

# A PLANNED UNIT DEVELOPMENT

# THE TENNIS CLUB OF PALM BEACH, PLAT No. 7

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

### FEBRUARY 1984

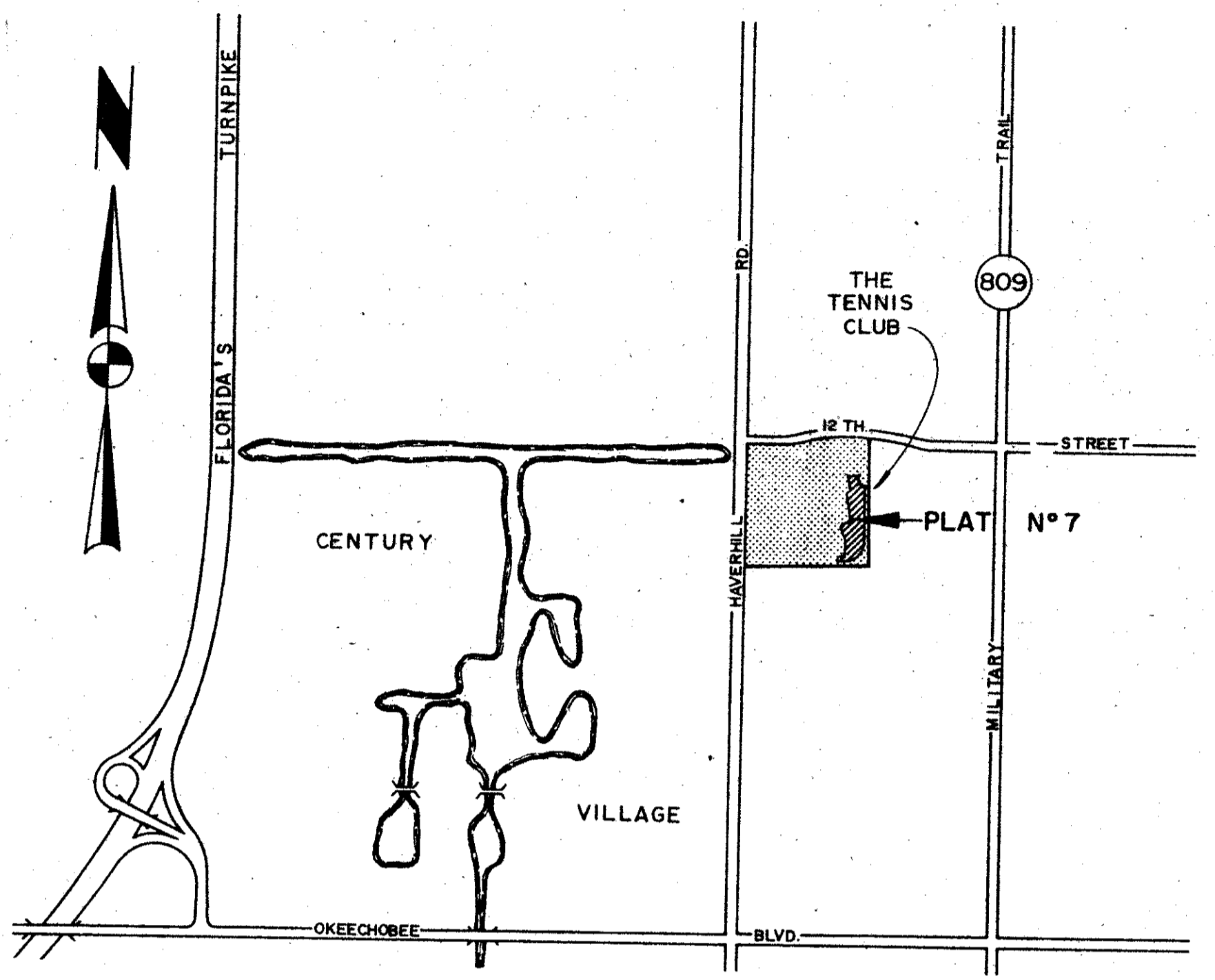
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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDING NUMBER 07548  
RECORDING NUMBER 07548



VICINITY MAP  
N.T.S.

#### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 2800 HAVERHILL ROAD CORP., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 24, TOWNSHIP 13 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE TENNIS CLUB OF PALM BEACH, PLAT NO. 7, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWO PARCELS OF LAND HEREINAFTER REFERRED TO AS PARCEL NUMBER ONE AND PARCEL NUMBER TWO, BOTH PARCELS LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA AND EACH MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 24 IS ASSUMED TO BEAR NORTH 0°04'02" WEST AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

#### PARCEL NUMBER ONE: (N°1)

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 24 THENCE NORTH 89°44'38" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 1,003.09 FEET TO THE SOUTHERLY PROLONGATION OF THE MOST WESTERLY LINE OF THAT CERTAIN PARCEL, DESIGNATED AS PARCEL "1" AND/OR NO. 1 IN THE PLAT 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; SAID MOST WESTERLY LINE BEING SHOWN ON SAID PLAT AS BEARING NORTH 00°15'22" WEST AND A DISTANCE OF 50.00 FEET; THENCE NORTH 00°15'22" WEST ALONG SAID SOUTHERLY PROLONGATION A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE TRAVERSING ALONG THE BOUNDARY OF SAID PARCEL "1" OR NO. 1 THROUGH THE FOLLOWING TWELVE NUMBERED COURSES AND DISTANCES:

1. NORTH 00°15'22" WEST, A DISTANCE OF 50.00 FEET,
2. NORTH 89°44'38" EAST, A DISTANCE OF 68.00 FEET
3. NORTH 00°15'22" WEST, A DISTANCE OF 179.24 FEET,
4. NORTH 22°40'58" WEST, A DISTANCE OF 149.95 FEET,
5. NORTH 17°17'01" EAST, A DISTANCE OF 17.53 FEET,
6. NORTH 67°19'02" EAST, A DISTANCE OF 135.13 FEET,
7. NORTH 10°05'28" WEST, A DISTANCE OF 22.28 FEET,
8. SOUTH 76°31'41" EAST, A DISTANCE OF 98.63 FEET,
9. NORTH 89°55'58" EAST, A DISTANCE OF 83.18 FEET,
10. SOUTH 00°04'02" EAST, A DISTANCE OF 210.84 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 224.29 FEET AND A CENTRAL ANGLE OF 89°48'40",
11. SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 351.57 FEET TO A TANGENT LINE.
12. SOUTH 89°44'38" WEST, A DISTANCE OF 91.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.4277 ACRES MORE OR LESS.

#### PARCEL NUMBER TWO: (N°2)

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 24 THENCE NORTH 00°04'02" WEST ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 473.31 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THAT CERTAIN PARCEL, DESIGNATED AS PARCEL "2" AND/OR NO. 2 IN THE PLAT 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; SAID SOUTHERLY LINE BEING SHOWN ON SAID PLAT AS BEARING SOUTH 89°55'58" WEST, A DISTANCE OF 81.79 FEET; THENCE SOUTH 89°55'58" WEST ALONG SAID EASTERLY PROLONGATION A DISTANCE OF 27 FEET TO THE POINT OF BEGINNING, THENCE TRAVERSING ALONG A PORTION OF THE BOUNDARY OF SAID PARCEL "2" OR NO. 2 THROUGH THE FOLLOWING FIVE NUMBERED COURSES AND DISTANCES:

1. SOUTH 89°55'58" WEST, A DISTANCE OF 81.79 FEET,
  2. NORTH 76°31'41" WEST, A DISTANCE OF 102.41 FEET,
  3. NORTH 10°05'28" WEST, A DISTANCE OF 259.70 FEET,
  4. NORTH 49°22'47" EAST, A DISTANCE OF 65.74 FEET,
  5. NORTH 09°55'36" WEST, A DISTANCE OF 159.00 FEET; THENCE DEPARTING FROM THE BOUNDARY OF SAID PARCEL "2" OR NO. 2, AND TRAVERSING THROUGH A PORTION OF THE SOUTHERLY BOUNDARY OF THE PLAT OF THE TENNIS CLUB OF PALM BEACH, PLAT NO. 6, RECORDED IN PLAT BOOK 31, PAGE 142 OF THE PUBLIC RECORDS OF SAID COUNTY, THROUGH THE FOLLOWING FIVE NUMBERED COURSES AND DISTANCES:
1. NORTH 89°55'58" EAST, A DISTANCE OF 108.84 FEET,
  2. SOUTH 00°04'02" EAST, A DISTANCE OF 106.47 FEET,
  3. NORTH 89°55'58" EAST, A DISTANCE OF 45.00 FEET,
  4. SOUTH 00°04'02" EAST, A DISTANCE OF 18.64 FEET,
  5. NORTH 89°55'58" EAST, A DISTANCE OF 50.00 FEET; THENCE DEPARTING FROM SAID SOUTHERLY BOUNDARY SOUTH 00°04'02" EAST ALONG A PORTION OF THE EAST LINE OF SAID PARCEL "2" OR NO. 2 A DISTANCE OF 353.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.8980 ACRES, MORE OR LESS.

