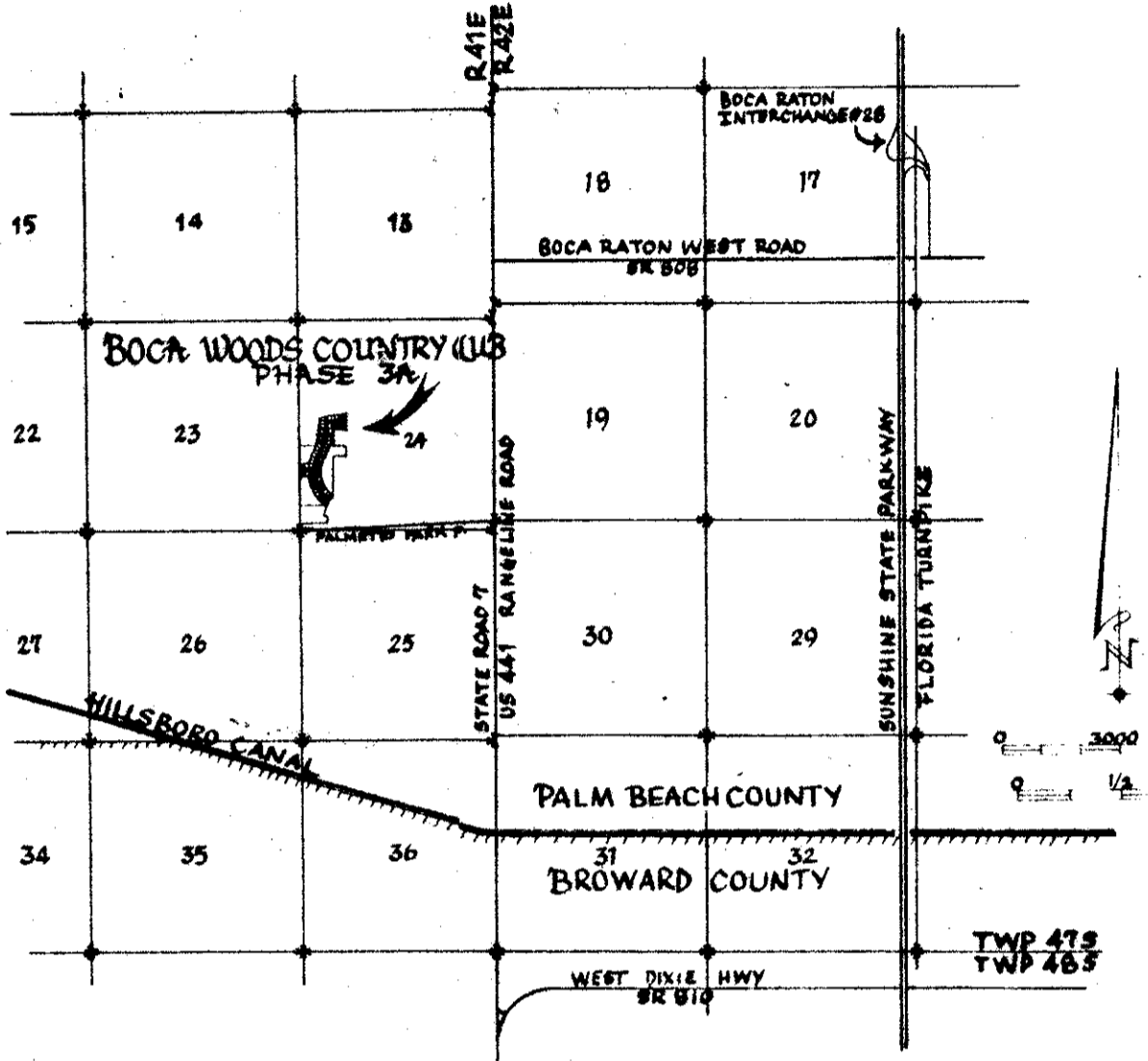
A parcel of land in Section 24, Township 47 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at the Southwest corner of Section 24; thence North 01°14'56" West (State Plane Grid Datum) along the West line of Section 24, a distance of 588.24 feet to the POINT OF BEGINNING; thence East 659.88 feet; thence South 65°58'44" East, 22.71 feet to the most westerly point of Lot 4, Block 7, BOCA WOODS COUNTRY CLUB PHASE 2 as recorded in Plat Book 42, Pages 48 through 50, Public Records of Palm Beach County, Florida; thence North 34°11'31" East along the westerly line of said Phase 2, a distance of 270 feet; thence North along the West line of said Phase 2, a distance of 1015.57 feet; thence East along the North line of said Phase 2, a distance of 200.61 feet; thence North, 210.10 feet; thence South 88°45'04" West, 217.31 feet; thence North, 478.00 feet; thence South 87°43'16" East, 342.48 feet; thence North, 424.33 feet; thence South 79°57'16" West along a line that is radial to the subsequent curve, 536.39 feet; thence southerly along an arc of a curve, concave to the West having a radius of 1480.00 feet, a central angle of 00°22'44", a distance of 9.79 feet to a radial line; thence South 80°20'00" West along a line that is radial to the previous curve, 195.00 feet; thence South 07°53'22" West, 775.21 feet; thence South 88°45'04" West, 393.31 feet to the West line of Section 24; thence South 01°14'56" East along said West line, 1416.91 feet to the POINT OF BEGINNING, containing 38.677 acres, more or less.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that Boca Woods Company, a limited partnership, owner of the land shown hereon, being in Section 24, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as BOCA WOODS COUNTRY CLUB PHASE 3A and as described hereon has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and/or reserve as follows:

