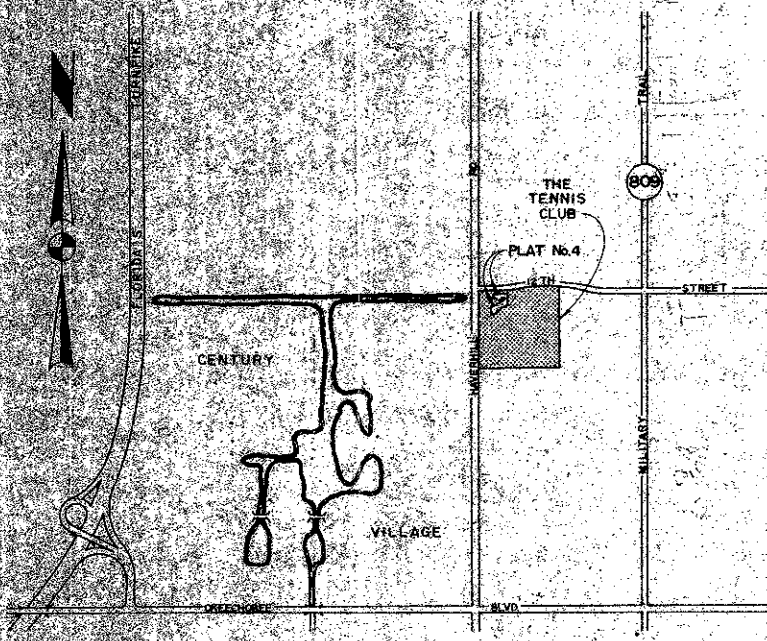


41-63

A PLANNED UNIT DEVELOPMENT

THE TENNIS CLUB OF PALM BEACH, PLAT No. 4

IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



VICINITY MAP



GRAPHIC SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 2800 HAVERHILL ROAD CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE TENNIS CLUB OF PALM BEACH, PLAT No. 4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWO PARCELS OF LAND BOTH LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, HEREINAFTER REFERRED TO AS HOUSING TRACT NO. 1 AND HOUSING TRACT NO. 2 AND EACH MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SAID SECTION 24 IS ASSUMED TO BEAR NORTH AND ALL BEARINGS ARE RELATIVE THERETO)

HOUSING TRACT NO. 1:

COMMENCING AT THE NORTHEAST CORNER OF THE TENNIS CLUB OF PALM BEACH, PLAT NO. 3, RECORDED IN PLAT BOOK 37 AT PAGES 195 AND 196 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE, TRAVERSING ALONG A PORTION OF THE BOUNDARY OF SAID PLAT NO. 3, THROUGH THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 00°04'48" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF TENNIS CLUB DRIVE, A PRIVATE ROADWAY TRACT, AS SAID TENNIS CLUB DRIVE IS SHOWN ON SAID PLAT NO. 3,
2. SOUTH 89°55'12" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 39.57 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 00°04'48" EAST, A DISTANCE OF 45.00 FEET TO A CORNER OF SAID PLAT NO. 3; THENCE, TRAVERSING ALONG A PORTION OF THE BOUNDARY OF SAID PLAT NO. 3, THROUGH THE FOLLOWING NINE COURSES AND DISTANCES TO THE POINT OF BEGINNING:

1. SOUTH 89°55'12" WEST, A DISTANCE OF 90.00 FEET,
2. SOUTH 00°04'48" EAST, A DISTANCE OF 20.00 FEET,
3. SOUTH 89°55'12" WEST, A DISTANCE OF 77.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 107.57 FEET AND A CENTRAL ANGLE OF 01°27'38",
4. WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.74 FEET TO A RADIAL LINE,
5. NORTH 01°32'28" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 45.00 FEET TO A POINT IN A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 152.57 FEET AND A CENTRAL ANGLE OF 12°52'37",
6. WESTERLY, ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 12°52'37", A DISTANCE OF 34.29 FEET TO A RADIAL LINE,
7. NORTH 14°25'03" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 20.80 FEET TO A POINT IN A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 172.57 FEET AND A CENTRAL ANGLE OF 14°20'15" (SAID CURVE BEING A PORTION OF THE SOUTH LINE OF SAID TENNIS CLUB DRIVE),
8. EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.19 FEET TO A TANGENT LINE (SAID TANGENT LINE BEING A PORTION OF THE SOUTH LINE OF SAID TENNIS CLUB DRIVE),
9. NORTH 89°55'12" EAST, ALONG SAID TANGENT LINE, A DISTANCE OF 157.26 FEET.

CONTAINING 0.220 ACRES, MORE OR LESS

HOUSING TRACT NO. 2:

COMMENCING AT THE NORTHEAST CORNER OF THE TENNIS CLUB OF PALM BEACH, PLAT NO. 3, RECORDED IN PLAT BOOK 37 AT PAGES 195 AND 196 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE, TRAVERSING ALONG A PORTION OF THE BOUNDARY OF SAID PLAT NO. 3, THROUGH THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 00°04'48" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF TENNIS CLUB DRIVE, A PRIVATE ROADWAY TRACT, AS SAID TENNIS CLUB DRIVE IS SHOWN ON SAID PLAT NO. 3,
2. SOUTH 89°55'12" WEST, ALONG THE SOUTH LINE OF SAID TENNIS CLUB DRIVE, A DISTANCE OF 39.57 FEET.

