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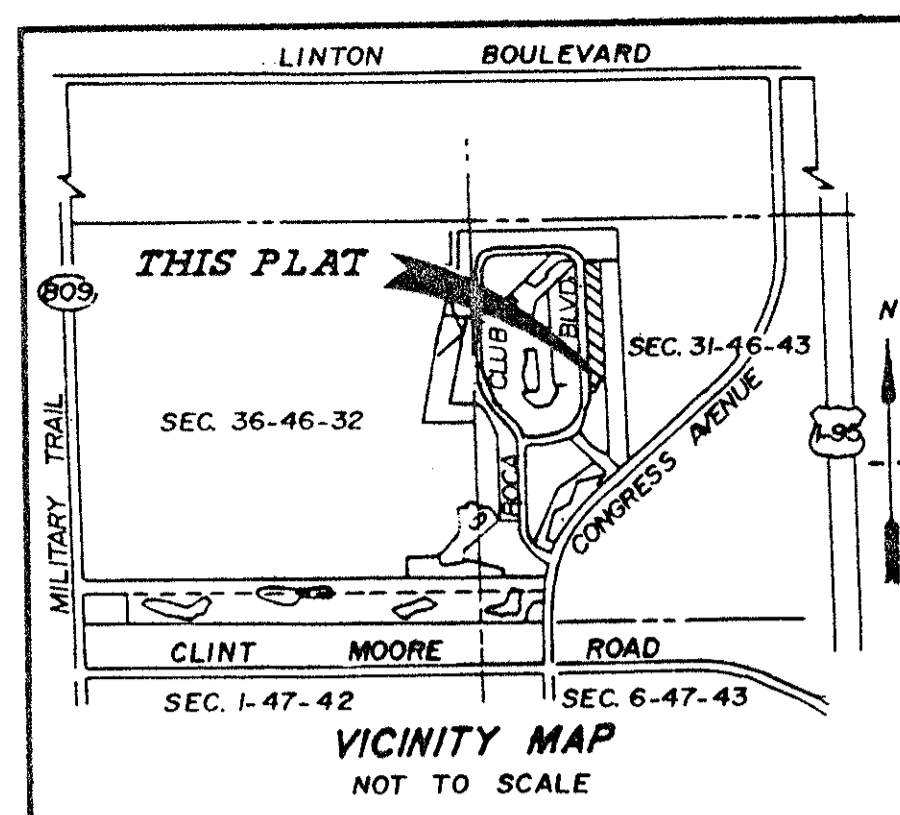
COUNTY OF PALM BEACH, FLORIDA  
STATE OF FLORIDA  
This Plat was filed for record at 4:02 PM on this 02 day of OCTOBER 1993 and duly recorded in Plat Book No. 71 on page 110 + 111  
DOROTHY H. WILKEN, Clerk of Circuit Court by Dawn A. Martin D.C.



# REPLAT OF A PORTION OF THE GREENS AT BOCA GOLF & TENNIS CLUB PALM AIRE EAST P.U.D.

## A REPLAT OF A PORTION OF THE GREENS AT BOCA GOLF & TENNIS CLUB (PLAT BOOK 57 PAGES 30 & 31 PALM BEACH COUNTY RECORDS) IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA

C.C. WINNINGHAM CORP. - LAND SURVEYORS - 1040 N.E. 45TH STREET - OAKLAND PARK, FLORIDA 33334  
SEPTEMBER, 1991



TOTAL AREA 8.0909 ACRES = 352,441 S.F.
NUMBER OF UNITS 57 1&2 STORY TOWNHOUSES
DENSITY 705 DU/AC.
COUNTY ZONING PETITION NO. 81-1
TRACTS R-2 AND R-3 = 34,762 S.F.

