

BOCA POINTE COUNTRY CLUB P. U. D.

A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF CLUBHOUSE TRACT AND TRACT X-2 OF BOCA POINTE NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 141 THROUGH 143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

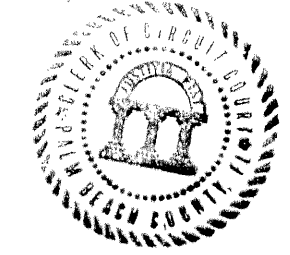
BOCA RATON, FLORIDA

SHEET 1 OF 2
SEPTEMBER 2000

0211-044

App-11-2001 02:49pm 01-137229

56



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 3:47 PM
This 11 day of April 2001
and duly recorded in Plat Book No. 42
on page 141-143
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT BOCA POINTE COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF CLUBHOUSE TRACT AND TRACT X-2 OF BOCA POINTE NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 141 THROUGH 143, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA POINTE COUNTRY CLUB P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

ALL OF CLUBHOUSE TRACT AND TRACT X-2 OF "BOCA POINTE NO. 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGES 141 - 143, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

- CLUBHOUSE TRACT-R AND TRACT X-2-R, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BOCA POINTE COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR GOLF COURSE AND RECREATIONAL USE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, 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, INSTALLATION, MAINTENANCE AND OPERATION OF OTHER UTILITIES.
- 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN OF THE BOARD OF GOVERNORS, NEIL SMITH, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14 DAY OF MARCH, A.D., 2001.

BOCA POINTE COUNTRY CLUB, INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS : *[Signature]*
SIGN
Suzanne Siegel
PRINT
Karen Radcliffe
SIGN
KAREN RADCLIFFE
PRINT

BY : *[Signature]*
NEIL SMITH,
CHAIRMAN OF THE BOARD OF GOVERNORS

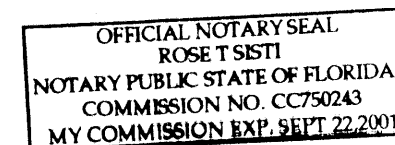
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE BOARD OF GOVERNORS OF BOCA POINTE COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT 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 14 DAY OF March, A.D., 2001.

