

Sherbrooke

GOLF & COUNTRY CLUB

0309-010

186

PART OF SECTIONS 5 & 6, T45S, R42E

PART OF TRACT 42, T44 1/2S, R42E

PALM BEACH COUNTY, FLORIDA

REPLAT OF PART OF TRACTS 1 THRU 4, 13, 15 THRU 20, & 30 THRU 32, BLOCK 36; TRACTS 13 THRU 16, 17 THRU 20, 45 THRU 52, 75 THRU 80, 82 THRU 90, & 103 THRU 110, BLOCK 37, PALM BEACH FARMS COMPANY PLAT 3, PLAT BOOK 2, PAGE 45
 REPLAT OF PART OF LOT 1, BLOCK 42, PALM BEACH FARMS COMPANY PLAT 13, PLAT BOOK 6, PAGE 99.

SHEET NO. 1 OF 7 SHEETS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SHERBROOKE GOLF CLUB INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON IN TRACT 42, T44 1/2S, R42E AND SECTIONS 5 AND 6, T45S, R42E AND SHOWN HEREON AS "SHERBROOKE GOLF AND COUNTRY CLUB", AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN PART OF TRACT 42, TOWNSHIP 44 1/2, RANGE 42 EAST, AND PART OF SECTIONS 5 AND 6, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, TRACT 42, TOWNSHIP 44-1/2 SOUTH, RANGE 42 EAST, OF THE HIATUS TRACT AS RECORDED IN PLAT BOOK 6, PAGE 99, PALM BEACH COUNTY PUBLIC RECORDS; THENCE S 12 52' 38" E, ALONG THE EAST LINE OF SAID LOT 1, TRACT 42, A DISTANCE OF 41.43 FEET TO THE POINT OF BEGINNING; THENCE RUNNING N 87 47' 28" W, ALONG A LINE 40.0 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF LANTANA ROAD, A DISTANCE OF 904.41 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF LANTANA ROAD AND THE EAST LINE OF THE WEST 440.51 FEET OF LOT 1, HIATUS TRACT 42 (AS MEASURED AT RIGHT ANGLES); THENCE S 08 51' 50" E, ALONG A LINE THAT IS 440.51 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 1, HIATUS TRACT 42, A DISTANCE OF 1536.70 FEET TO A POINT LYING 50.00 FEET SOUTH OF THE SOUTH LINE OF HIATUS TRACT 42 (AS MEASURED AT RIGHT ANGLES); THENCE N 87 43' 50" W, ALONG A LINE THAT IS 50.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF HIATUS TRACT 42, A DISTANCE OF 1832.69 FEET; THENCE S 17 13' 03" W, A DISTANCE OF 588.63 FEET; THENCE S 29 18' 53" E, A DISTANCE OF 250.00 FEET; THENCE N 60 41' 07" E, A DISTANCE OF 50.00 TO A POINT; THENCE S 29 18' 53" E, A DISTANCE OF 270.00 FEET; THENCE S 30 18' 53" E, A DISTANCE OF 855.0 FEET; THENCE S 37 55' 55" E, A DISTANCE OF 619.48 FEET; THENCE S 01 56' 07" W, A DISTANCE OF 228.00 FEET; THENCE N 88 03' 53" W, A DISTANCE OF 135.00 FEET; THENCE S 01 56' 07" W, A DISTANCE OF 89.98 FEET TO THE SOUTH LINE OF TRACT 30, BLOCK 36, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, INCLUSIVE, PALM BEACH COUNTY RECORDS, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF L.W.D.D. CANAL L-17; THENCE N 89 26' 07" E, ALONG SAID NORTH LINE, A DISTANCE OF 2155.88 FEET TO A POINT OF NON-TANGENCY ON THE EASTERLY RIGHT OF WAY LINE OF LYONS ROAD, SAID RIGHT OF WAY LINE BEING AN ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A TOTAL CENTRAL ANGLE OF 32 39' 51" AND A RADIUS OF 1939.06 FEET; THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID LYONS ROAD, BEING