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

### SURVEYORS NOTES

- ALL BEARINGS SHOWN HEREON REFER TO A RECORDED BEARING OF N. 01 38'57" W. ALONG THE WEST LINE OF TRACT X-3, ACCORDING TO THE PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1, AS RECORDED IN PLAT BOOK 48 AT PAGES 79 - 81 PALM BEACH COUNTY RECORDS.
- U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
L.A.E. DENOTES LIMITED ACCESS EASEMENT  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SHOWN THUS: O AND STAMPED LB 46  
P.C.P. DENOTES PERMANENT CONTROL POINT SHOWN THUS: O AND STAMPED L.B. 46. WHERE P.C.P.'S FALL ON MANHOLES AT INTERSECTIONS, SAID MANHOLES SHALL BE STRADDLED WITH P.C.P.'S.
- 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 USE OR UPON DRAINAGE OR ACCESS EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME. IN INSTANCES 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 REGULATIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT INDICATED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- (R) DENOTES RADIAL LINE
- P.C. DENOTES POINT OF CURVE
- P.T. DENOTES POINT OF TANGENCY
- R DENOTES RADIUS OF CURVE
- A DENOTES ARC LENGTH OF CURVE
- Δ DENOTES CENTRAL ANGLE OF CURVE
- S.F. DENOTES SQUARE FEET
- S.B.T. DENOTES SOUTHERN BELL TELEPHONE
- DU DENOTES DWELLING UNITS
- AC. DENOTES ACRE

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT PALM BAY INVESTMENTS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS REPLAT OF A PORTION OF THE GREENS AT BOCA GOLF & TENNIS CLUB, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SAID PARCEL INCLUDING ALL OF BLOCKS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 AND 23, ALL OF TRACTS A, B, C, D, E AND F, AND A PORTION OF THE ACCESS TRACT, AS SHOWN ON THE PLAT OF THE GREENS AT BOCA GOLF & TENNIS CLUB, AS RECORDED IN PLAT BOOK 57 AT PAGES 30 AND 31 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT OF THE GREENS AT BOCA GOLF & TENNIS CLUB; THENCE RUN SOUTH 1 38'57" EAST (ON A PLAT BEARING) 1519.04 FEET ALONG THE EAST BOUNDARY OF SAID PLAT, TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 10 AS SHOWN ON SAID PLAT; THENCE RUN SOUTH 88 21'03" WEST 82.77 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1; THENCE RUN NORTH 56 38'57" WEST 18.59 FEET ALONG SAID NORTHERLY BOUNDARY; THENCE RUN SOUTH 88 21'03" WEST 24.00 FEET, TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF THE ACCESS TRACT, AS SHOWN ON SAID PLAT; THENCE RUN SOUTH 1 38'57" EAST 9.99 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 25.00 FEET AND A CENTRAL ANGLE OF 35 00'00" RUN SOUTHWESTERLY 15.27 FEET; THENCE RUN SOUTH 33 21'03" WEST 18.68 FEET ALONG SAID WESTERLY BOUNDARY, TO THE MOST EASTERLY CORNER OF TRACT G, AS SHOWN ON SAID PLAT; THENCE RUN SOUTH 88 21'03" WEST 92.76 FEET TO THE NORTHWEST CORNER OF SAID TRACT G; THENCE RUN NORTH 1 38'57" WEST 1455.52 FEET ALONG THE WEST BOUNDARY OF SAID PLAT, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG SAID WESTERLY BOUNDARY, ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 17 57'21", RUN NORTHERLY 94.02 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE RUN NORTH 88 21'03" EAST 242.61 FEET ALONG THE NORTH BOUNDARY OF SAID PLAT, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 8.0909 ACRES, MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND TO BE KNOWN AS REPLAT OF A PORTION OF THE GREENS AT BOCA GOLF & TENNIS CLUB, AND DO HEREBY DEDICATE AS FOLLOWS:

- THE ACCESS TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BERMUDA VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS AN ACCESS TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE 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.
- 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 THE BERMUDA VILLAGE HOMEOWNERS ASSOCIATION, INC., 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.
- 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.
- TRACTS D, E, AND F, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BERMUDA VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS R-2 AND R-3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BERMUDA VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- TRACT 2, AS SHOWN HEREON, IS HEREBY RESERVED FOR PALM BAY INVESTMENTS, INC., ITS SUCCESSORS AND ASSIGNS, FOR (1) PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. (2) PALM BAY INVESTMENTS, INC., A FLORIDA CORPORATION  
BY Adolfo Malave ADOLFO MALAVE, VICE PRESIDENT  
BY Rafael Landa RAFAEL LANDA, SECRETARY

- RESIDENTIAL HOUSING
- SAID TRACT SHALL BE RE-PLATTED PRIOR TO DEVELOPMENT.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF DADE THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 7437 AT PAGE 845 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 SENIOR VICE PRESIDENT AND ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2<sup>ND</sup> DAY OF APRIL, 1993.

