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**THE PLAT OF
EASTBROOKE BOCA GOLF AND TENNIS CLUB, A P.U.D.
(BEING A REPLAT OF A PORTION OF TRACT "J" OF THE PLAT OF SPYGLASS WALK)
AS RECORDED IN PLAT BOOK 54, PAGES 1 AND 2
LYING IN THE WEST ONE HALF OF
SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, STATE OF FLORIDA**

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT ST. TROPEZ AT BOCA GOLF, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE PLAT OF EASTBROOKE BOCA GOLF AND TENNIS CLUB, A P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT J; THENCE SOUTH 01°38'57" EAST (ON AN ASSUMED BEARING) A DISTANCE OF 196.09 FEET ALONG THE EASTERLY BOUNDARY OF SAID TRACT J, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 53°48'39"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 432.02 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 46°27'53" EAST) HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 12°06'20"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 6.34 FEET; THENCE NORTH 31°25'47" WEST A DISTANCE OF 17.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 44°43'38"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 31.23 FEET; THENCE NORTH 13°17'51" EAST A DISTANCE OF 18.88 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 50°08'15"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.50 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 160°23'43"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 139.97 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 56°02'33" WEST A DISTANCE OF 157.40 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 32°37'45"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 65.49 FEET; THENCE NORTH 13°29'19" EAST A DISTANCE OF 167.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 105°07'42"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 119.26 FEET TO A POINT OF CUSP; THENCE NORTH 88°21'03" EAST A DISTANCE OF 328.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 2.841 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- INGRESS-EGRESS EASEMENT: 24 FOOT INGRESS-EGRESS EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR EASTBROOKE COACH HOMES CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS-EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF EASTBROOKE COACH HOMES CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- SAFE SITE CORNER EASEMENT: THE SAFE SITE CORNER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO EASTBROOKE COACH HOMES CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OF SAFE SITE DISTANCE. THE LANDSCAPING WITHIN THIS EASEMENT MUST CONFORM TO THE PALM BEACH COUNTY LAND DEVELOPMENT CODE.
- LIMITED ACCESS EASEMENTS: 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.
- RECREATION AREA: TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR EASTBROOKE COACH HOMES CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RESIDENTIAL TRACT: TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED FOR ST. TROPEZ AT BOCA GOLF AND TENNIS CLUB, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF CONSTRUCTION OF RESIDENTIAL DWELLING UNITS AND ALL OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND 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 ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12th DAY OF April, 1993.

WITNESS: Michelle Gasky By: Alec Engelstein
ST. TROPEZ AT BOCA GOLF, INC.
A FLORIDA CORPORATION
ALEX ENGELSTEIN, PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ALEC ENGELSTEIN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ST. TROPEZ AT BOCA GOLF, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 APRIL, 1993.
MY COMMISSION EXPIRES: 11/30/96 Dawn McCaffrey
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE EASTBROOKE COACH HOMES CONDOMINIUM ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12th DAY OF April, 1993.

EASTBROOKE COACH HOMES CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
WITNESS: Michelle Gasky BY: Dawn McCaffrey
MECHELLE GASKY, PRESIDENT DAWN MCCAFFREY, PRESIDENT
NOTARY PUBLIC

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAWN MCCAFFREY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF EASTBROOKE COACH HOMES CONDOMINIUM ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 APRIL, 1993.
MY COMMISSION EXPIRES: 9/9/95 Dawn McCaffrey
NOTARY PUBLIC