THENCE, DEPARTING FROM THE BOUNDARY OF SAID PLAT NO. 3, SOUTH 00°04'48" EAST, A DISTANCE OF 45.00 FEET TO A CORNER OF SAID PLAT NO. 3; THENCE, SOUTH 00°04'48" EAST, TRAVERSING ALONG A PORTION OF THE BOUNDARY OF SAID PLAT NO. 3, A DISTANCE OF 60.24 FEET TO A CORNER OF SAID PLAT NO. 3 AND THE POINT OF BEGINNING; THENCE, DEPARTING FROM THE BOUNDARY OF SAID PLAT NO. 3, SOUTH 00°04'48" EAST, A DISTANCE OF 122.40 FEET; THENCE SOUTH 50°19'02" WEST, A DISTANCE OF 227.49 FEET; THENCE SOUTH 22°40'58" WEST, A DISTANCE OF 109.23 FEET TO A CORNER OF TRACT "B" A RECREATIONAL AREA TRACT OF THE TENNIS CLUB OF PALM BEACH, PLAT NO. 2, RECORDED IN PLAT BOOK 31, PAGES 137 THROUGH 142 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE WEST, TRAVERSING ALONG A PORTION OF THE NORTH BOUNDARY OF SAID TRACT "B", A DISTANCE OF 92.13 FEET TO A CORNER OF SAID PLAT NO. 3; THENCE, DEPARTING FROM THE BOUNDARY OF SAID TRACT "B" AND TRAVERSING ALONG A PORTION OF THE EASTERLY BOUNDARY OF SAID PLAT NO. 3, THROUGH THE FOLLOWING TWO COURSES AND DISTANCES TO THE POINT OF BEGINNING:

1. NORTH, A DISTANCE OF 202.35 FEET,
2. NORTH 67°19'02" EAST, A DISTANCE OF 281.51 FEET.

CONTAINING 0.983 ACRES, MORE OR LESS.

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

UTILITY AND DRAINAGE EASEMENTS: THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14 DAY OF NOV., 1980.

ATTEST:
 2800 HAVERHILL ROAD CORP., A CORPORATION OF THE STATE OF FLORIDA
 Stanley Alter, PRESIDENT
 Louis Stulberg, SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LOUIS STULBERG AND STANLEY ALTER TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF 2800 HAVERHILL ROAD CORP., A CORPORATION, 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 INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SUCH INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE AND SOLE DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF NOV., 1980.
 MY COMMISSION EXPIRES: DEC. 12, 1981

NOTARY PUBLIC
 Louis Stulberg

MORTGAGEE'S CONSENT:

CITY OF TORONTO
 MUNICIPALITY OF METROPOLITAN TORONTO
 JUDICIAL DISTRICT OF YORK
 PROVINCE OF ONTARIO
 DOMINION OF CANADA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 1218 AT PAGE 1516 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK OF NOVA SCOTIA HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE General Manager AND SECRETARY AND ATTESTED TO BY THE AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS THIS 18 DAY OF November, 1980.

ATTEST:
 THE BANK OF NOVA SCOTIA
 [Signature]

ACKNOWLEDGEMENT:

CITY OF TORONTO
 MUNICIPALITY OF METROPOLITAN TORONTO
 JUDICIAL DISTRICT OF YORK
 PROVINCE OF ONTARIO
 DOMINION OF CANADA

BEFORE ME PERSONALLY APPEARED [Signatures] AND [Signatures] TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID [Signatures] AND [Signatures] AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF THE BANK OF NOVA SCOTIA, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK OF NOVA SCOTIA AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK OF NOVA SCOTIA.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF March, 1980.
 MY COMMISSION IS FOR LIFE

Barbara A. Miller
 NOTARY PUBLIC IN AND FOR THE PROVINCE OF ONTARIO

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT FROM 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 (S.A.M.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (S.A.M.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCE OF PALM BEACH COUNTY, RECORD NO. 10000.

DATE: 12/2/80
 [Signature]
 SURVEYOR

TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF BROWARD

WE, CHURCH TITLE INSURANCE AGENCY, INC., A FULLY LICENSED TITLE INSURANCE AGENCY IN THE STATE OF FLORIDA, CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED IN THE FOREGOING INSTRUMENT AND THAT THE PROPERTY IS UNENCUMBERED BY ANY MORTGAGE, LIEN, EASEMENT, OR OTHER INTEREST, AND THAT THE PROPERTY IS UNENCUMBERED BY ANY MORTGAGE, LIEN, EASEMENT, OR OTHER INTEREST, AND THAT THE PROPERTY IS UNENCUMBERED BY ANY MORTGAGE, LIEN, EASEMENT, OR OTHER INTEREST.

DATE: 10/23/80
 [Signature]
 CHURCH TITLE INSURANCE AGENCY, INC.

FLORIDA SURVEYING & MAPPING, INC.
 REGISTERED LAND SURVEYORS
 1801 PALM BEACH BLVD., SUITE 100
 PALM BEACH, FLORIDA 33480
 PHONE: 561-833-1111
 THE TENNIS CLUB OF PALM BEACH, PLAT NO. 4 180-10

APPROVALS:
 BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF November, 1980.

[Signature]
 DENNIS P. KORBLER
 CHAIRMAN

COUNTY ENGINEER
 PALM BEACH COUNTY
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF November, 1980.

[Signature]
 COUNTY ENGINEER

ATTEST: JOHN S. FINKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS

[Signature]
 DEPUTY CLERK

OFFICIAL SEAL
 BOARD OF COUNTY COMMISSIONERS
 COUNTY ENGINEER'S SEAL
 2800 HAVERHILL ROAD CORP.

