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# BOCAIRE GOLF CLUB NO. 3

A PLAT OF A PORTION OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF A PORTION OF BOCAIRE GOLF CLUB NO. 1 AS RECORDED IN PLAT BOOK 48, PAGES 14-37 AND A REPLAT OF A PORTION OF BOCAIRE GOLF CLUB NO. 2 AS RECORDED IN PLAT BOOK 48, PAGES 38-41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

JUNE 21 1984  
SHEET 1 OF 3

BOOK 5881  
SHEET NO. 1 & 2 - FIRST MORTGAGE AND CERTIFICATE  
SHEET NO. 3 - DEED AND DEED CERTIFICATE

NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION EXPIRES  
JUNE 21 1984

THESE TRACTS ARE HEREBY DEDICATED TO THE BOCAIRE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR PERPETUAL USE FOR PRIVATE ROAD RIGHT-OF-WAY PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS FURTHER DEDICATED TO PROVIDE PRIVATE ROAD RIGHT-OF-WAY INGRESS AND EGRESS TO THE OWNERS OF THE LOTS AND TRACTS SET FORTH IN THIS PLAT, AS WELL AS TO BOCAIRE COUNTRY CLUB, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS OR ASSIGNS. TRACT K-3 IS FURTHER DEDICATED FOR UTILITY AND DRAINAGE PURPOSES.

- has caused the same to be surveyed and platted as shown hereon and hereby makes the following dedications:
- Streets:**  
That tract for private road purposes, shown hereon as Tract K-3, is hereby dedicated to the Bocaire Homeowners Association, Inc., a Florida corporation not for profit, for perpetual use for private road right-of-way purposes, and is the perpetual maintenance obligation of said Association, its successors, or assigns, without recourse to Palm Beach County, and is further dedicated to provide private road right-of-way ingress and egress to the owners of the lots and tracts set forth in this plat, as well as to Bocaire Country Club, Inc., a Florida corporation not for profit, its successors or assigns. Tract K-3 is further dedicated for utility and drainage purposes.
  - Easements:**
    - 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.
    - Limited Access Easements** - The 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.
  - Recreation Area (Golf Course)**  
The recreation area, shown hereon as Tract G, is hereby reserved to FPA Corporation, a Delaware corporation, its successors or assigns for recreational purposes and is the perpetual maintenance obligation of said Corporation, its successors or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President, THOR ANLIE and attested by its Secretary, T. W. GELL and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 11th day of JUNE, 1984.

Attest: T. W. Gell  
T. W. GELL, Secretary  
By: Thor Anlie  
THOR ANLIE, President

F P A CORPORATION, a corporation of the State of Delaware  
qualified to do business in the State of Florida

### ACKNOWLEDGMENT

I, the undersigned, being duly sworn, depose and say that PHILIP G. McNALLY and DOUGLAS E. ROBERTS are the individuals described in and who executed the foregoing instrument as Vice-President and Corporate Lending Officer, respectively of SOUTHEAST BANK, N.A., and acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed to the foregoing instrument is the seal of said Association 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 Association.

### TITLE CERTIFICATE

PHILIP G. McNALLY, Vice-President of SOUTHEAST BANK, N.A., a Florida corporation, and DOUGLAS E. ROBERTS, Corporate Lending Officer of SOUTHEAST BANK, N.A., a Florida corporation, are the individuals described in and who executed the foregoing instrument as such officers of said Association, and acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed to the foregoing instrument is the seal of said Association 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 Association.

### MORTGAGE CERTIFICATE

The undersigned hereby certifies that PHILIP G. McNALLY and DOUGLAS E. ROBERTS are the individuals described in and who executed the foregoing instrument as Vice-President and Corporate Lending Officer, respectively of SOUTHEAST BANK, N.A., and acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed to the foregoing instrument is the seal of said Association 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 Association.

By: Philip G. McNally  
PHILIP G. McNALLY, Vice-President  
Attest: Douglas E. Roberts  
DOUGLAS E. ROBERTS, Corporate Lending Officer  
By: Erminio P. Giuliano  
ERMINIO P. GIULIANO, President  
By: Arthur V. Stroock  
ARTHUR V. STROCK, Secretary

### ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared DOUGLAS E. ROBERTS and PHILIP G. McNALLY, to me well known, and COUNTY OF BROWARD } known to me to be the individuals described in and who executed the foregoing instrument as Corporate Lending Officer and Vice-President, respectively of SOUTHEAST BANK, N.A., and acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed to the foregoing instrument is the seal of said Association 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 Association.

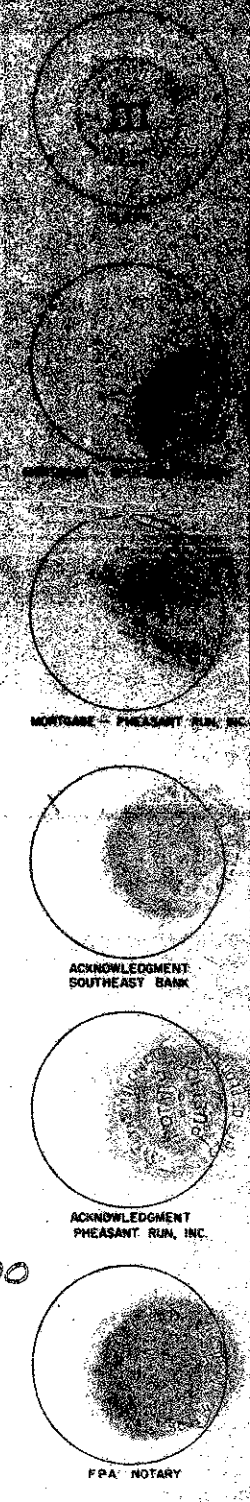
WITNESS my hand and official seal this 18 day of June, 1984.  
My Commission Expires: 12-23-86  
By: Erminio P. Giuliano  
ERMINIO P. GIULIANO, President  
By: Arthur V. Stroock  
ARTHUR V. STROCK, Secretary

### ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared ERMINIO P. GIULIANO and ARTHUR V. STROCK, to me well known, COUNTY OF BROWARD } known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of PHEASANT RUN, INC., a Florida 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 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 21 day of JUNE, 1984.  
My Commission Expires: JUNE 21, 1984  
By: Erminio P. Giuliano  
ERMINIO P. GIULIANO, President  
By: Arthur V. Stroock  
ARTHUR V. STROCK, Secretary

The instrument was prepared by:  
John A. Grant, Jr., John A. Grant, Jr., Inc.  
3355 North Federal Highway, Boca Raton, Florida 33431.



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