CONTAINING, IN TOTAL, 4.3257 ACRES, MORE OR LESS.

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

1. STREETS: THAT TRACT FOR PRIVATE ROAD PURPOSES SHOWN HEREON AS TENNIS CLUB DRIVE IS HEREBY DEDICATED TO T.C.P.B. CONDOMINIUM ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION PROVIDED, HOWEVER, THAT THERE IS HEREBY RESERVED UNTO 2800 HAVERHILL ROAD CORP., TOGETHER WITH ITS SUCCESSOR, GRANTEES AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR VEHICULAR, PEDESTRIAN, CONSTRUCTION AND UTILITY, INGRESS, EGRESS AND ACCESS OVER, UNDER, THROUGH AND ACROSS SAID TRACT.
2. UTILITY AND DRAINAGE EASEMENTS: THE UTILITY 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 ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF MAY, 1984

ATTEST: 2800 HAVERHILL ROAD CORP., A CORPORATION OF THE STATE OF FLORIDA

BY: LOUIS STULBERG, ITS PRESIDENT

M.S. DE CHOUDENS, ASSISTANT SECRETARY

#### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LOUIS STULBERG AND M.S. DE CHOUDENS TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY 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 ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL  
THIS 22 DAY OF MAY, 1984

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

#### 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 THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA 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.

DATE: MAY 12, 1984

George C. Panos  
REGISTERED LAND SURVEYOR NO. 1676  
STATE OF FLORIDA



#### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, GARY N. GERSON, 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 THAT TITLE TO THE PROPERTY IS VESTED TO 2800 HAVERHILL ROAD CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATED: 3/15/84

BY: \_\_\_\_\_  
ATTORNEY AT LAW  
LICENSED IN THE STATE OF FLORIDA

0317-003

#### APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF MAY, 1984

BY: Ken Spillias  
KEN SPILLIAS  
CHAIRMAN

COUNTY ENGINEER  
PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF MAY, 1984

BY: H. F. Kahler  
H. F. KAHLER  
COUNTY ENGINEER

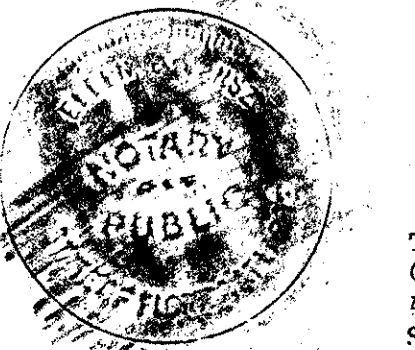
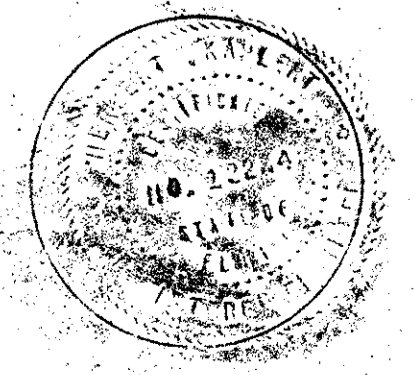
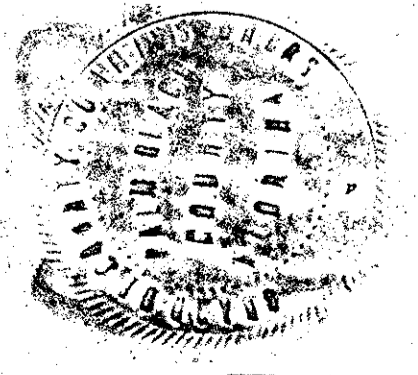
ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: Elizabeth Richards  
DEPUTY CLERK

OFFICIAL SEAL  
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER'S SEAL

CORPORATE SEAL  
2800 HAVERHILL ROAD CORP.



IN TWO SHEETS, SHEET No. 1

FLORIDA SURVEYING & MAPPING, INC.  
REGISTERED LAND SURVEYORS  
WEST PALM BEACH, FLORIDA 33406

|          |               |           |    |      |
|----------|---------------|-----------|----|------|
| SCALE    | NTS           | REVISIONS | BY | DATE |
| DATE     | FEBRUARY 1984 |           |    |      |
| DRAWN BY | G.P.B.        |           |    |      |

THIS INSTRUMENT WAS PREPARED BY  
GEORGE C. PANOS, OF FLORIDA SURVEYING  
AND MAPPING, INC., 3361 BELVEDERE ROAD  
SUITE N, WEST PALM BEACH, FL 33406  
TELEPHONE NUMBER: (305) 689-6414

THE TENNIS CLUB OF  
PALM BEACH, PLAT NO. 7

83-217