

# DEL AIRE GOLF CLUB

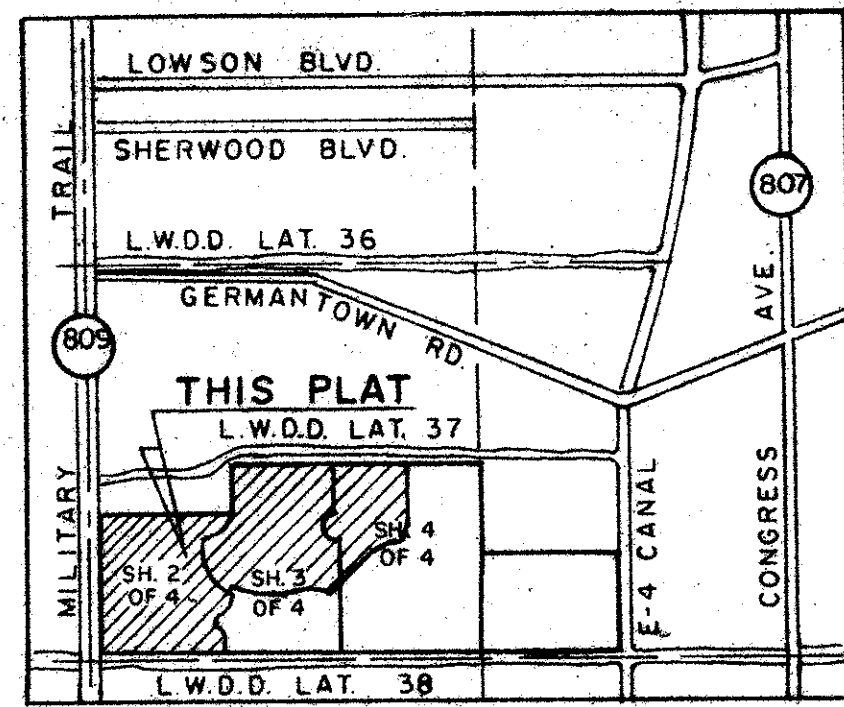
## A PLAT OF A PORTION OF SECT. 25, TWP. 46S., RGE. 42E.

### PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT JR. INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

SHEET 1 OF 4

DECEMBER 1977



LOCATION SKETCH

1

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 10:39 A.M.  
15 day of June  
79 and duly recorded in Plat Book  
35 on page 1, 2, 3 & 4  
John A. Grant Jr.

#### MORTGAGE CERTIFICATE

STATE OF FLORIDA }  
COUNTY OF DADE } SS The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance 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 mortgage, lien, or other encumbrance which is recorded in Official Record Book 2812, Pages 1422 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 Vice-President and attested by its Assistant Vice-President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 5 day of APRIL, A.D. 1978.

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF MIAMI

Bahua Bowen  
Witness

L. JONES  
Vice-President

Uma Yell  
Witness

Victor D. Griffith  
Assistant Vice President

#### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF DADE } SS Before me personally appeared L. JONES, and VICTOR D. GRIFFITH, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as L. JONES, Vice President and VICTOR D. GRIFFITH, Assistant Vice President of the above named FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF MIAMI, a Florida Corporation and they severally acknowledged to and before me that they executed such instrument as such Vice President and Assistant Vice President, 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 5 day of APRIL, A.D. 1978.

Sept. 4, 1979  
My Commission Expires

Valerie M. Carlson  
Notary Public, State of 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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law 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 data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Subscribed and sworn to before me this 17<sup>th</sup> day of April, A.D. 1978

John Abbott  
Registered Land Surveyor No. 1141  
State of Florida

Dec. 1, 1978  
My Commission Expires

John A. Grant Jr.  
Notary Public, State of Florida

#### BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 13 day of June, A.D. 1978

By Peggy Evans  
PEGGY EVANS, Chairman

#### COUNTY ENGINEER

This plat is hereby approved for record this 13 day of June, A.D. 1978

By H. F. Kahler  
H. F. KAHLER, County Engineer

ATTEST: JOHN E. DUNKLE, CLERK

By Marjorie B. Jennings  
DEPUTY CLERK

#### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS Before me personally appeared THOR AMLIE and T. W. GELL, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as THOR AMLIE, Executive Vice President and T. W. GELL, Secretary, of the above named PAIRE, INC., General Partner, a Florida Corporation, of the above named DGC ASSOCIATES, a Florida General Partnership, and severally acknowledged to and before me that they executed such instrument as such Executive Vice President and Secretary, 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 7<sup>th</sup> day of APRIL, A.D. 1978.

Lawrence Abrams  
Notary Public, State of Florida

#### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF DADE } SS Before me personally appeared JOSEPH REPPERT and GORDON PETERS, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as JOSEPH REPPERT, President, and GORDON PETERS, Secretary, of the above named CHARTER I, INC., General Partner, a Florida Corporation, of the above named DGC ASSOCIATES, a Florida General Partnership, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, 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 7 day of APRIL, A.D. 1978.

