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# BOCA WOODS COUNTRY CLUB PHASE 3B

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### LEGAL DESCRIPTION OF BOCA WOODS COUNTRY CLUB PHASE 3B

All of Tracts 50 through 53, in Section 23, Township 47 South, Range 41 East, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, as recorded in Plat Book 1, Page 102, Sheet 4 of 4, Public Records of Palm Beach County, Florida, containing 39.13 acres, more or less.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that Boca Woods Company, a limited partnership, and William W. Kennedy, Trustee, and Robert N. Kennedy, Trustee, owners of the land shown hereon, being in Section 23, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as BOCA WOODS COUNTRY CLUB PHASE 3B 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:

#### 1. STREETS/INGRESS-EGRESS EASEMENTS

The street shown as HIGHLAND CIRCLE 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 Tract R-1, their licensees, assigns, successors, grantees and/or invitees for purpose of ingress and egress.

#### 2. EASEMENTS

- a) The utility, drainage, and maintenance easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility, drainage, and maintenance.
- b) The 40 foot drainage easement along the West line of said Phase 3B is the maintenance obligation of BOCA WOODS COUNTRY CLUB, INC., its successors and assigns.
- c) The 30 foot private access easement as shown is the maintenance obligation of the owners of record of Tract 49.

#### 3. TRACTS DESIGNATED WITH THE LETTER "R"

Tract R-1, as shown hereon, is hereby reserved for golf course, club-house and related uses thereto, parks and/or open space and is the perpetual maintenance obligation of the owners of record of said Tract R-1, its successors and assigns.

#### 4. WATER MANAGEMENT TRACT

The water management tract shown hereon as L-8 is hereby dedicated to the BOCA WOODS COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for proper purposes, and is the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, the above named Boca Woods Company, a limited partnership, and William W. Kennedy, Trustee, and Robert N. Kennedy, Trustee, have caused these presents to be signed this 15th day of February, 1982.

ATTEST: Shelley Andreola  
Shelley Andreola,  
Assistant Secretary

By: Robert N. Kennedy  
Robert N. Kennedy, President  
Kennedy Development, Inc., a Florida Corp.  
General Partner of Boca Woods Company

ATTEST: Shelley Andreola  
Shelley Andreola,  
Assistant Secretary

By: Robert N. Kennedy  
Robert N. Kennedy, President  
Kennedy Properties, Inc., a Florida Corp.  
General Partner of Boca Woods Company

BY: William W. Kennedy  
William W. Kennedy, Trustee

By: Robert N. Kennedy  
Robert N. Kennedy, Trustee

### ACKNOWLEDGMENT

STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH:

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 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, and

BEFORE ME also personally appeared William W. Kennedy, Trustee, and Robert N. Kennedy, Trustee, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed such instrument for the purposes expressed therein.

WITNESS my hand and official seal this 15th day of February, 1982.

[Signature]  
Notary Public, State of Florida, at Large  
My commission expires: July 1, 1983

### A PLANNED UNIT DEVELOPEMENT IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST

BEING A REPLAT OF TRACTS 50 THROUGH 53,  
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2  
AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA

JANUARY, 1982

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS:

THE UNDERSIGNED HEREBY CERTIFIES that he is the holder of a mortgage upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that his mortgage which is recorded in Official Record Book 3456, Page 1507, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, I, Tommy T. Rucks, Trustee, do hereunto set my hand and seal this 24 day of January, 1982.

Witness: \_\_\_\_\_ By: Tommy T. Rucks, Trustee

Witness: \_\_\_\_\_

### MORTGAGEE'S ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS:

BEFORE ME personally appeared Tommy T. Rucks, Trustee, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1982.

My commission expires: \_\_\_\_\_  
Notary Public, State of Florida, at Large

### 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: 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 attested to by its \_\_\_\_\_ and its corporate seal to be affixed hereon by it with the authority of its Board of Directors this \_\_\_\_\_ day of \_\_\_\_\_, 1982.

ATTEST: \_\_\_\_\_  
Continental Illinois National Bank and Trust of Chicago, A National Banking Association

