

BOCA GOLF AND TENNIS CLUB — SECTION I

A PLAT OF A PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND A PORTION OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF TRACT "E" OF PHEASANT WALK SECTION SIX, AS RECORDED IN PLAT BOOK 35, PAGES 193 AND 194 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PALM BEACH COUNTY, FLORIDA
CONSULTING ENGINEERS AND LAND SURVEYORS

JOHN A. GRANT, JR., INC.

BOCA RATON, FLORIDA

OCTOBER 1983

SHEET 2 OF 3

MORTGAGE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF BROWARD)
The undersigned 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 3177 at Pages 1163 - 1175 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, I, ELLIOTT B. BARNETT, individually and as Trustee, do hereunto set my hand and seal this 14th day of December, 1983.

WITNESSES: Phyllis Barkley
Lois Stewart
ELLIOTT B. BARNETT, individually and as Trustee

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF BROWARD)
Before me personally appeared ELLIOTT B. BARNETT, 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 14th day of December, 1983.

My commission expires: December 5, 1986
Lois Stewart
Notary Public - State of Florida

MORTGAGE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF BROWARD)
The undersigned hereby certify that they are the holders of a mortgage upon the property described hereon and do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof, as to their respective interests in said mortgage, and agree that their mortgage which is recorded in Official Record Book 3399 at Page 259, and assigned in Official Record Book 3722, Page 1208 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Association and the said Corporation have caused these presents to be signed and attested by their respective officers and their seals to be affixed hereon by and with the authority of their Boards of Directors this 22nd day of December, 1983.

Attest: Thomas McKenna
THOMAS MCKENNA, Vice-President
By: Philip G. McNally
PHILIP G. McNALLY, Vice-President

Attest: Arthur V. Strock
ARTHUR V. STROCK, Secretary
By: Erminio P. Giuliano
ERMINIO P. GIULIANO, President

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF BROWARD)
Before me personally appeared PHILIP G. McNALLY and THOMAS MCKENNA, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice Presidents of SOUTHEAST BANK, N.A.; and severally acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed to the foregoing instrument is the seal of said Association 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 Association.

WITNESS my hand and official seal this 20 day of December, 1983.

My Commission Expires: Oct. 20, 1987
Mavis Shields
Notary Public - State of Florida

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF BROWARD)
Before me personally appeared ERMINIO P. GIULIANO and ARTHUR V. STROCK, 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 PHEASANT RUN, INC., a Florida 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 20 day of December, 1983.

My Commission Expires: December 1983
Eleana Hlatth
Notary Public - State of Florida

MORTGAGE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF DADE)
The undersigned 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 4013, Page 462 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 Vice President, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 22nd day of DECEMBER, 1983.

Attest: Robert L. Bonnet
ROBERT L. BONNET, Vice President
By: Charles Torres
CHARLES TORRES, Vice-President

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DADE)
Before me personally appeared CHARLES TORRES and ROBERT L. BONNET, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice Presidents of AMERIFIRST FEDERAL SAVINGS AND LOAN 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 22nd day of DECEMBER, 1983.

My Commission expires: JUNE 4, 1986
Doris A. Fornalio
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 that (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.

Date: 2/2/84
John A. Grant, Jr.
JOHN A. GRANT, JR.,
Registered Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 22 day of MAY, 1984.
By: Kenneth G. Spillias
KENNETH G. SPILLIAS, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 22 day of MAY, 1984.
By: H. F. Kahlert
H. F. KAHLERT, P.E., County Engineer

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
By: Elizabeth Richards
DEPUTY CLERK

STATISTICAL DATA

TOTAL AREA THIS PLAT	115.101 AC.
AREA OF RESIDENTIAL TRACT A-1	3.997 AC.
AREA OF GOLF COURSE (TRACTS X-2, X-3, X-4, X-5, X-6, X-7)	60.053 AC.
GOLF MAINTENANCE AREA (TRACT N)	1.546 AC.
AREA OF CLUBHOUSE (TRACT M)	12.018 AC.
AREA OF WATER MANAGEMENT TRACTS (L-1, L-2, L-3, L-4, L-5, L-6)	20.310 AC.
AREA OF ADDITIONAL ROAD R/W - PUBLIC (TRACT J)	0.283 AC.
AREA OF PRIVATE ROAD R/W (TRACT K)	16.894 AC.
NO. UNITS PROPOSED THIS PLAT	48 UNITS
DENSITY PROPOSED, THIS PLAT	0.42 UNITS/AC.
LAND USE	RESIDENTIAL MULTI-FAMILY

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

48/80
BOCA GOLF & TENNIS CLUB #1

0285003

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DRAWING NUMBER
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