

TOTAL ACREAGE - PLAT II = 11.046 ACRES
TOTAL DENSITY - PLAT II = 57 DWELLING UNITS
DENSITY PER ACRE = 5.16 UNITS/ACRE

PLAT NO. II MEED RACQUET CLUB P.U.D.

IN SECTIONS 21 AND 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 8 day of March A.D. 1977.

By: Joseph B. Pratt
VICE - Chairman

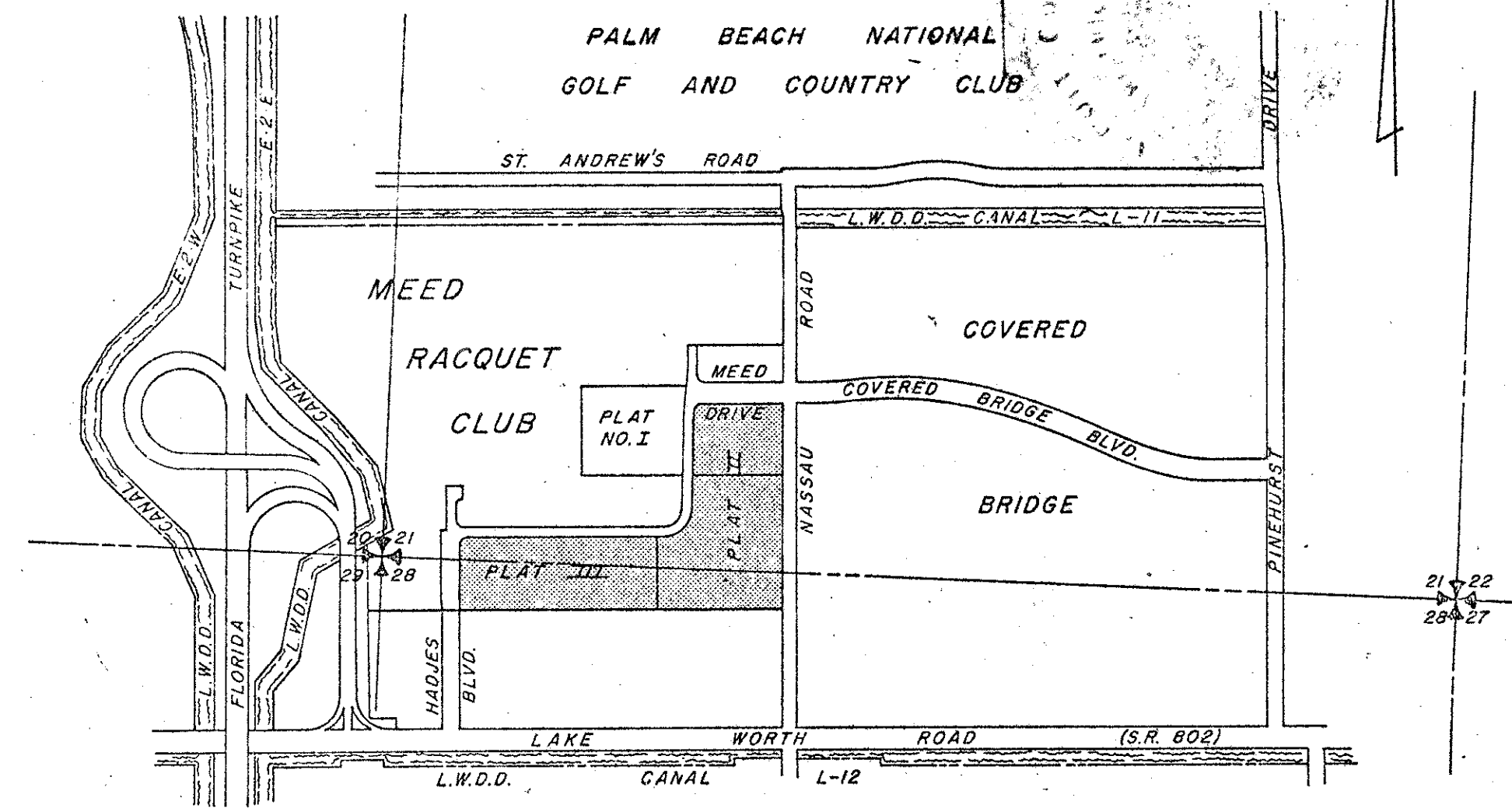
COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County laws and ordinances.

