

BOCA GOLF AND TENNIS CLUB - SECTION 2

A PART OF PALM AIRE EAST PUD
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
PALM BEACH COUNTY, FLORIDA

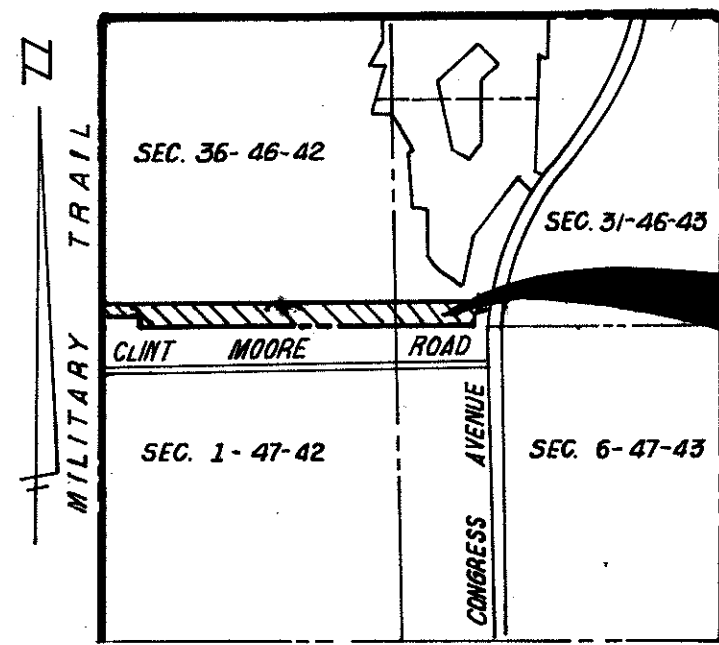
WINNINGHAM & LIVELY, INC. 1040 N.E. 45TH STREET OAKLAND PARK, FLORIDA, 33334
APRIL, 1989.

0285-002

144

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:13 AM
this 7 day of SEP
1989, and duly recorded in Plat Book No.
63 on page 144 & 145
JOHN B. DUNKLE, Clerk County Court
By John A. Martin

SHEET 1 OF 2



L.W.D.D. CANAL L-40
LOCATION SKETCH
SECTION 31, TWP. 46S., RGE. 43E.
SECTION 36, TWP. 46S., RGE. 42E.
NOT TO SCALE

THIS PLAT

SURVEYORS 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 (PRM'S.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (PCP'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE 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: 7/17/89

WINNINGHAM & LIVELY, INC.
Charlie C. Winningham II
CHARLIE C. WINNINGHAM II
REG. LAND SURVEYOR NO. 1580
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY:
CHARLIE C. WINNINGHAM II
WINNINGHAM & LIVELY, INC.
1040 N.E. 45th STREET
OAKLAND PARK, FLORIDA

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT BOCA RATON HOTEL AND CLUB LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND F.P.A. CORPORATION, A DELAWARE CORPORATION, OWNERS OF THE LANDS DESCRIBED AS:

THE SOUTH 610 FEET OF ALL THAT PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF CONGRESS AVENUE, EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING WITHIN TRACT N, ACCORDING TO THE PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1, AS RECORDED IN PLAT BOOK 48 AT PAGES 79 THROUGH 81 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE SOUTH 610 FEET, EXCEPTING THEREFROM THE WEST 40 FEET THEREOF OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN SOUTH 89°40'13" EAST (ON AN ASSUMED BEARING) 40 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 36, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°40'13" EAST 617.49 FEET ALONG SAID SOUTH BOUNDARY; THENCE RUN NORTH 0°19'47" EAST 440 FEET; THENCE RUN NORTH 89°40'13" WEST 620.02 FEET, TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL; THENCE RUN DUE SOUTH 440 FEET ALONG SAID EAST RIGHT OF WAY LINE, TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, HAS CAUSED SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY MAKES THE FOLLOWING DEDICATIONS:

- TRACT X-1 IS RESERVED FOR THE BOCA RATON HOTEL AND CLUB LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP.
- TRACTS 1-8, 1-9, 1-10 AND 1-11, THE WATER MANAGEMENT TRACTS AND ALL DRAINAGE EASEMENTS, IRRIGATION EASEMENTS, LAKE MAINTENANCE EASEMENTS AND LAKE ACCESS EASEMENTS, ARE HEREBY DEDICATED TO THE BOCA GOLF AND TENNIS CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR WATER MANAGEMENT PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PART OF THE DRAINAGE SYSTEM ASSOCIATED WITH THE DRAINAGE OF PUBLIC AREAS.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO PALM BEACH COUNTY, BOARD OF COUNTY COMMISSIONERS, FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.

IN WITNESS WHEREOF SAID BOCA RATON HOTEL AND CLUB LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND SAID F.P.A. CORPORATION, A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 6 DAY OF July, 1989.

BOCA RATON HOTEL AND CLUB, A FLORIDA LIMITED PARTNERSHIP,
BY V.M.S. REALTY INVESTMENTS LTD., AN ILLINOIS LIMITED PARTNERSHIP, ITS GENERAL PARTNER.

