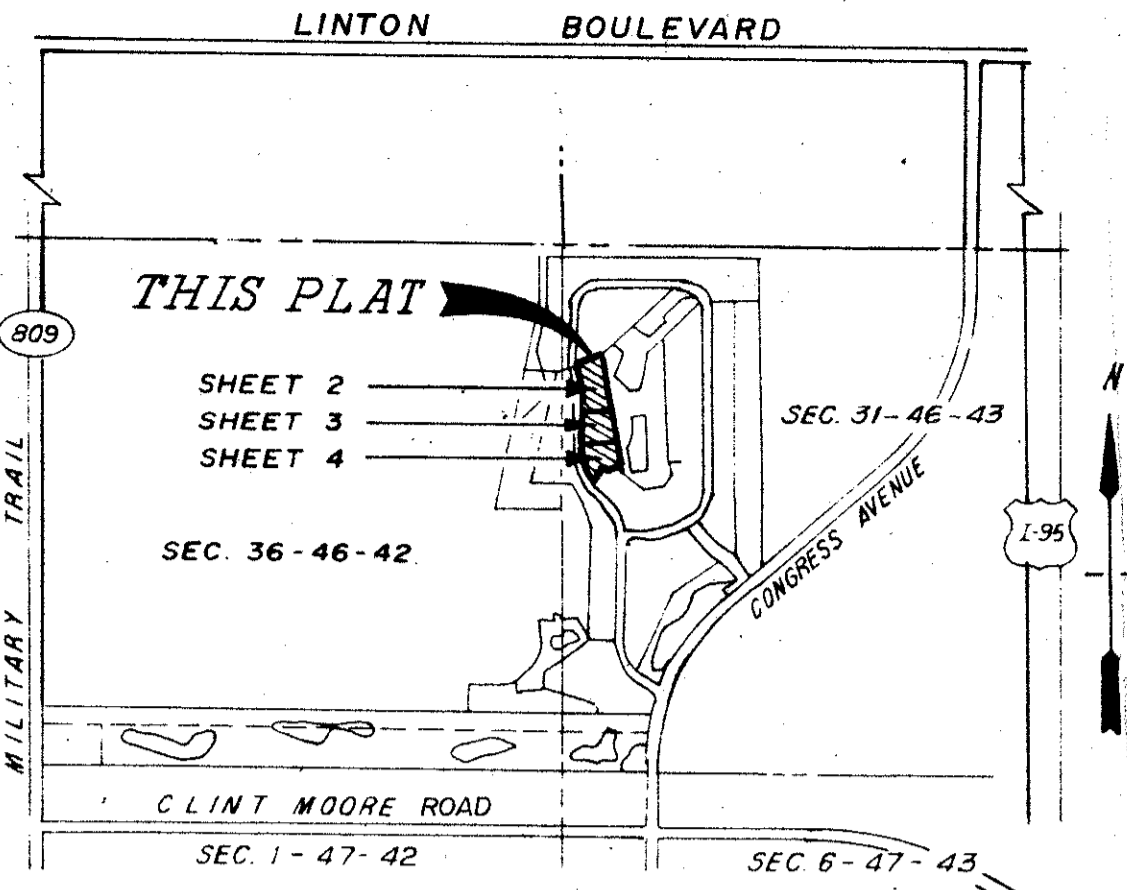


# ANTIGUA POINT 285-013

BOCA GOLF AND TENNIS CLUB P.U.D.

A PLAT OF A PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST. INCLUDING A REPLAT OF A PORTION OF TRACT "J" SPYGLASS WALK (PLAT BOOK 54, PAGE 1)  
PALM BEACH COUNTY, FLORIDA

C.C. WINNINGHAM CORPORATION - LAND SURVEYORS - 1040 N.E. 45TH STREET - OAKLAND PARK, FLORIDA, 33334  
AUGUST, 1999



VICINITY MAP  
NOT TO SCALE

TOTAL AREA	9.60385 ACRES = 418,344 S.F.
NUMBER OF UNITS	58 Z LOT PATIO HOMES
DENSITY	6.04 DU/AC.
COUNTY ZONING PETITION NO.	81-1
TRACTS R-1 THRU TRACT R-7	= 58,692 S.F.

## SURVEYOR'S 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 (P.R.M.'S.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA. THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH IN CHAPTER 2144-6 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE: 2-21-91

C.C. WINNINGHAM CORPORATION  
BY: Charlie C. Winningham II  
CHARLIE C. WINNINGHAM II - P.L.S. # 1580 - STATE OF FLORIDA

## BOARD OF COUNTY COMMISSIONERS

APPROVALS  
BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4 DAY OF June, 1991.

