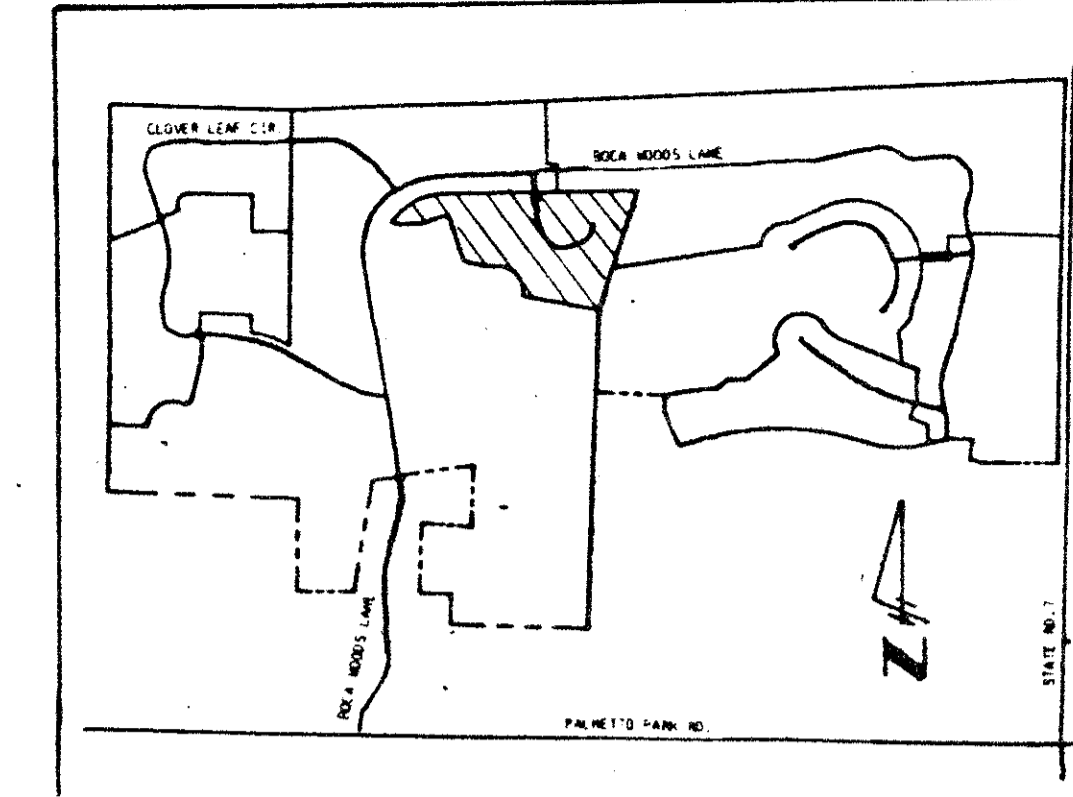


BOCA WOODS COUNTRY CLUB PLAT 7

A PART OF BOCA WOODS COUNTRY CLUB, A P.U.D.
SITUATE IN SECTION 24, TOWNSHIP 47 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



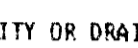


LOCATION MAP
N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:15 AM
THIS 5th DAY OF OCT.
AD, 1984 AND DULY RECORDED
IN PLAT BOOK 49 ON PAGES
67 AND 68
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY *[Signature]*



SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WITH 00°00'00" BEING GRID NORTH.
- U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: 
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND AND THEY ARE SHOWN THUS: 
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: 
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF OCTOBER, 1984.

BY: *[Signature]*
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF OCTOBER, 1984.

