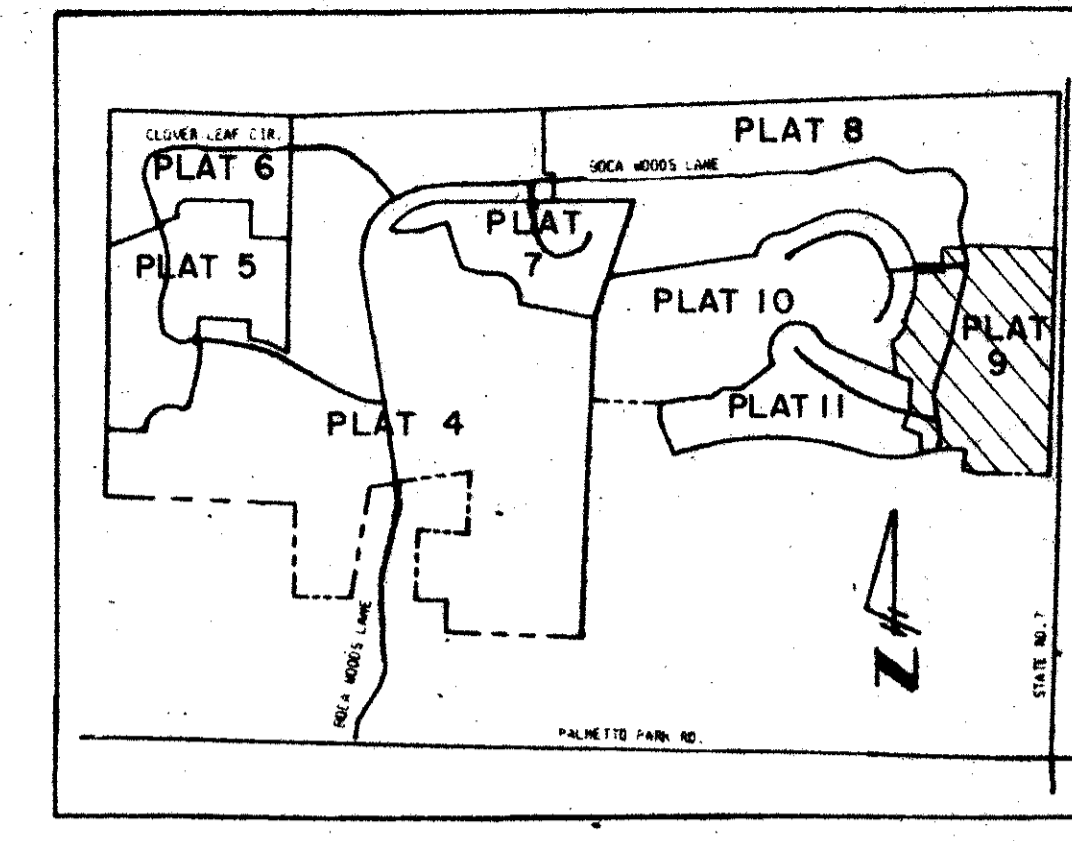


BOCA WOODS COUNTRY CLUB PLAT 9

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



138

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT
THIS 20th DAY OF October
AD. 1984 AND DULY RECORDED
IN PLAT BOOK 49 ON PAGES
138 AND 139
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY Richard A. Compton

DRAWING NUMBER
49/138

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

P.U.D. TABULAR DATA

TOTAL ACREAGE	33.37 AC.
TOTAL UNITS	26
GROSS DENSITY	0.78 DU/AC
BUILDING COVERAGE	4.82 AC.
STREETS & UNCOVERED PARKING	2.05 AC.
WATER BODIES	7.14 AC.
TOTAL OPEN SPACE	26.50 AC. 79%
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 9, 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:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 05°47'35" 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 A DISTANCE OF 5202.91 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 47 AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP 85201-2101; THENCE SOUTH 00°51'30" EAST ALONG SAID RIGHT-OF-WAY LINE OF STATE ROAD 47 A DISTANCE OF 1052.06 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF BOCA WOODS COUNTRY CLUB PLAT 8, AS RECORDED IN PLAT BOOK 49, PAGES 138-139 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