By: H.F. Kahlert
H.F. Kahlert, County Engineer

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

By: Deputy Clerk



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, St. Paul Title Insurance Corporation, a title company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to THE MEED DEVELOPMENT CORPORATION; that the current taxes have been paid; and that we find that the property is free of encumbrances, except as stated hereon.

ST. PAUL TITLE INSURANCE CORPORATION

Subscribed and sworn to before me this ___ day of ___ A.D. 1977, at the City of West Palm Beach, County of Palm Beach, State of Florida.

My Commission Expires ___ Notary Public

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 set and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the Required Improvements and further that the survey complies with all the requirements of Chapter 117, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Registered Land Surveyor, State of Florida

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that MEED DEVELOPMENT CORPORATION, a Florida Corporation, owners of the land shown hereon, lying and being in Sections 21 and 28, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as PLAT NO. II, MEED RACQUET CLUB P.U.D. and being a Replat of a portion of PLAT NO. I, MEED RACQUET CLUB (P.U.D.) as recorded in Plat Book 31, Pages 15 thru 19, Public Records of said County. Also being a Replat of Tract 105 and a portion of Tract 106, Block 23, Palm Beach Farms Company, PLAT NO. 3, as recorded in Plat Book 2, Page 47, Public Records of said County.

A parcel of land lying and being in Sections 21 and 28, Township 44 South, Range 42 East, County of Palm Beach, State of Florida and being more particularly described as follows:

Beginning at the intersection of the South Line of said Tract 105 with the West R/W Line of Nassau Road (as said R/W is recorded in O.R.B. 1217 Page 371, Public Records of said County).

Thence North 00°-00'-29" West along said West Right-of-Way Line a distance of 1081.72 feet to the South Right-of-Way Line of Meed Drive as said R/W is shown on said Plat of MEED RACQUET CLUB, PLAT NO. I; thence West along said South Right-of-Way Line a distance of 403.59 feet; thence South 52°-15'-00" West a distance of 14.28 feet; thence South 140°-30'-00" West a distance of 28.75 feet to the beginning of a curve concave to the East having a radius of 565.00 feet and a central angle of 140°-30'-00"; thence Southerly along the arc of said curve a distance of 142.99 feet to a tangent line; thence South along said tangent line a distance of 118.67 feet; thence West a distance of 10 feet to the Easterly R/W Line of said Meed Drive; thence traversing along said Easterly R/W Line of Meed Drive through the two following courses and distances:

- 1) South 240.00 feet to the beginning of a curve concave to the Northwest having a radius of 150.00 feet and a central angle of 76°-06'-48".
- 2) South and Southwesterly along the arc of said curve a distance of 199.27 feet to a line bearing South; thence departing from said Easterly Right-of-Way and along that line which bears South, a distance of 399.38 feet to the South Line of Tract 106 of said Palm Beach Farms Company PLAT NO. 3; thence East (along a portion of the South Line of said Tract 106 and the South Line of said Tract 105) a distance of 564.23 feet to the Point of Beginning.

Containing 11.046 Acres more or less.

Have caused the same to be surveyed and platted as shown hereon, and do hereby dedicate as follows:

- 1. Right-of-Way for the streets, 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 proper purposes.
- 2. Tract "C" for pedestrian/bicycle path 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 proper purposes.
- 3. The buffer area, shown hereon as Tract "D", is hereby dedicated to the Meed Racquet Club Property Owners' Association and is the perpetual maintenance obligation of said association.
- 4. The lake shown hereon as Water Management Tract "A" and the maintenance easement shown hereon as Tract "B" are hereby dedicated to the Meed Racquet Club Property Owners' Association for the proper purposes and are the perpetual maintenance obligation of said association. Also said tracts are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, as Drainage Easements.
- 5. The area indicated as 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.
- 6. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- 7. All bearings shown hereon are referenced to the West Right-of-Way line of Nassau Road which assumed to bear North 00°-00'-29" West.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its _____ and attested by its _____ and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this ___ day of ___ A.D. 1977.