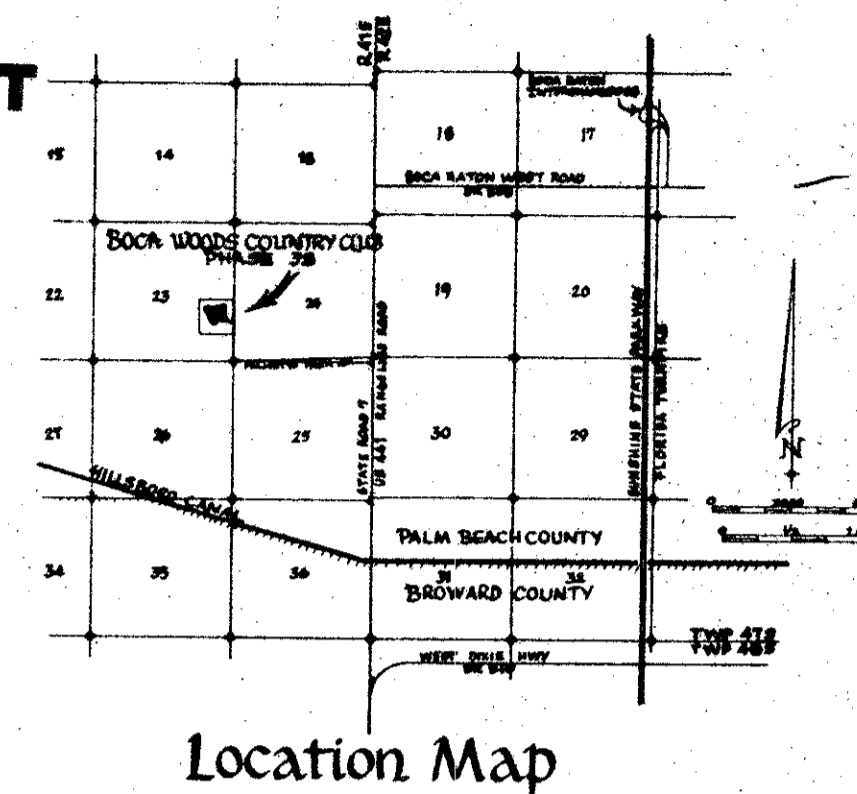
### ACKNOWLEDGEMENT

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 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 \_\_\_\_\_ day of \_\_\_\_\_, 1982.

My commission expires: \_\_\_\_\_  
Notary Public



### BOCA WOODS COUNTRY CLUB, PHASE 3 B

P. U. D. DATA

Lot Area	7.783 Ac.
Road R/W Area	2.806 Ac.
Water Management Tracts	3.991 Ac.
Golf Course	24.444 Ac.
Reserved	0.110 Ac.
Total Area of Phase 3B	39.134 Ac.

### OPEN SPACE

Golf Course (Tract R-1)	24.444 Ac.
Water Management Tract L-1	3.991 Ac.
Residential Open Space (65% of Lot Area)	5.059 Ac.
Total Open Space Area (equals 86% of Phase 3B)	33.494 Ac.

### DENSITY

Total Number of Lots	46
Area of Phase 3B	39.134 Ac.
Density Phase 3B	1.2 units/acre

Location Map

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 24 day of October, 1982.

BY: [Signature]  
Norman R. Gregory, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 5 day of October, 1982.

BY: [Signature]  
Herbert Kahlert, County Engineer

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

By: [Signature]  
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, and William W. Kennedy, Trustee, and Robert N. Kennedy, Trustee; 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 15 Feb 1982  
21 June 1982

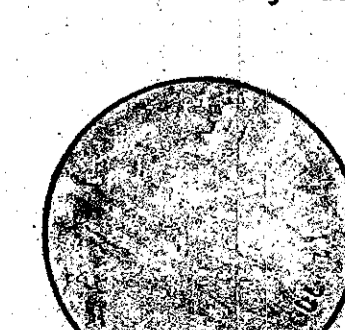
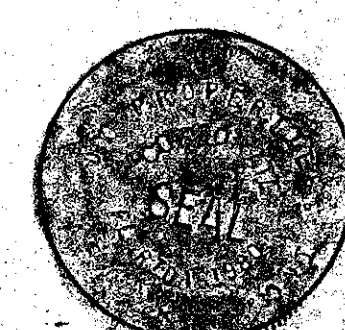
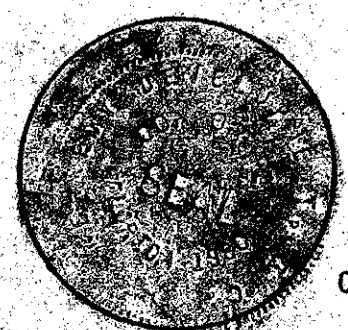
[Signature]  
Jay J. Reynolds  
Attorney-at-Law

### 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 Feb 04, 1982

[Signature]  
Dennis Painter  
Registered Land Surveyor  
Florida Certificate No. 3542



This instrument was prepared by:  
Dennis Painter, RLS  
ADAIR & BRADY, INC.  
1958 South Congress Avenue  
West Palm Beach, Florida

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ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS	WEST PALM BEACH	SCALE	DATE FEB. 1982	FP 1156	1 OF 3
DR dp	FR				
CHK JLK			JOB NO. 8528N		
APPR JA					

BOCA WOODS COUNTRY CLUB  
PHASE 3B  
RECORD PLAT