84 APR 16 PM 3:53 84 083992

DRAWING NUMBER 47/189
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07548

ISLAND CLUB

IN HIATUS TRACT 39, TWP. 44 ½ S., RGE. 43 E.

PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF A PART OF LOTS 89 THROUGH 111, LAKE OSBORNE SUBDIVISION, RECORDED IN PLAT BOOK 9, PAGE 43, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

DATE: MARCH 1984 SHEET 1 OF 3 SHEETS

189

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 3:53 P.M. this 16th day of APRIL 1984 and duly recorded in Plat Book No. 47 on page 189, 190 + 191
JOHN B. DUNKLE, Clerk Circuit Court
By Janice E. Kennedy D.C.

DESCRIPTION

A PARCEL OF LAND IN HIATUS TRACT 39, TOWNSHIP 44 1/2 SOUTH, [illegible] REPLAT OF A PART OF LOTS 89 THROUGH 111, LAKE OSBORNE SUBDIVISION, [illegible] OF PALM BEACH COUNTY, FLORIDA; BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LAKE [illegible] THE WESTERLY LINE OF BLOCK 2, PLAT NO. 1, SEMINOLE MANOR, [illegible] 165, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE [illegible] DISTRICT CANAL L-16, SAID CENTERLINE ALSO BEING THE NORTH [illegible] BEACH COUNTY, FLORIDA, A DISTANCE OF 700.30 FEET TO THE [illegible] DESCRIBED PARCEL OF LAND; THENCE CONTINUE WESTERLY, ALONG THE [illegible] L-16 AND THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF [illegible] DISTANCE OF 431.19 FEET (436.1' DEED), NORTH OF [illegible] RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID POINT [illegible] NO. 812); THENCE EASTERLY, ALONG THE CONTINUATION OF [illegible] ROAD, A DISTANCE OF 1201.07 FEET (1201.04' DEED) [illegible] NO. 1, SEMINOLE MANOR, A DISTANCE OF 360.25 FEET (392.74' [illegible] THEREFROM THE RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DISTRICT CANAL, [illegible] DESCRIBED PARCEL.

CONTAINING: 445,011.97 SQ. FT. OF 10.216 ACRES.

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
ss
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED [illegible] DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER [illegible] AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK [illegible] AT PAGE 1984 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27 DAY OF March, 1984.

ROYAL PALM SAVINGS ASSOCIATION
A FLORIDA CORPORATION

ATTEST: Nelson A. Reeves, VICE PRESIDENT — By: Jay Rosen, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
ss
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAY ROSEN AND NELSON REEVES, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF THE ROYAL PALM SAVINGS ASSOCIATION, A CORPORATION, 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 27TH DAY OF MARCH, 1984.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES SEPT 17 1984
BONDED THRU GENERAL INSURANCE UND.
MY COMMISSION EXPIRES:
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
ss
COUNTY OF PALM BEACH)

WE, LAWYERS TITLE INSURANCE CORPORATION A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ISLAND CLUB, LTD., THAT THE CURRENT TAXES HAVE BEEN PAID; AND WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON, AND THAT WE FIND THE MORTGAGE AS SHOWN TO BE TRUE AND CORRECT.

Vance Perry
LAWYERS TITLE INSURANCE CORPORATION

LICENSED IN FLORIDA - DATE: March 28, 1984

SURVEYOR'S NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S. 89°56'20" E. ALONG THE NORTH LINE OF PLAT NO. 2, SEMINOLE MANOR, PLAT BOOK 26, PAGE 21.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.

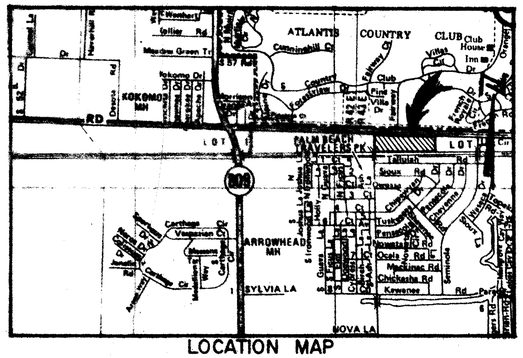
APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

■ DENOTES PERMANENT REFERENCE MONUMENT

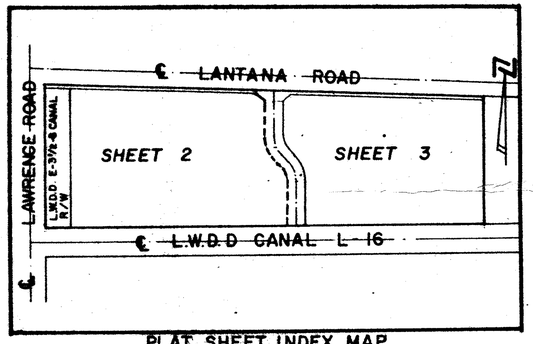
○ DENOTES PERMANENT CONTROL POINT

EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.

WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.



LOCATION MAP



PLAT SHEET INDEX MAP
SCALE: 1" = 200'

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD

THIS 17 DAY OF April 1984.

BY: Ken Spillias
KEN SPILLIAS CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: Elizabeth Rickards
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD

THIS 17 DAY OF April 1984.