AN ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 00 36' 45", A CHORD LENGTH OF 20.74 FEET WHICH BEARS S 22 34' 34" W, A DISTANCE OF 20.74 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY, ALONG SAID RIGHT OF WAY LINE, BEING AN ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1963.86 FEET, A CENTRAL ANGLE OF 11 33' 29", A CHORD LENGTH OF 395.49 FEET WHICH BEARS S 28 39' 04" W, A DISTANCE OF 396.16 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, ALONG SAID RIGHT OF WAY LINE, BEING THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1855.86 FEET, A CENTRAL ANGLE OF 05 47' 06", A CHORD LENGTH OF 187.30, WHICH BEARS S 31 24' 27" W, A DISTANCE OF 187.30 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHERLY, ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 00 03' 39", A RADIUS OF 1657.43, A CHORD LENGTH OF 1.76 FEET WHICH BEARS S 28 35' 15" W, A DISTANCE OF 1.76 FEET TO A POINT OF NON-TANGENCY; THENCE S 27 07' 47" E, A DISTANCE OF 1274.99 FEET; THENCE N 86 04' 08" E, A DISTANCE OF 170.29 FEET; THENCE S 71 03' 44" E, A DISTANCE OF 254.61 FEET; THENCE N 87 52' 36" E, A DISTANCE OF 735.27 FEET; THENCE S 75 38' 00" E, A DISTANCE OF 232.86 FEET; THENCE N 89 26' 07" E, A DISTANCE OF 620.00 FEET; THENCE N 45 50' 38" E, A DISTANCE OF 862.93 FEET; THENCE N 36 06' 09" W, A DISTANCE OF 172.05 FEET; THENCE N 84 29' 32" W, A DISTANCE OF 236.33 FEET; THENCE S 64 01' 20" W, A DISTANCE OF 1223.38 FEET; THENCE N 07 36' 24" W, A DISTANCE OF 856.46 FEET; THENCE N 82 08' 16" W, A DISTANCE OF 136.47 FEET; THENCE S 52 33' 55" W, A DISTANCE OF 75.00 FEET; THENCE N 63 14' 27" W, A DISTANCE OF 337.68 FEET; THENCE N 04 57' 49" W, A DISTANCE OF 521.54 FEET TO THE SOUTHEAST CORNER OF TRACT 52, BLOCK 37, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 00 33' 53" W, ALONG THE EAST LINE OF TRACTS 52, 45, 20 AND 13, SAID BLOCK 37, A DISTANCE OF 2394.70 FEET TO A POINT 50.0 FEET SOUTH OF THE SOUTH LINE OF HIATUS TRACT 41 (MEASURED AT RIGHT ANGLES); THENCE S 89 47' 28" W, ALONG A LINE THAT IS PARALLEL TO THE SOUTH LINE OF HIATUS TRACT 41, A DISTANCE OF 872.72 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LYONS ROAD; THENCE N 09 45' 33" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 62.81 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N 12 50' 55" W, A DISTANCE OF 143.40 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE AND ALONG THE EASTERLY RIGHT OF WAY LINE OF LYONS ROAD, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3061.81 FEET, AND A CENTRAL ANGLE OF 14 28' 34", A DISTANCE OF 773.58 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1082.79 FEET AND A CENTRAL ANGLE OF 29 34' 00", A DISTANCE OF 558.76 FEET TO A POINT OF TANGENCY; THENCE N 02 14' 31" E, A DISTANCE OF 21.05 FEET; THENCE N 47 14' 31" E, A DISTANCE OF 35.35 FEET; THENCE N 12 52' 38" W, A DISTANCE OF 14.50 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS OF RECORD.