138-139
FROM THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°51'30" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 47 A DISTANCE OF 1544.99 FEET; THENCE SOUTH 89°08'30" WEST, ALONG THE PERIMETER OF BOCA WOODS COUNTRY CLUB PHASE 1, AS RECORDED IN PLAT BOOK 41, PAGES 80-83, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 349.31 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 650.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 00°51'30" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 03°57'53", A DISTANCE OF 44.98 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 150.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 02°06'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 07°17'45", A DISTANCE OF 19.10 FEET; THENCE SOUTH 05°48'38" WEST A DISTANCE OF 77.46 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 150.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 04°11'22" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 19°56'28", A DISTANCE OF 52.21 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 475.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 15°45'06" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 07°39'28", A DISTANCE OF 63.49 FEET; THENCE NORTH 08°05'38" EAST A DISTANCE OF 140.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 615.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 08°05'38" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 24°37'05", A DISTANCE OF 254.24 FEET; THENCE SOUTH 71°53'13" WEST A DISTANCE OF 50.28 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 524.61 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 77°40'48" EAST; THENCE, DEPARTING SAID PERIMETER, RUN NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 13°57'07", A DISTANCE OF 127.75 FEET; THENCE NORTH 79°28'26" WEST A DISTANCE OF 130.97 FEET; THENCE NORTH 19°25'02" EAST A DISTANCE OF 126.00 FEET; THENCE NORTH 08°05'45" WEST A DISTANCE OF 56.38 FEET; THENCE NORTH 01°10'41" EAST A DISTANCE OF 150.24 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 155.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 01°10'41" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 18°14'22", A DISTANCE OF 49.34 FEET; THENCE NORTH 70°34'57" WEST A DISTANCE OF 68.76 FEET; THENCE NORTH 08°12'03" WEST A DISTANCE OF 222.10 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 175.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 28°21'45" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 62°54'33", A DISTANCE OF 196.15 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 125.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 88°43'41" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 22°45'29", A DISTANCE OF 49.76 FEET; THENCE NORTH 22°29'11" EAST A DISTANCE OF 31.15 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 465.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 67°30'49" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 31°11'55", A DISTANCE OF 253.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 1016.50 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 05°30'49" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 04°08'57", A DISTANCE OF 73.61 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1279.15 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 01°21'51" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 04°53'29", A DISTANCE OF 117.74 FEET; THENCE NORTH 09°33'53" WEST A DISTANCE OF 50.09 FEET, TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 746.25 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 01°59'42" EAST; THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 07°34'30", A DISTANCE OF 98.66 FEET; THENCE NORTH 00°25'48" WEST A DISTANCE OF 13.59 FEET TO THE SOUTHWEST CORNER LOT 33, BLOCK 25, OF SAID BOCA WOODS COUNTRY CLUB PHASE 1; THENCE NORTH 89°34'12" EAST A DISTANCE OF 135.00 FEET; THENCE NORTH 67°33'29" EAST A DISTANCE OF 53.93 FEET; THENCE NORTH 89°34'12" EAST A DISTANCE OF 135.00 FEET; THENCE EAST A DISTANCE OF 466.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.36610 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-15, R-15A, AND R-16 ARE HEREBY RESERVED FOR GOLF COURSE, CLUBHOUSE AND RELATED USES THERETO, PARKS AND/OR OPEN SPACE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, OF RECORD OF SAID TRACTS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS**
WATER MANAGEMENT TRACTS L-24 AND L-25 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 19th DAY OF August, 1984.

ATTEST: William W. Kennedy BY: Robert N. Kennedy
WILLIAM W. KENNEDY, CHAIRMAN 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 19th DAY OF August, 1984.

MY COMMISSION EXPIRES: 12-4-84 Janice 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 HERON 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 HEREIN SET MY HAND AND SEAL THIS 28 DAY OF Sept, 1984.

WITNESS: Betty Ruck Tommy T. Rucks
TOMMY T. RUCKS, TRUSTEE

WITNESS: Robin 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 Janice A. McDonald
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.

GIBRALTAR TITLE AND ESCROW COMPANY OF BOCA RATON INC.
DATE: 10 October 1984 Phyllis B. Howles
PHYLLIS B. HOWLES, 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 21M-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 August, 1984. Michael A. Manzie
MICHAEL A. MANZIE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4069

- SURVEYOR'S NOTES:**
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WITH 900°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.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: Ken Spillias
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF October, 1984.
BY: Phil H. Hinkle
PHILIP H. HINKLE, COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: Richard A. Compton
DEPUTY CLERK

24/4-141
Boca Woods CC 9
49
138
R
69
PUD
Boca Woods C.C.
23433
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.

SEAL BOCA WOODS COMPANY SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

Meridian Surveying and Mapping Inc. WEST PALM BEACH, FLORIDA

DRAWN: MEH DATE: JAN 1984
CHECKED: RAH SCALE:
DRAWING NO: 82-P-051

BOCA WOODS COUNTRY CLUB PLAT 9