BY: *[Signature]*
HERBERT F. MAHLERT, P.E., COUNTY ENGINEER

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

BY: *[Signature]*
DEPUTY CLERK

215-304

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

49/67

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN	M.H.	DATE	JAN. 1984
CHECKED	R.A.H.	SCALE	
DRAWING NO.	82-P-051		

BOCA WOODS COUNTRY CLUB
PLAT 7

P.U.D. TABULAR DATA

TOTAL ACREAGE	17.61 AC.
TOTAL UNITS	17
GROSS DENSITY	0.96 DU/AC
BUILDING COVERAGE	1.09 AC.
STREETS & UNCOVERED PARKING	0.85 AC.
WATER BODIES	7.12 AC.
TOTAL OPEN SPACE	15.67 AC. 89%
INCL. GOLF COURSE	

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA WOODS COMPANY, A LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS BOCA WOODS COUNTRY CLUB PLAT 7, SITUATE IN SECTION 24, BEING A REPLAT OF A PORTION OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING START AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 25, OF THE PLAT OF BOCA WOODS COUNTRY CLUB PLAT 4, AS RECORDED IN PLAT BOOK 48, PAGES 16-25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

THENCE ALONG THE PERIMETER OF SAID BOCA WOODS COUNTRY CLUB PLAT 4,

SOUTH 86°54'12" WEST (STATE PLANE GRID) A DISTANCE OF 126.00 FEET; THENCE SOUTH 03°05'48" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 86°54'12" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 03°05'48" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 86°54'12" WEST A DISTANCE OF 580.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 470.50 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 03°05'48" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 52°29'23", A DISTANCE OF 431.40 FEET; THENCE SOUTH 59°37'47" EAST A DISTANCE OF 9.34 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 87.96 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 31° 22'13" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 39°00'00", A DISTANCE OF 59.87 FEET; THENCE NORTH 82°22'13" EAST A DISTANCE OF 93.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 150.72 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 07°37'47" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 17°01'07", A DISTANCE OF 44.77 FEET; THENCE NORTH 69°22'13" EAST A DISTANCE OF 200.32 FEET; THENCE SOUTH 20°37'47" EAST A DISTANCE OF 312.35 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 36.08 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 69°22'13" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 58°00'00", A DISTANCE OF 36.52 FEET; THENCE SOUTH 78°37'47" EAST A DISTANCE OF 124.80 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 120.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 11° 22'13" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 23°45'29", A DISTANCE OF 49.76 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE HAVING A RADIUS OF 175.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 12°23'16" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 111°00'00", A DISTANCE OF 329.93 FEET; THENCE SOUTH 81°22'16" EAST A DISTANCE OF 513.11 FEET; THENCE, DEPARTING FROM THE PERIMETER OF SAID BOCA WOODS COUNTRY CLUB PLAT 4, NORTH 15°58'16" EAST A DISTANCE OF 654.57 FEET; THENCE SOUTH 86°54'12" WEST A DISTANCE OF 535.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.60866 ACRES MORE OR LESS.

IN WITNESS WHEREOF, KENNEDY PROPERTIES INC., SOLE GENERAL PARTNER OF BOCA WOODS COMPANY, A LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS CHAIRMAN AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF July, 1984.

ATTEST: *[Signature]*
WILLIAM W. KENNEDY, CHAIRMAN

BY: *[Signature]*
ROBERT N. KENNEDY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF LAKE)

BEFORE ME PERSONALLY APPEARED ROBERT N. KENNEDY AND WILLIAM W. KENNEDY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND CHAIRMAN OF KENNEDY PROPERTIES INC., SOLE GENERAL PARTNER OF BOCA WOODS COMPANY, A LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 23rd DAY OF July, 1984.

MY COMMISSION EXPIRES: 2-10-85
[Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

TOMMY T. RUCKS, TRUSTEE, HEREBY CERTIFIES THAT HE IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT HIS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3456 AT PAGE 1507 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 1st DAY OF August, 1984.

WITNESS: *[Signature]*
TOMMY T. RUCKS, TRUSTEE

WITNESS: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 1st DAY OF August, 1984.

MY COMMISSION EXPIRES: 7-5-85
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

WE, GIBRALTAR TITLE AND ESCROW COMPANY OF BOCA RATON INC., 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 BOCA WOODS COMPANY, A LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 1 August 1984
[Signature]
PHYLLIS B. KNOWLES, CLOSING AGENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 2141-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 4th DAY OF AUGUST, 1984.

[Signature]
MESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

49/67

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

SEAL BOCA WOODS COMPANY

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER