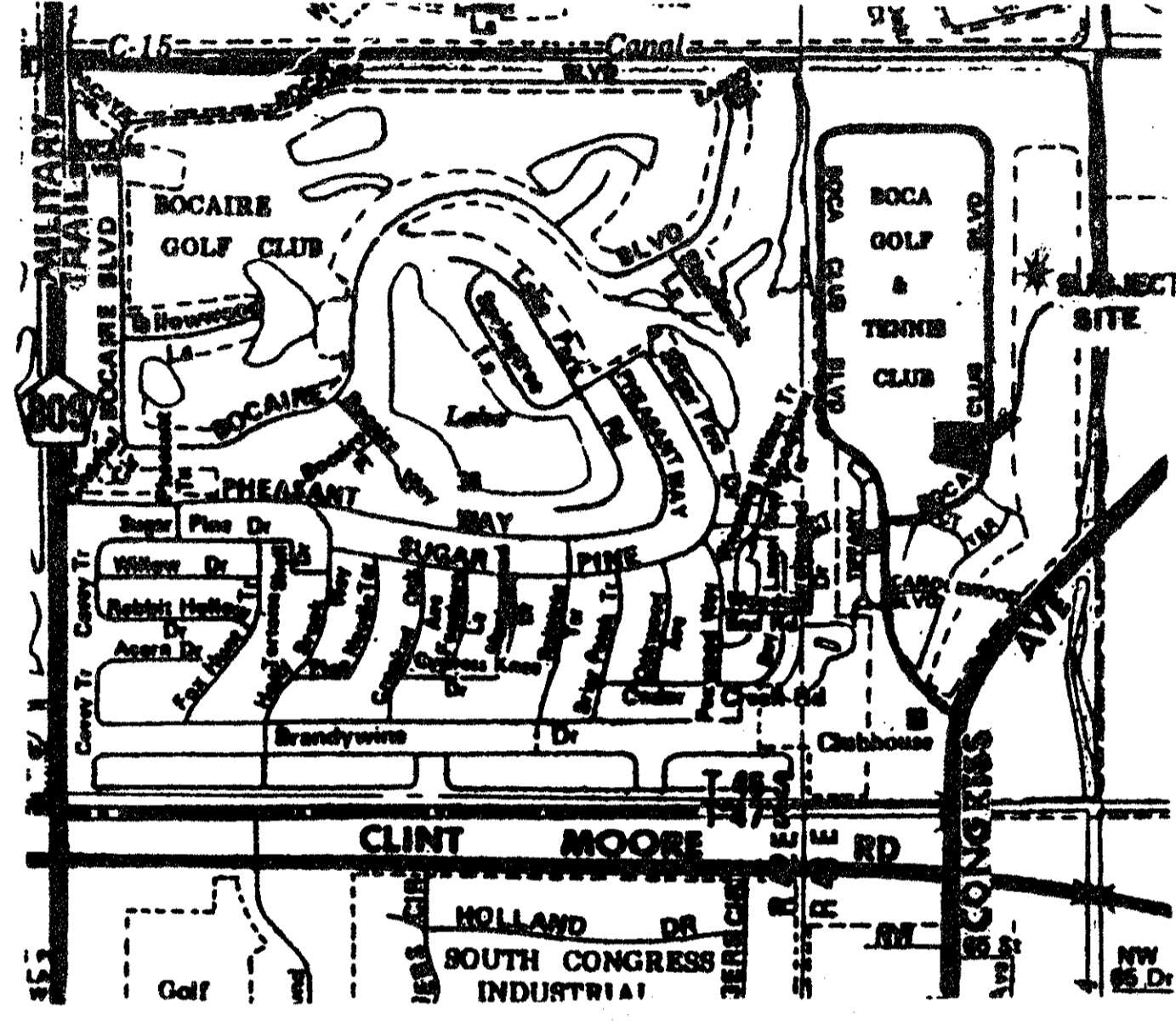
TITLE CERTIFICATE:
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, KERRY D. SAFIER, ESQUIRE, 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 TO ST. TROPEZ AT BOCA GOLF, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD TO PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: April 12, 1993 BY: KD Safier
KERRY D. SAFIER, ESQUIRE

SURVEYOR'S CERTIFICATION:
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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.s") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: April 15, 1993 BY: James R. Zeis
JAMES R. ZEIS, P.L.S.
REGISTRATION NUMBER 5030
STATE OF FLORIDA



LOCATION MAP
(NOT TO SCALE)

COUNTY AND ZONING
PALM BEACH COUNTY ZONING CODE: RS/SE
THE WEST HALF OF SECTION 31, TWP. 46 S., RGE. 43 E.

COUNTY APPROVALS
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF June, 1993.

ATTEST: _____ CHAIR
DOROTHY H. WILKEN
By: Dorothy H. Wilken
DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF June, 1993.

NOTES: BY: George T. Webb
GEORGE T. WEBB, P.E. COUNTY ENGINEER

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: ■ LB #4241
- PERMANENT CONTROL POINTS (FOUND) ARE DESIGNATED THUSLY: ● P.C.P. #2345
- BUILDING SETBACK LINE SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY.
- A. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.
C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
- BEARING DATUM: THE SOUTH LINE OF THE PLAT OF BALBOA POINT BOCA GOLF AND TENNIS CLUB, A P.U.D. AS RECORDED IN PLAT BOOK 68, PAGES 119 AND 120, SAID SOUTH LINE BEARS SOUTH 88°21'03" WEST AND ALL BEARINGS RECITED HEREIN ARE RELATED THERETO.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

- SHEET LEGEND:**
- SHEET NUMBER 2 SHOWS ALL EASEMENTS AS PER THE PARENT PLAT OF SPYGLASS WALK AS RECORDED IN PLAT BOOK 54, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - SHEET NUMBER 3 SHOWS THE 24 FOOT INGRESS-EGRESS AND DRAINAGE EASEMENT, ALSO ALL ADDITIONAL EASEMENTS NEEDED.
 - ALL SHEETS OF THIS INSTRUMENT WERE PREPARED BY THOMAS C. MULLIN IN THE OFFICES OF F.R.S. & ASSOCIATES, INC., 901 NORTHPOINT PARKWAY, SUITE 301, WEST PALM BEACH, FLORIDA 33407-1953. TELEPHONE No. (407) 478-7178.

P.U.D. DENSITY TABULATION	
TOTAL NUMBER OF UNITS PROPOSED THIS PLAT	36 UNITS
DENSITY PROPOSED THIS PLAT	12.672 UNITS/ACRES
AREA OF RESIDENTIAL PARCELS	2.594 ACRES
TOTAL AREA THIS PLAT	2.841 ACRES
RECREATION AREA	0.247 ACRES

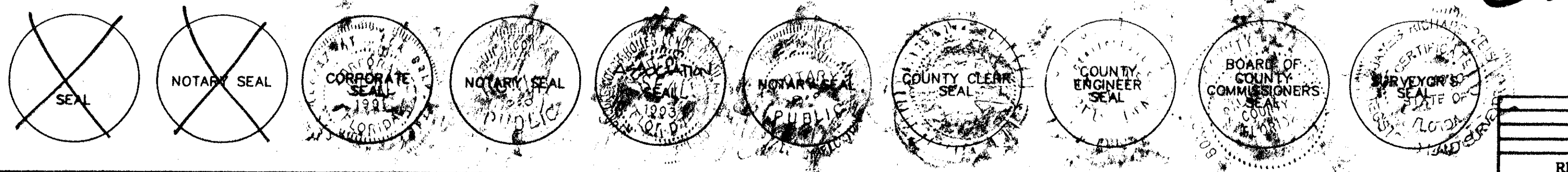
PET. 81-1
ALLOC. #0001
5/3/93

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SHEET 1 OF 3 70/184

F.R.S. & ASSOCIATES
LAND SURVEYORS AND LAND PLANNERS
901 NORTHPOINT PARKWAY, SUITE 301
WEST PALM BEACH, FLORIDA 33407 (407) 478-7178

SCALE: N/A	APPROVED BY:	PLOTTED BY:
DATE: 11/22/92	DAVID L. SMITH	DAVID L. SMITH
THE PLAT OF EASTBROOKE BOCA GOLF AND TENNIS CLUB, A P.U.D. BEING A REPLAT OF A PORTION OF TRACT "J" OF THE PLAT OF SPYGLASS WALK		JOB NUMBER: 91-S-12



SUBDIVISION * AND TENNIS CLUB
 PAGE 184
 FLOOD MAP * 2208
 ZONING RS
 QUAD * 22
 ZIP CODE 33467
 SE
 PUD NAME
 TAZ = 593