

FALLS COUNTRY CLUB
BEING A REPLAT OF PART OF BLOCKS 38 AND 39 OF PALM BEACH FARMS COMPANY PLAT NO. 3
RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 INCLUSIVE
IN PART OF SECTIONS 3 AND 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN THREE SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
AUGUST 1987

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that THE FALLS COUNTRY CLUB, INC., a Florida Corporation, as owner of the land shown hereon as FALLS COUNTRY CLUB, being in part of Sections 3 and 4, Township 45 South, Range 42 East, Palm Beach County, Florida and more particularly described to the left under Description; have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
The Utility Easements as shown are for the construction and maintenance of utilities including Cable T.V...
The Drainage Easements as shown are for the construction and maintenance of drainage facilities and are hereby dedicated to THE FALLS COUNTRY CLUB, INC., a Florida Corporation and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida. Palm Beach County shall have the right, but not the obligation, to maintain the portions of the drainage system associated with County maintained roads.
The Limited Access Easement as shown is for the control and jurisdiction over access rights and is hereby dedicated to Palm Beach County Board of County Commissioners and is the perpetual maintenance obligation of said County, its successors and assigns.
The Additional Thoroughfare Right-of-Way as shown is hereby dedicated to Palm Beach County Board of County Commissioners for the perpetual use of the public for proper purposes and is the perpetual maintenance obligation of said County, its successors and assigns.
IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its President and attested to by its Treasurer and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 12th day of June, 1987.
THE FALLS COUNTRY CLUB, INC., a Florida Corporation

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 10:21 AM this 12 day of June, 1987, and duly recorded in Plat Book No. 61 on Page 177, 178 & 179.
JOHN B. DUNKLE
Clerk Circuit Court
By *Paulina A. Blod* D.C.

DESCRIPTION
Being a Replat of Part of Blocks 38 and 39 of Palm Beach Farms Company Plat No. 3, recorded Plat Book 2, Pages 45 to 54 inclusive, of the Public Records of Palm Beach County, Florida, situated in Sections 3 and 4, Township 45 South, Range 42 East of said County, being more particularly described as follows:
Commencing at the Southeast Corner of the West 1/2 of said Section 3; thence North 00°47'13" West, along the East Line of said West 1/2, a distance of 217.00 feet; thence South 89°07'19" West, along the Easterly Extension of the South Line of said Block 38, a distance of 80.00 feet, to the West Right-of-Way Line of Jog Road, as recorded in the Plat Book 4, Page 136, ----- of said Public Records also the POINT OF BEGINNING;
thence continuing South 89°07'19" West, along said South Line, a distance of 1637.59 feet; thence, departing said South Line, North 85°52'41" West, a distance of 208.70 feet, to the beginning of a curve; thence Northwest, along the arc of said curve, concave to the south, having a radius of 10461.90 feet and a central angle of 05°00'00", a distance of 912.97 feet; thence South 89°07'19" West, along the tangent of said curve, a distance of 412.55 feet; thence North 00°52'41" West, a distance of 75.00 feet; thence South 88°59'12" West, a distance of 75.00 feet; thence North 01°00'48" West, a distance of 610.16 feet, to the beginning of a curve; thence Northwest, along the arc of said curve, concave to the west, having a radius of 1138.37 feet and a central angle of 20°20'51", a distance of 404.27 feet; thence North 21°21'39" West, along the tangent of said curve, a distance of 200.00 feet, to the beginning of a curve; thence Northwest, along the arc of said curve, concave to the east, having a radius of 1227.52 feet and a central angle of 17°40'42", a distance of 378.74 feet; thence North 03°40'57" West, along the tangent of said curve, a distance of 176.71 feet; thence North 86°19'03" East, a distance of 75.00 feet; thence North 03°40'57" West, a distance of 75.00 feet; thence North 86°19'03" East, a distance of 850.43 feet, to the beginning of a curve; thence Northeast, along the arc of said curve, concave to the North, having a radius of 1142.91 feet and a central angle of 29°05'50", a distance of 580.42 feet; thence North 57°13'13" East, along the tangent of said curve, a distance of 200.00 feet, to the beginning of a curve; thence Northeast, along the arc of said curve, concave to the south, having a radius of 1493.63 feet and a central angle of 31°59'34", a distance of 834.01 feet; thence North 89°12'47" East, along the tangent of said curve, a distance of 971.79 feet; thence South 00°47'13" East, a distance of 75.00 feet; thence North 89°12'47" East, a distance of 75.00 feet, to the said West Right-of-Way Line of Jog Road; thence South 00°47'13" East, along said West Right-of-Way Line, a distance of 2418.06 feet, to the POINT OF BEGINNING.