Sept. 4, 1979  
My Commission Expires

Valerie M. Carlson  
Notary Public, State of Florida

#### TITLE CERTIFICATE

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS We, PIONEER NATIONAL TITLE INSURANCE COMPANY, a title insurance 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 title to the property is vested to DGC ASSOCIATES, a Florida general partnership consisting of PAIRE, INC., General Partner, a Florida corporation, and CHARTER I, INC., General Partner, a Florida corporation; and that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown as true and correct.

Date April 14, 1978

John J. Griffin  
OFFICER OF TITLE INSURANCE COMPANY  
PIONEER NATIONAL TITLE INSURANCE COMPANY

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that DGC ASSOCIATES, a Florida general partnership consisting of PAIRE, INC., General Partner, a Florida Corporation, and CHARTER I, INC., General Partner, a Florida Corporation, owners of the land shown hereon being in Section 25, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as DEL AIRE GOLF CLUB, being more particularly described as follows:

Commencing at the Southwest corner of said Section 25; thence with a bearing of N. 89° 15' 54" E., along the South line of Section 25, a distance of 15.00 feet to the Point of Beginning; thence with a bearing of N. 0° 59' 57" W. along a line lying 25.00 feet East of and parallel to the West line of Section 25, a distance of 2018.05 feet to a point; thence with a bearing of N. 89° 11' 44" E., a distance of 1994.74 feet to a point; thence with a bearing of N. 1° 03' 45" W., a distance of 673.49 feet to a point lying on the East-West Quarter line of Section 25; thence with a bearing of N. 89° 10' 21" E. along said East-West Quarter line of Section 25, a distance of 2707.98 feet to a point; thence with a bearing of S. 2° 00' 00" E., a distance of 97.77 feet to a point; thence with a bearing of S. 8° 48' 08" W., a distance of 178.48 feet to a point; thence with a bearing of S. 89° 37' 31" W., a distance of 227.33 feet to a point; thence with a bearing of S. 59° 58' 21" W., a distance of 94.16 feet to a point; thence with a curve to the left having a tangent bearing of S. 30° 01' 39" E., a radius of 601.79 feet, an arc length of 5.88 feet to a point; thence with a bearing of S. 59° 24' 45" W., a distance of 200.00 feet to a point; thence with a bearing of S. 45° 33' 37" W., a distance of 902.39 feet to a point; thence with a curve to the left having a tangent bearing of N. 30° 25' 44" W., a radius of 320.00 feet, an arc length of 257.31 feet to a point of compound curvature; thence with a curve to the left having a radius of 1372.68 feet, an arc length of 347.39 feet to a point of reverse curvature; thence with a curve to the right having a radius of 1597.85 feet, an arc length of 501.98 feet to a point; thence with a bearing of N. 73° 00' 00" W., a distance of 270.91 feet to a point; thence with a bearing of N. 69° 26' 59" W., a distance of 190.81 feet to a point; thence with a bearing of S. 44° 15' 08" W., a distance of 139.19 feet to a point; thence with a curve to the left having a tangent bearing of S. 54° 39' 06" E., a radius of 512.21 feet, an arc length of 176.84 feet to a point; thence with a bearing of S. 17° 00' 00" W., a distance of 275.00 feet to a point; thence with a bearing of S. 50° 19' 26" W., a distance of 63.99 feet to a point; thence with a bearing of S. 58° 31' 57" W., a distance of 79.90 feet to a point of curvature; thence with a curve to the left having a radius of 190.00 feet, an arc length of 124.54 feet to a point; thence with a bearing of S. 0° 44' 06" E., a distance of 351.91 feet to a point lying on the South line of Section 25; thence with a bearing of S. 89° 15' 54" W. along said South line of Section 25, a distance of 1660.30 feet, more or less to the Point of Beginning.

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

Tract "A" as shown is hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes. The Tract "B" for private road purposes and for utilities as shown is hereby dedicated to the DEL AIRE GOLF CLUB Property Owners' Association and is the perpetual maintenance obligation of said Association. The utility easements and drainage easements, as shown, are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The Limited Access Easements, as shown, are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights. The canals, as shown, are dedicated to the Lake Worth Drainage District in fee simple for the perpetual use of the public for drainage purposes.

IN WITNESS WHEREOF, the said general partnership, DGC ASSOCIATES, has caused these presents to be signed by its general partners, PAIRE, INC., General Partner, by its Executive Vice President, THOR AMLIE and its Secretary T. W. GELL, and CHARTER I, INC., General Partner, by its President, JOSEPH REPPERT and its Secretary, GORDON PETERS, and their corporate seals to be affixed hereto by and with the authority of their Boards of Directors, this 7<sup>th</sup> day of APRIL, A.D. 1978.

DGC ASSOCIATES, General Partnership  
PAIRE, INC., General Partner  
Thor Amalie  
THOR AMLIE, Executive Vice President  
T. W. Gell  
T. W. GELL, Secretary

CHARTER I, INC., General Partner  
Joseph Reppert  
JOSEPH REPPERT, President  
Gordon Peters  
GORDON PETERS, Secretary

DEL AIRE GOLF CLUB

1000-101  
35-1  
25/46/42  
(37)

This instrument was prepared by  
John A. Grant, Jr., John A. Grant, Jr., Inc.  
3333 North Federal Highway, Boca Raton, Fla.