BY Jose Concepcion JOSE CONCEPCION, PRESIDENT  
BY Simon Cruz SIMON CRUZ, SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF DADE BEFORE ME PERSONALLY APPEARED SIMON CRUZ AND JOSE CONCEPCION, TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND PRESIDENT OF THE ABOVE NAMED OCEAN BANK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING 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 SEAL THIS 2<sup>ND</sup> DAY OF APRIL, 1993.

BY Michelle La Guardia NOTARY PUBLIC - 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 5 DAY OF Oct 1993.

BY Mary McCarty MARY MCCARTY, CHAIR  
ATTEST: DOROTHY H. WILKEN, CLERK OF CIRCUIT COURT  
BY James M. Mullen DEPUTY CLERK

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF Oct 1993.  
BY George T. Webb COUNTY ENGINEER

### TITLE CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH DEBORAH CONSUEGRA, 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 PALM BAY INVESTMENTS, INC., A FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; 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.

DATE: 9/21/93  
BY Deborah Consuegra DEBORAH CONSUEGRA

### SURVEYORS CERTIFICATE

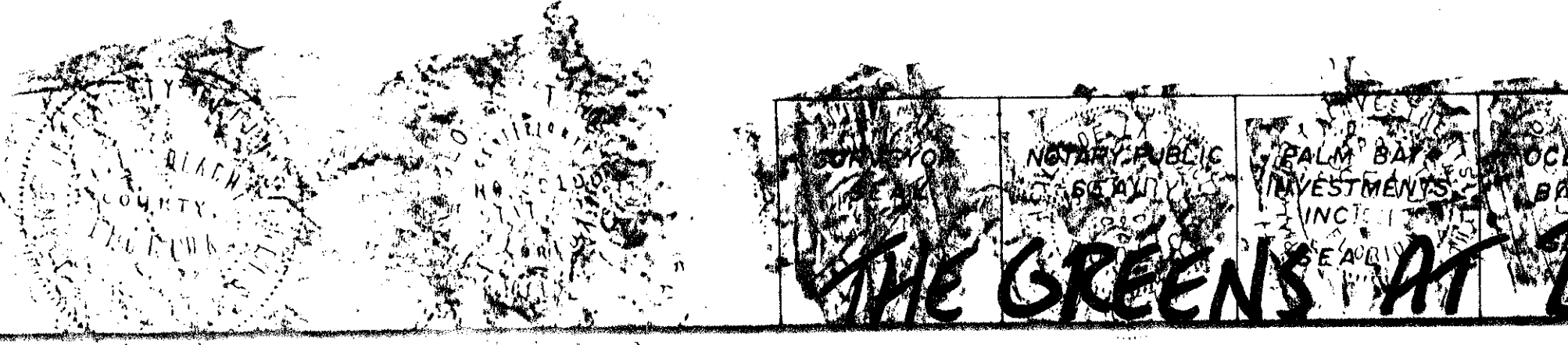
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.C.P.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY 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 THE 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 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE.  
C.C. WINNINGHAM CORP.

DATE: 7-2-93  
BY Charlie C. Winningham II CHARLIE C. WINNINGHAM II  
REG. LAND SURVEYOR NO. 1580  
STATE OF FLORIDA

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF DADE BEFORE ME PERSONALLY APPEARED ADOLFO MALAVE AND RAFAEL LANDA, TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF PALM BAY INVESTMENTS, INC., A FLORIDA CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF PALM BAY INVESTMENTS, INC., 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 14th DAY OF March, 1993.

BY Adolfo Malave ADOLFO MALAVE, VICE PRESIDENT  
BY Rafael Landa RAFAEL LANDA, SECRETARY



PET. 81-1  
ALOC. #0001

0285-018

THE GREENS AT BOCA GOLF & TENNIS CLUB 7/110

THE GREENS  
110  
220B  
RS  
32487  
81-1  
Boca Golf & Tennis Club  
TAZ 593