NOTES
• denotes Permanent Reference Monument.
Bearings shown are relative to an assumed meridian, the East Line of the West 1/2 of Section 3 is assumed to bear North 00°47'13" West.
Building Setback Lines shall be as required by Palm Beach County Zoning Regulation.
There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage access easements.
Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.

APPROVAL
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 10th day of JANUARY, 1989.
By *Carol Elmquist*
Carol Elmquist, Chair Person
Attest: JOHN B. DUNKLE, Clerk
By *Jill Cowart*
Deputy Clerk
COUNTY ENGINEER
This plat is hereby approved for record this 10th day of JANUARY, 1989.
By *H.F. Kahlert*
H.F. Kahlert, P.E., County Engineer

Attest: *Newton Gottlieb*
Newton Gottlieb, Treasurer
By: *Ronald Gold*
Mr. Ronald Gold, President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Mr. Ronald Gold and Newton Gottlieb, to me well known to me to be the individuals described in and who executed the foregoing instrument as President and Treasurer of THE FALLS COUNTRY CLUB, INC., a Florida Corporation, and severally acknowledged to and before me that they executed such instruments 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 12th day of June, 1987.
My commission expires: January 31, 1988
Carolene D. Silvester
Notary Public State of Florida at large

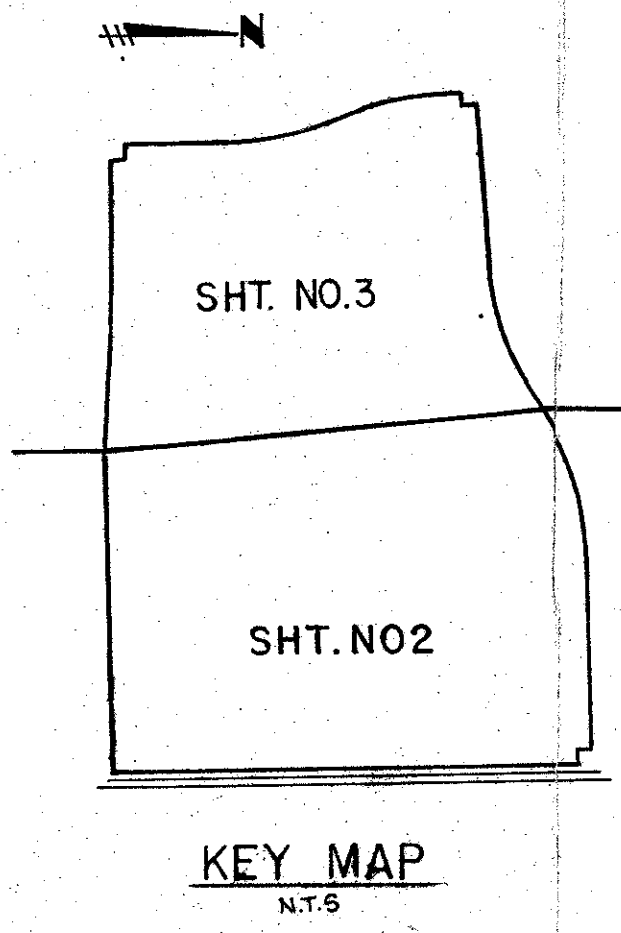
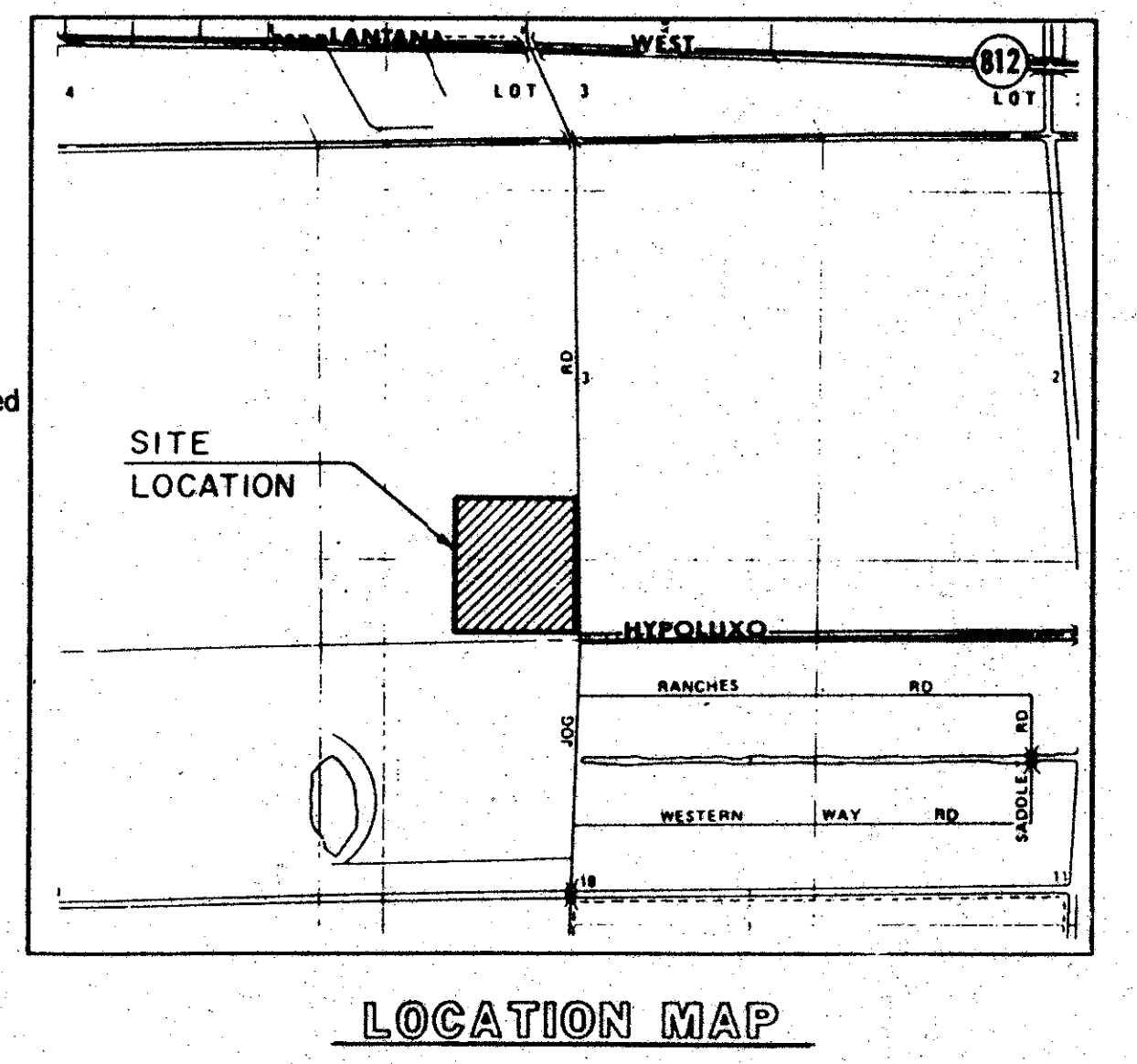
SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
This is to certify that the plat shown hereon is a true and correct representation of the survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been set as required by law for the required improvements and further that the survey data complies with all the requirements of Part 1, 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.
GEE & JENSON - Engineers, Architects, Planners, Inc.
Peter J. Moschetto
Peter J. Moschetto, Professional Land Surveyor
Florida Registration No. 4110 Date: 7-15-88