MY COMMISSION EXPIRES : Sept 23, 2001

MY COMMISSION NUMBER : CC 750243



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
ROSE T. SISTI

INDEX OF SHEETS

SHEET NO. 1 TITLE SHEET AND CERTIFICATES
SHEET NO. 2 DETAIL SHEET

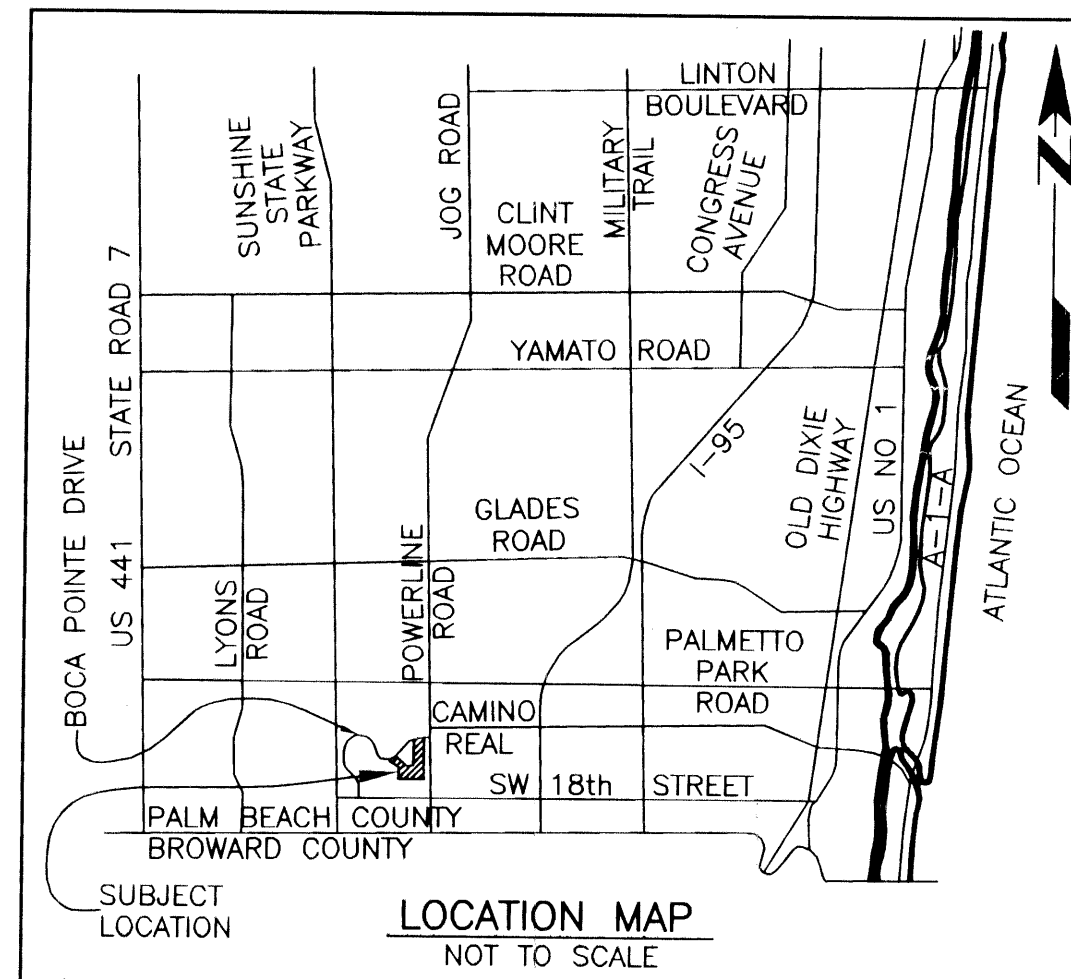
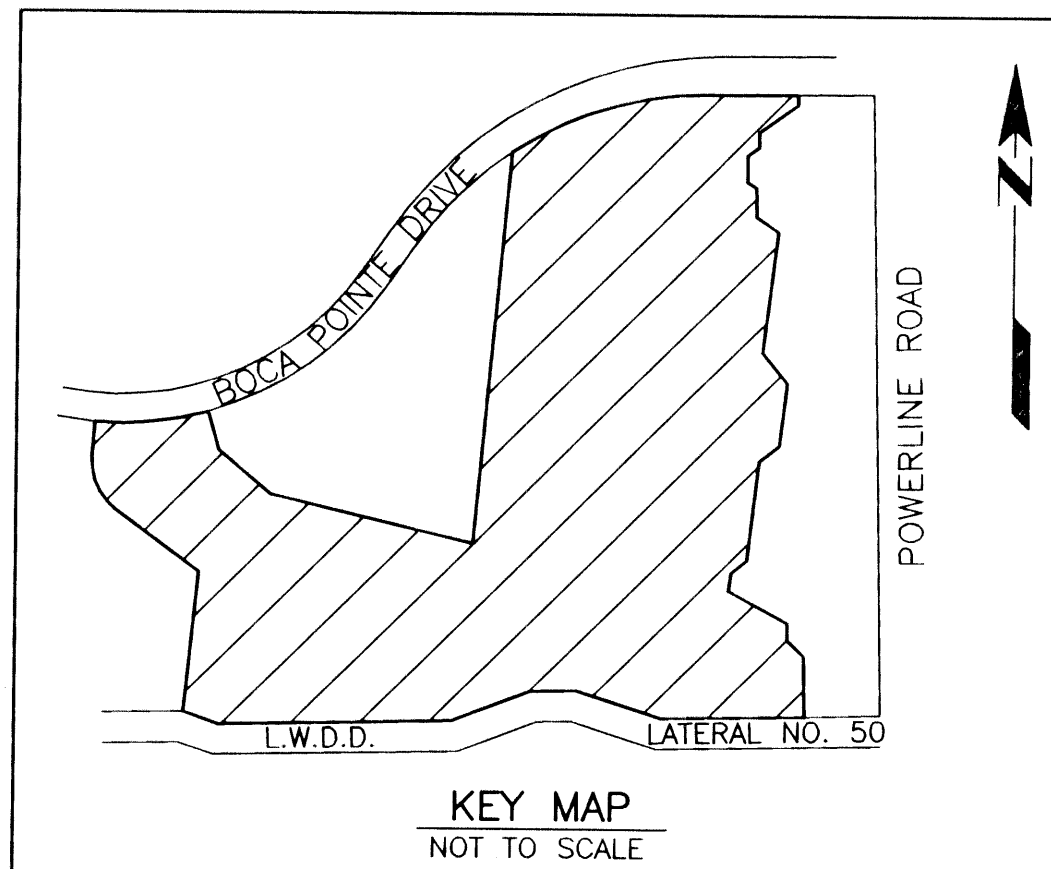
THIS INSTRUMENT WAS PREPARED BY :
FREDERICK M. LEHMAN IN THE OFFICES OF
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER : (561) 395-3333
FAX NUMBER : (561) 395-3315
LICENSED BUSINESS NO. : LB-50