WITNESS: [Signature]
GENERAL PARTNER OF V.M.S. REALTY INVESTMENTS LTD., AN ILLINOIS LIMITED PARTNERSHIP.
WITNESS: [Signature]
F.P.A. CORPORATION
WITNESS: [Signature]
ATTEST: [Signature]
LIBO B. FINEBERG, SECY.

ACKNOWLEDGEMENT

STATE OF ILLINOIS } SS BEFORE ME PERSONALLY APPEARED Joel A. Stone TO ME WELL KNOWN, AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS General Partner OF V.M.S. REALTY INVESTMENTS, LTD., AN ILLINOIS LIMITED PARTNERSHIP, GENERAL PARTNER, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS General Partner OF V.M.S. REALTY INVESTMENTS LTD., ON BEHALF OF BOCA RATON HOTEL AND CLUB, LIMITED PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF V.M.S. REALTY INVESTMENTS LTD., AS GENERAL PARTNER OF BOCA RATON HOTEL AND CLUB LIMITED PARTNERSHIP, WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF July, 1989.

MY COMMISSION EXPIRES 12/31/91
[Signature]
NOTARY PUBLIC - STATE OF ILLINOIS

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED Ronald G. Tuttle AND Libo B. Fineberg, TO ME WELL KNOWN, AND KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF F.P.A. CORPORATION, A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF F.P.A. CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF F.P.A. 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. WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF July, 1989.

MY COMMISSION EXPIRES Sept. 19, 1989
[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF ILLINOIS } ss
COUNTY OF COOK }
M.S. SHORT TERM INCOME TRUST, A MASSACHUSETTS BUSINESS TRUST, 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 5843 AT PAGE 1081 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, V.M.S. SHORT TERM INCOME TRUST, A MASSACHUSETTS BUSINESS TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY Joel A. Stone AND ATTESTED BY: Norman L. Silverman THIS 6 DAY OF JULY, 1989.

V.M.S. SHORT TERM INCOME TRUST,
A MASSACHUSETTS BUSINESS TRUST
BY: [Signature]
JOEL A. STONE, PRESIDENT
BY: [Signature]
NORMAN L. SILVERMAN, ASST. SECY.

BOARD OF COUNTY COMMISSIONERS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF SEPTEMBER 1989.

BY: [Signature]
CAROL J. ELMQUIST - CHAIRMAN
BY: [Signature]
DEPUTY CLERK

ATTEST:
JOHN B. DUNKLE, CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF SEPTEMBER 1989.

[Signature]
H.F. KAHLERT P.E. COUNTY ENGINEER

ACKNOWLEDGEMENT

STATE OF ILLINOIS } ss
COUNTY OF COOK }
and Norman L. Silverman
BEFORE ME PERSONALLY APPEARED Joel A. Stone, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASST. SECY. OF V.M.S. SHORT TERM INCOME TRUST, A MASSACHUSETTS BUSINESS TRUST, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND ASST. SECRETARY OF SAID TRUST, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF July A.D., 1989.

MY COMMISSION EXPIRES: 12/31/91
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATE

STATE OF FLORIDA } ss
COUNTY OF DADE }
I, LIBO B. FINEBERG, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BOCA RATON HOTEL AND CLUB LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND F.P.A. CORPORATION, A DELAWARE CORPORATION, BOTH AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO APPLICABLE DEED RESERVATIONS WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: JUNE 15th, 1989.

[Signature]
BY: LIBO B. FINEBERG ATTORNEY

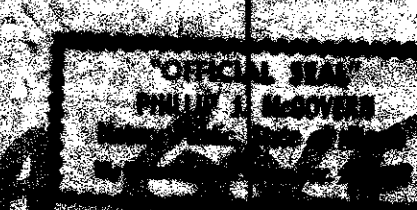
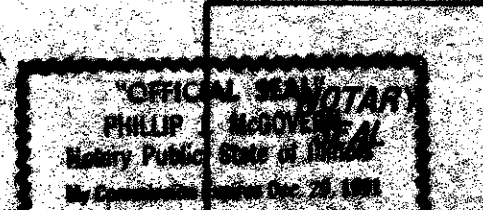
SURVEYORS NOTES

- ALL BEARINGS SHOWN HEREON REFER TO A RECORDED BEARING OF N. 89°40'13" W. ALONG THE SOUTH LINE OF PHEASANT WALK SECTION FIVE AS RECORDED IN PLAT BOOK 33 AT PAGES 15-16 (P.B.C.R.).
- ⊙ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.).
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT ARE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

SURVEYOR'S CERTIFICATE NOTE

THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH IN CHAPTER 214H-6 OF THE FLORIDA ADMINISTRATIVE CODE.

Subdivision of Boca Golf and Tennis Club
BOOK 63 PAGE 144
FLOOD ZONE A-7-12 FLOOD MAP # 3708
ZONE # 22 ZONING RS-B-1
#702593
ZIP CODE 33431
Part of Palmetto East Blvd



BOCA GOLF AND TENNIS CLUB - SECTION 2