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
UNIVERSAL LAND TITLE INC., a duly title insurance company, duly licensed in the State of Florida, do hereby certify that We have examined the title to hereon described property, that We find the title to hereon described property is vested in THE FALLS COUNTRY CLUB, INC., a Florida Corporation, that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon and that We find all mortgages which are shown are true and correct and that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.
Steve L. Ross
STEVE L. ROSS, PLANT MANAGER Date: 1/10/89
Licensed in the State of Florida

MORTGAGE CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certifies that is the holder of a mortgage, lien, or other encumbrance upon the property described hereon and does hereby join in and consent to dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, lien, or other encumbrance which is recorded in Official Record Book 4820, Page 1555; Official Record Book, 5029, Page 399; Official Record Book 5826, Page 1996 and O.R. Book 5827, Page _____ of the public records of the 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 to by its Asst. Vice President ----- and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 4 day of JANUARY, 1989
N.C.N.B. NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION BASED IN FLORIDA
Attest: *David S. Kuarmon*
DAVID S. KUARMON, ASSISTANT VICE PRES.
By: *Joseph D. St. John*
Joseph D. St. John, VICE PRES.

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared _____ and _____, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Asst. Vice President of N.C.N.B. National Bank of Florida, a Corporation, and that they 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 _____ day of _____, 1989.
My Commission Expires: _____
Notary Public



NOTES

There shall be no building or any kind construction placed on utility or drainage easements. Construction or landscaping upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other building and zoning codes and/or Ordinances of Palm Beach County.

Subdivision Falls Country Club
BOOK 41 PAGE 177
BLOCK 38 & 39
PLAT NO. 3
DATE 8-1-87
30445742

COMPUTED PAC
DRAWN PAC
CHECKED J.D.
COMMENTS
APPROVED
REVISION

NOTARY SEAL
N.C.N.B. BANK SEAL
BOARD OF COUNTY COMMISSIONERS SEAL
COUNTY ENGINEERS SEAL
FALLS COUNTRY CLUB
0510-001
01/177