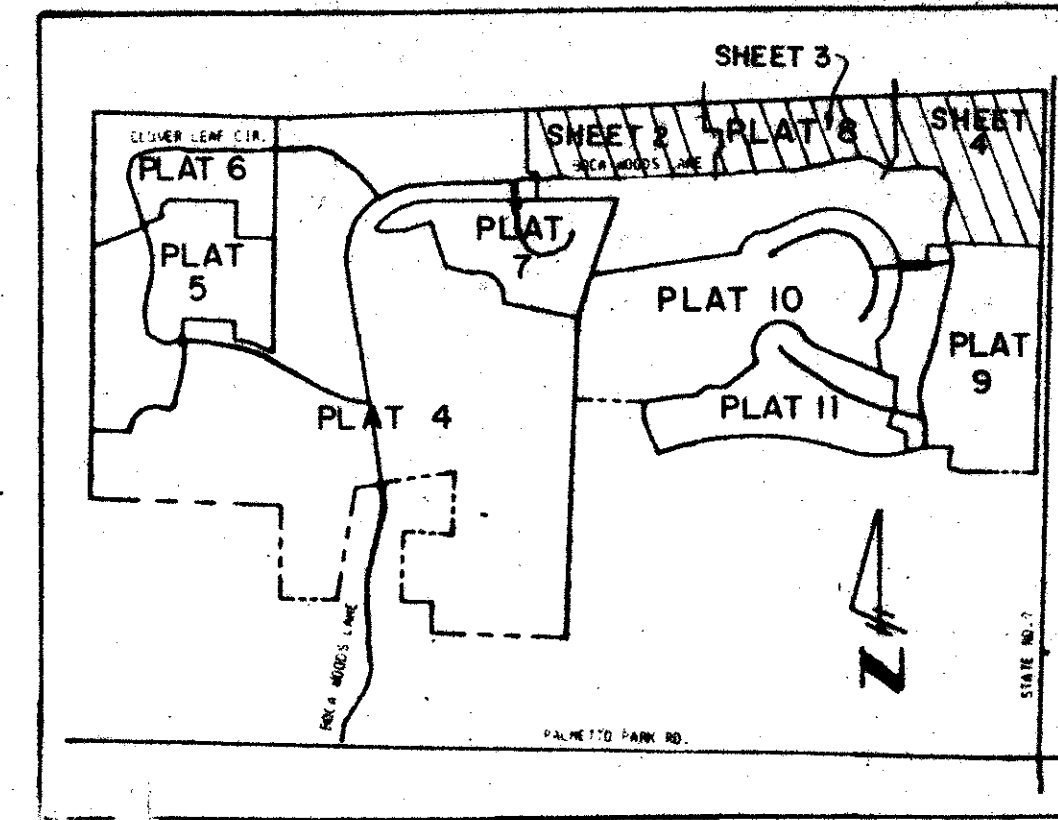


BOCA WOODS COUNTRY CLUB PLAT 8

A PART OF BOCA WOODS COUNTRY CLUB, A P.U.D.
SITUATE IN SECTION 24, TOWNSHIP 47 SOUTH, RANGE 41 EAST,
BEING A REPLAT OF A PORTION OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2
PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 4





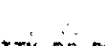
LOCATION MAP
N.T.S.

134

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:20 A.M.
THIS 2nd DAY OF NOV.
AD, 1984 AND DULY RECORDED
IN PLAT BOOK 49 ON PAGES
134, 135, 136 AND 137.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
By *Caroline A. Platt* D.C.



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 30 DAY OF *October* 1984.

BY: *Henry Williams*
HENRY WILLIAMS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF *October* 1984.

BY: *Herbert P. Hamlett*
HERBERT P. HAMLETT, P.E., COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Carol A. Compton*
DEPUTY CLERK



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.

0215-302

49/134

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN	M.E.H.	DATE	JAN. 1984
CHECKED	R.J.H.	SCALE	

DRAWING NO. 82-P-051

BOCA WOODS COUNTRY CLUB PLAT 8

P.U.D. TABULAR DATA

TOTAL ACREAGE	74.60 AC.
TOTAL UNITS	68
CROSS DENSITY	0.91 DU/AC
BUILDING COVERAGE	12.60 AC.
STREETS & UNCOVERED PARKING	4.53 AC.
WATER BODIES	10.01 AC.
TOTAL OPEN SPACE	57.47 AC. 77%
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 8, SITUATE IN SECTION 24, TOWNSHIP 47 SOUTH, RANGE 41 EAST, 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:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 95°47'25" EAST (STATE PLANE GRID) ALONG THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, AND ALSO ALONG THE NORTH PERIMETER LINE 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, A DISTANCE OF 1668.66 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