BY: H. F. Kahlert
H. F. KAHLERT - COUNTY ENGINEER

LAND USE

TOWNHOUSE LOTS (75)	4.134 ACRES
ISLAND CLUB DRIVE R/W	0.449 ACRES
WATER MANAGEMENT TRACT NO. 1	0.629 ACRES
WATER MANAGEMENT TRACT NO. 2	0.767 ACRES
L.W.D.D. E-3 1/2-6 CANAL R/W	0.611 ACRES
ACCESS TRACT NO. 1	0.058 ACRES
ACCESS TRACT NO. 2	0.062 ACRES
PARCEL 'A' (RECREATION AREA)	0.453 ACRES
PARCEL 'B' (COMMON AREA)	0.034 ACRES
PARCEL 'C' (COMMON AREA)	0.085 ACRES
PARCEL 'D' (COMMON AREA)	0.058 ACRES
PARCEL 'E' (COMMON AREA)	0.034 ACRES
PARCEL 'F' (RECREATION AREA)	0.196 ACRES
PARCEL 'G' (COMMON AREA)	0.050 ACRES
PARCEL 'H' (COMMON AREA)	0.034 ACRES
PARCEL 'J' (COMMON AREA)	0.034 ACRES
PARCEL 'K' (COMMON AREA)	0.070 ACRES
PARCEL 'L' (COMMON AREA)	0.060 ACRES
PARCEL 'M' (COMMON AREA)	0.034 ACRES
PARCEL 'N' (ADD'L R/W FOR LANTANA RD)	0.276 ACRES
PARCEL 'P' (COMMON AREA)	0.035 ACRES
TOTAL	10.216 ACRES

"SEAL" CLERK OF THE CIRCUIT COURT

DEDICATION

STATE OF FLORIDA)
ss
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT ISLAND CLUB LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS ISLAND CLUB, BEING A PART OF HIATUS TRACT 39, TOWNSHIP 44 1/2 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: THE STREET AND ACCESS TRACTS AS SHOWN ARE HEREBY DEDICATED TO THE ISLAND CLUB HOMEOWNERS ASSOCIATION, INC. AND ARE FOR THE PURPOSES OF INGRESS AND EGRESS, DRAINAGE AND UTILITIES; SAID STREET AND ACCESS TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

WATER MANAGEMENT TRACTS NO. 1 AND 2, ARE DEDICATED TO THE ISLAND CLUB HOMEOWNERS, INC. FOR DRAINAGE AND RETENTION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCEL "N" AS SHOWN IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR ADDITIONAL RIGHT-OF-WAY FOR LANTANA ROAD.

LAKE WORTH DRAINAGE DISTRICT CANAL E 3 1/2-6 RIGHT-OF-WAY AS SHOWN IS HEREBY DEDICATED TO LAKE WORTH DRAINAGE DISTRICT FOR DRAINAGE PURPOSES.

PARCELS 'A' AND 'F' ARE DEDICATED TO THE ISLAND CLUB HOMEOWNERS' ASSOCIATION, INC. FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCELS 'C' AND 'K' ARE DEDICATED TO THE ISLAND CLUB HOMEOWNERS' ASSOCIATION, INC. FOR DRAINAGE MAINTENANCE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCELS 'B', 'J', AND 'P' ARE FOR DRAINAGE EASEMENT PURPOSES, PARCELS 'D', 'E', 'G', 'H', 'L' AND 'M' ARE FOR OPEN SPACE PURPOSES AND ALL ARE DEDICATED TO THE ISLAND CLUB HOMEOWNERS ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

PRIVATE EASEMENTS ARE DEDICATED TO THE ISLAND CLUB HOMEOWNERS ASSOCIATION FOR PEDESTRIAN TRAFFIC AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED ON ITS BEHALF BY ITS GENERAL PARTNER, P. D. C. DEVELOPMENT CORP., A FLORIDA CORPORATION, THIS 27 DAY OF MARCH 1984.

ISLAND CLUB LTD., A FLORIDA LIMITED PARTNERSHIP
BY: P.D.C. DEVELOPMENT CORP.
A FLORIDA CORPORATION
GENERAL PARTNER

ATTEST: Steven M. Shapiro, STEVEN SHAPIRO, SECRETARY — BY: Ronnie Pertnoy, RONNIE PERTNOY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
ss
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED RONNIE PERTNOY AND STEVEN SHAPIRO, AS PRESIDENT AND SECRETARY, RESPECTIVELY OF P. D. C. DEVELOPMENT CORP., A FLORIDA CORPORATION, GENERAL PARTNER OF ISLAND CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF March 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES NOV 10 1986 BONDED THRU GENERAL INSURANCE UND.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA)
ss
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 DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE (P.R.M.s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

47/189 0386-000

3-27-84
DATE

DAILEY-FOTORNY, INC.
PAUL J. FOTORNY
PROFESSIONAL LAND SURVEYOR NO. 2297
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY:
PAUL J. FOTORNY OF DAILEY-FOTORNY, INC.
1028 SOUTH MILITARY TRAIL
WEST PALM BEACH, FLORIDA 33406

Dailey·Fotorny, inc.
land surveyors, planners, engineers
1028 So. Military Trail - West Palm Beach, Florida - 33406 Phone 305/968-6787

Island Club