THE MEED DEVELOPMENT CORPORATION

Attest: [Signature] By: Hubert Calum

Notary Public
My Commission Expires _____

BEING A REPLAT OF A PORTION OF PLAT NO. I, MEED RACQUET CLUB (P.U.D.), AS RECORDED IN PLAT BOOK 31, PAGES 15 THRU 19, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALSO BEING A REPLAT OF TRACT 105 AND A PORTION OF TRACT 106, BLOCK 23, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 47, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of mortgages upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgages which are recorded in Official Record Books 2075 and 2187, Pages 1293 and 1136, respectively of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Witness _____ By: SAM HASNER
Witness _____ By: LLOYD HASNER
Witness _____ By: ASA B. GROVES, JR.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared SAM HASNER & LLOYD HASNER to me well known and known to me to be the persons described in and who executed the foregoing instrument, and severally acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this ___ day of ___ A.D. 1977.

My Commission Expires _____ Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared ASA B. GROVES, JR. to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this ___ day of ___ A.D. 1977.

My Commission Expires _____ Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared _____ and _____ to me well known, and known to me to be the individual(s) described in and who executed the foregoing instrument as _____ and _____ of the above named MEED DEVELOPMENT CORPORATION, a Corporation, and severally acknowledged to and before me that they executed such instrument as such _____ and _____ respectively, 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 ___ day of ___ A.D. 1977.

Notary Public
My Commission Expires _____

MORTGAGEE CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK

The undersigned hereby certifies that it is the holder of mortgages upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that the mortgages which are recorded in Official Record Book 2187, Page 943, and amended in Official Record Book 2391, Page 166 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 _____ and attested by its _____ and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 17 day of January A.D. 1977.

CHASE MANHATTAN BANK, N.A.

Attest: _____ By: _____

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

Before me personally appeared _____ and _____ to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as _____ and _____ of the above named CHASE MANHATTAN BANK, a Corporation, and severally acknowledged to and before me that they executed such instrument as 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 ___ day of ___ A.D. 1977.

My Commission Expires _____ Notary Public

CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Pursuant to agreement dated July 7, 1976, Meed Building and Construction Corp. hereby joins in and consents to the dedication of the lands in the Dedication hereto, by the owner thereof.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested by its Asst. Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this ___ day of ___ A.D. 1977.

MEED BUILDING AND CONSTRUCTION CORP.

Attest: Roy Flack, Asst. Secretary By: Herbert Rabin, Vice President

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared Herbert Rabin, Vice President and Roy Flack, Asst. Secretary, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this ___ day of ___ A.D. 1977.

My Commission Expires _____ Notary Public

THIS INSTRUMENT WAS PREPARED BY RAFAEL SHERDRIGAS IN THE OFFICE OF
FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYORS
WEST PALM BEACH, FLORIDA 33401

SCALE	REVISIONS	BY	DATE
DATE			
BY			
DATE			

ROSSI AND MALAVASI
ENGINEERS, INC.
WEST PALM BEACH,
FLORIDA

Date: DECEMBER 1976
Checked: F. MELRO

PLAT NO. 151
MEED RACQUET CLUB
IN 2 SHEETS SHEET NO. 1
Scale: NONE
Job No. 4122-76
File No. S 1138 000-A

151

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:30 A.M. this 9 day of March 1977, and duly recorded in Plat Book No. 32 on page 151 + 152
JOHN B. DUNKLE, Clerk Circuit Court
By: John B. Dunkle, D.C.

PLAT No 3
21+28
0396-319 / 44
32 / 151