- STREETS/INGRESS-EGRESS EASEMENTS**  
The streets shown as BOCA WOODS LANE, HIGHLAND CIRCLE, and PINE BARK LANE, are hereby dedicated to the BOCA WOODS COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association and are also dedicated to the owners of record of Tracts R-1 through R-7, their licensees, assigns, successors, grantees and/or invitees for purpose of ingress and egress.
- EASEMENTS**  
The utility, drainage and maintenance easements as shown are hereby dedicated in perpetuity for construction and maintenance of utility, drainage, and maintenance.
- TRACTS DESIGNATED WITH THE LETTER "R"**  
Tracts R-1 through R-7, 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 through R-7.
- WATER MANAGEMENT TRACTS**  
The water management tracts as shown hereon as L-4, L-6, and L-7 are dedicated to BOCA WOODS CLUB HOMEOWNERS ASSOCIATION, INC., its successors and/or assigns, for proper purposes and are the perpetual maintenance obligation of said Association.



Location Map

MORTGAGEE'S CONSENT

STATE OF ILLINOIS  
COUNTY OF COOK

The Continental Illinois National Bank and Trust Company of Chicago, a National Banking Association, hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3472 at page 0223 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 \_\_\_\_\_ and tested to by its \_\_\_\_\_ and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this \_\_\_\_\_ day of \_\_\_\_\_, 1982.

Continental Illinois National Bank and Trust of Chicago, A National Banking Association  
By Terry Williams

ACKNOWLEDGEMENT

STATE OF ILLINOIS  
COUNTY OF COOK

BEFORE ME personally appeared \_\_\_\_\_ and \_\_\_\_\_ to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as \_\_\_\_\_ and \_\_\_\_\_ of the Continental Illinois National Bank and Trust Company of Chicago, a National Banking Association, 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 said corporation and 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 \_\_\_\_\_ day of \_\_\_\_\_, 1982.  
My commission expires: \_\_\_\_\_ Notary Public

IN WITNESS WHEREOF, the above named Boca Woods Company, a limited partnership, has caused these presents to be signed by its general partners this 15<sup>th</sup> day of February, 1982.

ATTEST: Shelley Andreola Assistant Secretary  
By Robert N. Kennedy President  
Kennedy Development, Inc., a Florida Corp.  
General Partner of Boca Woods Company  
ATTEST: Shelley Andreola Assistant Secretary  
By Robert N. Kennedy President  
Kennedy Properties, Inc., a Florida Corp.  
General Partner of Boca Woods Company

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH: SS

BEFORE ME personally appeared Robert N. Kennedy and Shelley Andreola, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of Kennedy Development, Inc., a Florida Corporation and of Kennedy Properties, Inc., a Florida Corporation, General Partners of the Boca Woods Company, a Limited Partnership, and severally acknowledged to and before me that they executed such instrument as such officers of said corporations, and that the seals affixed to the foregoing instrument are the corporate seals of such corporations 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 corporations.

WITNESS my hand and official seal this 15<sup>th</sup> day of February, 1982.

Steven L. Pedersen  
Notary Public, State of Florida, at Large  
My commission expires: Sept. 14, 1985

This plat is hereby approved for record this 23<sup>rd</sup> day of March, 1982.

By: Norman R. Gregory  
Norman R. Gregory, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 23<sup>rd</sup> day of March, 1982.

By: Herbert Kahlert  
Herbert Kahlert, County Engineer

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

By: Kathryn S. Miller  
Deputy Clerk

TITLE CERTIFICATION

STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH :

I, Jay J. Reynolds, 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 Limited Partnership; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find all mortgages are shown and are true and correct.

DATE Feb 15<sup>th</sup> 1982

Jay J. Reynolds  
Jay J. Reynolds  
Attorney At-Law

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F.S.Z. 35  
RE-Pud

24-47-41  
9/12/10

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 Feb 15, 1982

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

0215-310

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ADAIR BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS		BOCA WOODS COUNTRY CLUB PHASE 3A	
This instrument was prepared by: Dennis Painter, RLS ADAIR & BRADY, INC. 1958 South Congress Avenue West Palm Beach, Florida		RECORD PLAT	
dp	B/W	FEB 1982	FP 1156 1 3
JA		18528H	