ATTEST: JOHN B. DUNKLE, CLERK

## COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4 DAY OF June, 1991.  
BY: George T. Webb  
GEORGE T. WEBB - P.E., COUNTY ENGINEER

## SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON REFER TO A RECORDED BEARING OF S. 13°30'54"E. ALONG THE WESTERLY LINE OF TRACT X-4 ACCORDING TO THE PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1, AS RECORDED IN PLAT BOOK 48 AT PAGES 79-81, INCLUSIVE PALM BEACH COUNTY RECORDS.
- P.C.P. DENOTES PERMANENT CONTROL POINT SHOWN THUS ● AND STAMPED LB 46. WHERE P.C.P.'S FALL ON MANHOLES AT INTERSECTIONS, SAID MANHOLES SHALL BE STRADDLED WITH P.C.P.'S.
- D.E. DENOTES DRAINAGE EASEMENT
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SHOWN THUS ⊙ AND STAMPED LB 46 AND STAMPED LS 1580
- 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, DRAINAGE, OR ACCESS EASEMENTS. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER OR UPON DRAINAGE OR ACCESS EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- THE BUILDING SETBACK SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING CODE.
- S.F. INDICATES SQUARE FEET.
- (R) DENOTES RADIAL LINE.
- P.C. DENOTES POINT OF CURVE.
- P.C.C. DENOTES POINT OF COMPOUND CURVE.
- P.T. DENOTES POINT OF TANGENCY
- R DENOTES RADIUS OF A CURVE.
- A DENOTES ARC LENGTH OF A CURVE.
- Δ DENOTES CENTRAL ANGLE OF A CURVE.

THIS INSTRUMENT PREPARED BY:  
CHARLIE C. WINNINGHAM II  
C.C. WINNINGHAM CORPORATION  
1040 N.E. 45TH STREET  
OAKLAND PARK, FLORIDA  
33334

## DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE ENGLE GROUP, INC., A FLORIDA CORPORATION, OWNER OF THE LAND IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, INCLUDING A REPLAT OF A PORTION OF TRACT "J" SPYGLASS WALK (PLAT BOOK 54, PAGE 1), PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ANTIGUA POINT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE WEST HALF OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SAID PARCEL INCLUDING A PORTION OF TRACT "J", ACCORDING TO THE PLAT OF SPYGLASS WALK, AS RECORDED IN PLAT BOOK 54 AT PAGES 1 AND 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF TRACT "X-4", 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; THENCE RUN SOUTH 13°30'54"E (ON AN ASSUMED BEARING) 419.49 FEET, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "X-4", TO A POINT OF INTERSECTION; THENCE RUN SOUTH 09°00'00"E EAST 300.21 FEET, ALONG SAID WESTERLY BOUNDARY, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 13°30'00"E EAST 309.08 FEET, ALONG SAID WESTERLY BOUNDARY AND THE EASTERLY BOUNDARY OF SAID TRACT "J", SPYGLASS WALK, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 57°44'24"E EAST 29.81 FEET, ALONG SAID EASTERLY BOUNDARY OF SPYGLASS WALK; THENCE RUN SOUTH 48°52'12"WEST 165.87 FEET, TO AN INTERSECTION WITH THE ARC OF A CURVE RUNNING NORTHWESTERLY, SOUTHERLY AND SOUTHWESTERLY TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, (THE SOUTHWESTERLY PROJECTION OF THE LAST DESCRIBED CURVE BEING RADIAL TO SAID CURVE), HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 147°54'54", RUN NORTHWESTERLY, SOUTHERLY AND SOUTHWESTERLY 129.08 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 49°02'42", RUN SOUTHWESTERLY 17.12 FEET, TO A POINT OF TANGENCY; THENCE RUN SOUTH 40°00'00"WEST 24.16 FEET, ALONG THE TANGENT EXTENDED, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 03°49'21", RUN SOUTHWESTERLY 2.00 FEET, TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF SAID PLAT OF SPYGLASS WALK; THENCE RUN NORTH 50°00'00"WEST 81.91 FEET, ALONG SAID WESTERLY BOUNDARY, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG SAID WESTERLY BOUNDARY, ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 35°51'45", RUN NORTHWESTERLY 288.73 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID WESTERLY BOUNDARY AND ITS PROJECTION, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 17°32'15", RUN NORTHWESTERLY 313.74 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 03°30'00"E EAST, 387.69 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF TRACT "K", BOCA CLUB BOULEVARD, AS SHOWN ON SAID PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 640.00 FEET, AND A CENTRAL ANGLE OF 22°00'00", RUN NORTHERLY 245.74 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 18°30'00"WEST 28.58 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING THE TANGENT EXTENDED, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 08°23'17", RUN NORTHERLY 62.44 FEET; THENCE RUN NORTH 70°32'23"E EAST 249.66 FEET, TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 9.60385 ACRES, MORE OR LESS. HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS ANTIGUA POINT, AND DO HEREBY DEDICATE AS FOLLOWS:

- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
  - TRACT "A-1" ACCESS TRACT AS SHOWN IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ANTIGUA POINT ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS/EGRESS UTILITIES AND DRAINAGE AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
  - THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ANTIGUA POINT ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
  - THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND CABLE TELEVISION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - TRACTS "A-1" THROUGH "A-7" INCLUSIVE, THE RECREATION TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ANTIGUA POINT ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- IN WITNESS WHEREOF THE ENGLE GROUP, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF FEBRUARY, 1991.

0285-013 PET. 81-1

## MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES COUNTY OF PALM BEACH } 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 232 AT PAGE 124 OF THE PUBLIC RECORDS OF 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 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 22nd DAY OF FEBRUARY, 1991.

CITIZENS AND SOUTHERN MORTGAGE CORPORATION

ATTEST: ROBIN LANTZ, ASS'T. VICE PRESIDENT

BY: W. GLENN RYALS, VICE PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED W. GLENN RYALS AND ROBIN LANTZ, COUNTY OF PALM BEACH } TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASS'T. VICE PRESIDENT OF THE ABOVE NAMED CITIZENS AND SOUTHERN MORTGAGE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE 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 22nd DAY OF FEBRUARY, 1991.

MY COMMISSION EXPIRES Nov 30, 1992.

BY: Donna Mc Caffrey  
NOTARY PUBLIC - STATE OF FLORIDA

## TITLE CERTIFICATE

STATE OF FLORIDA } SS WE, KOEPEL, COOKE & GOTTlieb, P.A., DULY LICENSED ATTORNEYS IN THE STATE COUNTY OF PALM BEACH } OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN THE ENGLE GROUP INC., A FLORIDA CORPORATION, THAT THE REAL ESTATE TAXES FOR THE YEAR 1990 AND PRIOR YEARS HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE, SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER MORTGAGES OF RECORD; THAT THERE ARE NO APPLICABLE DEED RESERVATIONS WHICH PROHIBIT THE SUBMISSION OF THE PROPERTY.

DATE 5/10/91

KOEPEL, COOKE & GOTTlieb, P.A.

BY: Joel P. Koepfel  
JOEL P. KOEPEL, ESQUIRE

## MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY COUNTY OF PALM BEACH } 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 4135 AT PAGE 502 OF THE PUBLIC RECORDS OF 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 EXEC. VICE PRESIDENT ATTESTED BY ITS ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF FEBRUARY, 1991.

FLORA REAL ESTATE MANAGEMENT COMPANY  
BY: Ronald G. Tuttle  
RONALD G. TUTTLE - EXECUTIVE VICE PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED M. ALLEN COFFIN AND RONALD G. TUTTLE, COUNTY OF PALM BEACH } TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXEC. VICE PRESIDENT AND ASST. SECRETARY OF THE ABOVE NAMED FLORA REAL ESTATE MANAGEMENT COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE 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 22nd DAY OF FEBRUARY, 1991.

MY COMMISSION EXPIRES Nov 30, 1992.

BY: Donna Mc Caffrey  
NOTARY PUBLIC - STATE OF FLORIDA

## ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME, PERSONALLY APPEARED ALEC ENGELSTEIN AND PATRICIA JONES COUNTY OF PALM BEACH } TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASST. SECRETARY OF THE ENGLE GROUP, INC., A FLORIDA CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME, THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF THE ENGLE GROUP, INC., AND THAT SAID INSTRUMENT IS A FREE ACT AND DEED OF SAID CORPORATION, AND 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 21st DAY OF FEBRUARY, 1991.

MY COMMISSION EXPIRES September 1992

NOTARY PUBLIC - STATE OF FLORIDA

WITNESS: Alec Engelstein  
ALEC ENGELSTEIN, PRESIDENT

WITNESS: Patricia Jones  
PATRICIA JONES, ASST. SECRETARY

ANTIGUA POINT 68/10