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

STATISTICAL DATA

TOTAL AREA THIS PLAT	42.530 AC.
AREA OF CLUBHOUSE TRACT-R	19.959 AC.
AREA OF TRACT X-2-R	22.571 AC.
LAND USE : RECREATION AND GOLF COURSE	

PETITION NUMBER : PDD 73-85 (E)



TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS I, RICHARD B. MACFARLAND, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO BOCA POINTE COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED : February 26, 2001

[Signature]
RICHARD B. MACFARLAND, ESQUIRE
BROAD & CASSEL
ATTORNEY-AT-LAW LICENSED IN FLORIDA

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; 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, 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.

MARCH 15, 2001
DATE

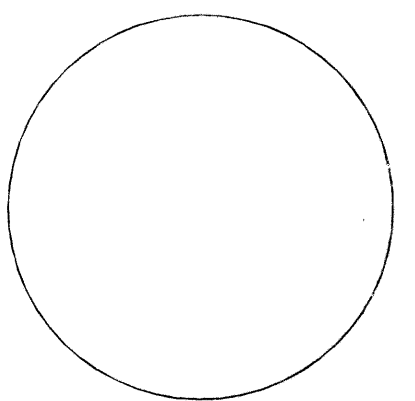
[Signature]
FREDERICK M. LEHMAN
PROFESSIONAL LAND SURVEYOR NO. 4304
STATE OF FLORIDA
PREPARED IN THE OFFICES OF
JOHN A. GRANT, JR., INC.
3333 NORTH FEDERAL HIGHWAY, STE. #3
BOCA RATON, FLORIDA 33431
LICENSED BUSINESS LB-50

COUNTY APPROVAL

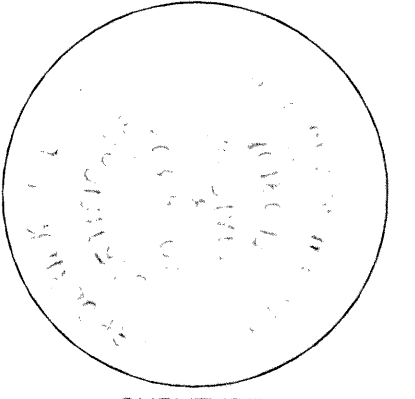
COUNTY ENGINEER :

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 11 DAY OF April, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH CHAPTER 177.081 (1), F.S.

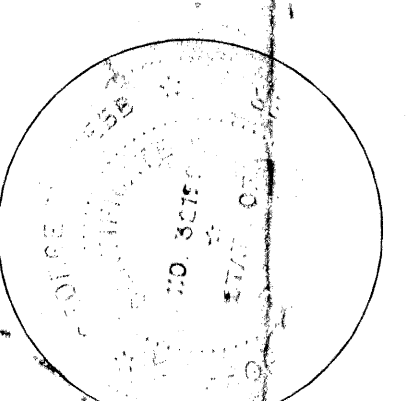
[Signature]
GEORGE T. WEBB, P.E., COUNTY ENGINEER



BOCA POINTE
COUNTRY CLUB, INC.
DEDICATION AND
RESERVATIONS



SURVEYOR



COUNTY APPROVAL

REVISION Boca Pointe Country Club P.U.D.
 PAGE 56
 FLOOD MAP # 2408
 ZONING: RS-55
 ZIP CODE: 33433
 RECORD # 54
 NO. 73-06C
 TRACT 308
 FILE NAME: \\JAG7\CADD\07364\TRACTX2\RECOPLAT.DWG
 L/R

REVISED DATED : JANUARY 2, 2001
 REVISED DATED : NOVEMBER 9, 2000
 DATE : SEPTEMBER 1, 2000
 JOB NUMBER : JG-100-7364
 FILE NAME : \\JAG7\CADD\07364\TRACTX2\RECOPLAT.DWG
 L/R