FROM THE POINT OF BEGINNING; THENCE CONTINUE ON A BEARING OF NORTH 95°47'25" EAST ALONG AFORESAID LINE BETWEEN THE NORTHWEST CORNER OF SECTION 24 AND THE NORTHWEST CORNER OF SECTION 19 A DISTANCE OF 3553.14 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD #7 AS SHOWN ON THE STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP #3210-2101; THENCE SOUTH 00°51'30" EAST ALONG SAID RIGHT-OF-WAY LINE OF STATE ROAD #7 A DISTANCE OF 1052.06 FEET; THENCE WEST A DISTANCE OF 466.53 FEET; THENCE SOUTH 89°34'12" WEST A DISTANCE OF 135.00 FEET; THENCE SOUTH 67°33'29" WEST A DISTANCE OF 53.90 FEET; THENCE SOUTH 89°34'12" WEST A DISTANCE OF 135.00 FEET; THENCE SOUTH 00°25'48" EAST A DISTANCE OF 13.59 TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 745.25 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 89°34'12" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 07°34'30" A DISTANCE OF 98.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 1389.15 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 05°07'52" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 04°46'00" A DISTANCE OF 110.58 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1066.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 04°26'44" A DISTANCE OF 82.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 495.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 75°05'18" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 101°28'20" A DISTANCE OF 823.53 FEET; THENCE SOUTH 63°36'58" WEST A DISTANCE OF 251.15 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 120.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 26°29'02" WEST; THENCE WESTERLY 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 02°37'33" EAST; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 80°09'29" A DISTANCE OF 44.29 FEET; THENCE SOUTH 78°57'59" WEST A DISTANCE OF 1012.13 FEET TO THE PERIMETER LINE OF BOCA WOODS COUNTRY CLUB PLAT 7, AS RECORDED IN PLAT BOOK 49, PAGES 67-68, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG SAID PERIMETER, NORTH 15°58'16" EAST A DISTANCE OF 554.57 FEET; THENCE SOUTH 86°54'12" WEST A DISTANCE OF 535.00 FEET; THENCE, DEPARTING FROM SAID PERIMETER AND RUNNING ALONG THE PERIMETER OF SAID BOCA WOODS COUNTRY CLUB PHASE 4, NORTH 00°05'48" WEST A DISTANCE OF 195.00 FEET; THENCE SOUTH 86°54'12" WEST A DISTANCE OF 65.00 FEET; THENCE NORTH 03°05'48" WEST A DISTANCE OF 428.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.59688 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS**
THE PRIVATE ROADWAYS SHOWN HEREON ARE HEREBY DEDICATED AS PRIVATE ROADWAYS FOR ACCESS TO THE PROPERTY AND ARE HEREBY DEDICATED IN PERPETUITY TO THE BOCA WOODS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION INC., THEIR TENANTS, GUESTS, EMPLOYEES, AND INVITEES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS**
 - THE UTILITY, DRAINAGE, AND MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY, DRAINAGE, AND MAINTENANCE, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - THE WATER MANAGEMENT TRACT ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOCA WOODS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS DESIGNATED WITH THE LETTER "R"**
TRACTS R-13 AND R-14 ARE HEREBY RESERVED FOR GOLF COURSE, CLUBHOUSE AND RELATED USES THEREIN, PARKS AND/OR OPEN SPACE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF RECORD OF SAID TRACTS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS**
WATER MANAGEMENT TRACTS L-20, L-21, AND L-23 AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE BOCA WOODS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 125' ADDITIONAL RIGHT OF WAY AS SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

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 19 DAY OF August, 1984.

ATTEST: *William M. Kennedy* WILLIAM M. KENNEDY, CHAIRMAN
BY: *Robert N. Kennedy* ROBERT N. KENNEDY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF LAKE)
BEFORE ME PERSONALLY APPEARED ROBERT N. KENNEDY AND WILLIAM M. 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 19th DAY OF August, 1984.

MY COMMISSION EXPIRES: 12-4-89 *Carole A. McDonald*
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 28 DAY OF Sept. 1984.

WITNESS: *Betty J. Rucks*
TOMMY T. RUCKS, TRUSTEE

WITNESS: *Adam L. Sims*

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 28 DAY OF September, 1984.

MY COMMISSION EXPIRES: 5-24-87 *Carole A. McDonald*
NOTARY PUBLIC

TITLE CERTIFICATION

ME, 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 ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

GIBRALTAR TITLE AND ESCROW COMPANY OF BOCA RATON INC.
DATE: 1 October 1981
Phyllis B. Knowles
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 2100-6 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 2nd DAY OF Oct. 1984.
Michael A. Manzie
MICHAEL A. MANZIE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4069

DRAWING NUMBER 49/134

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

SEAL BOCA WOODS COMPANY

SEAL NOTARY PUBLIC

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER