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCELS:

ST. ANDREWS OF SHERBROOKE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 100, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GREENBRIAR OF SHERBROOKE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYONS ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF LEXINGTON I OF SHERBROOKE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 195, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. GOLF COURSE TRACTS

THE GOLF COURSE TRACTS AS SHOWN HEREON ARE HEREBY RESERVED FOR RECREATIONAL AND MAINTENANCE PURPOSES, FOR THE USE OF SHERBROOKE GOLF AND COUNTRY CLUB, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. WATER MANAGEMENT TRACTS

THE WATER MANAGEMENT TRACTS AS SHOWN HEREON ARE HEREBY RESERVED FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES IN FAVOR OF SHERBROOKE GOLF AND COUNTRY CLUB, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.

3. EASEMENTS

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE WATER MANAGEMENT MAINTENANCE AND ACCESS MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN FAVOR OF SHERBROOKE GOLF AND COUNTRY CLUB, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND OR ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15TH DAY OF OCTOBER, 1992.

SHERBROOKE GOLF AND COUNTRY CLUB, INC., A CORPORATION OF THE STATE OF FLORIDA.
 BY: *M. Mac Schwebel*
 M. MAC SCHWEBEL, PRESIDENT

ATTEST:
Pauline S. Difonzo
 PAULINE S. DIFONZO, SECRETARY

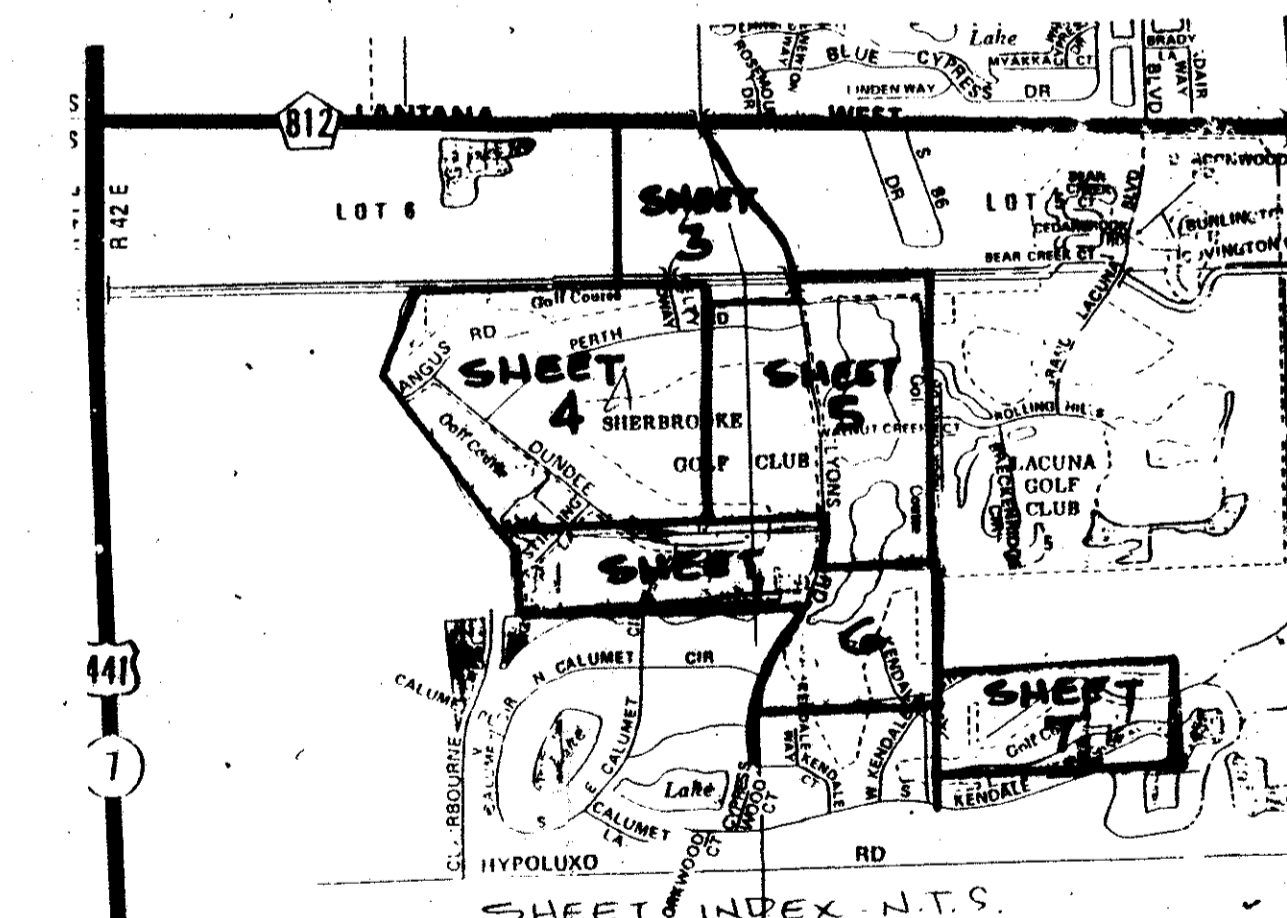
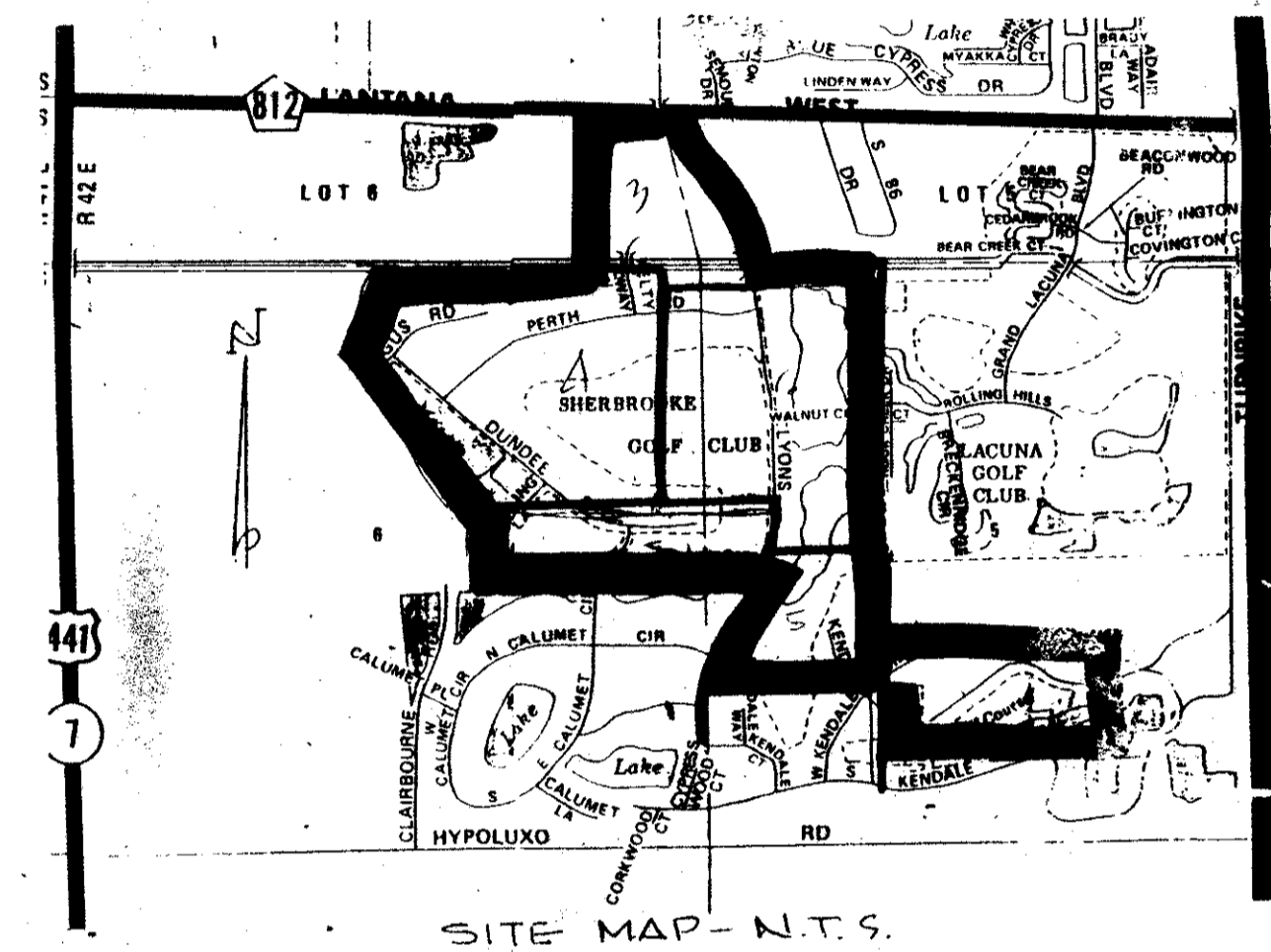
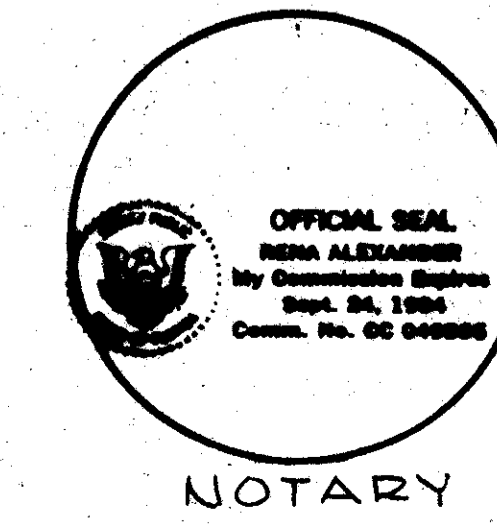
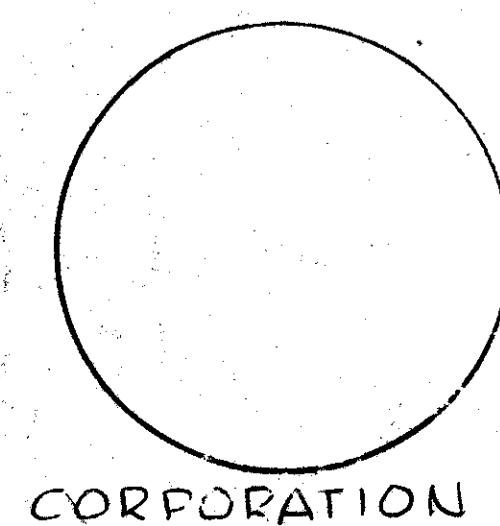
ACKNOWLEDGMENT

BEFORE ME, PERSONALLY APPEARED M. MAC SCHWEBEL AND PAULINE S. DIFONZO, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF SHERBROOKE GOLF AND COUNTRY CLUB, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE CORPORATE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY THE REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15TH DAY OF OCTOBER, 1992.

MY COMMISSION EXPIRES:

Robert A. Turco
 NOTARY PUBLIC, STATE OF FLORIDA.



COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 2:17 p.m.
 this 11 day of December
 1992 and duly recorded in Plat Book No.
 186 on page 186-192.
 My Comm. No. 00000000
Robert A. Turco

Sherbrooke Golf & Country Club
 BOOK 186
 FLOOD ZONE B
 QUAD # 49
 ZONING RE
 ZIP CODE 33457
 PUD NAME
 170A

T&E = 740 # 741

0309-010
 69/186
 PET. 76-139

SHERBROOKE GOLF & COUNTRY CLUB

THIS INSTRUMENT PREPARED BY:
 ROBERT A. TURCO, P.L.L.S.
 LAND SURVEYORS
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 LAKE WORTH, FLORIDA 33461
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