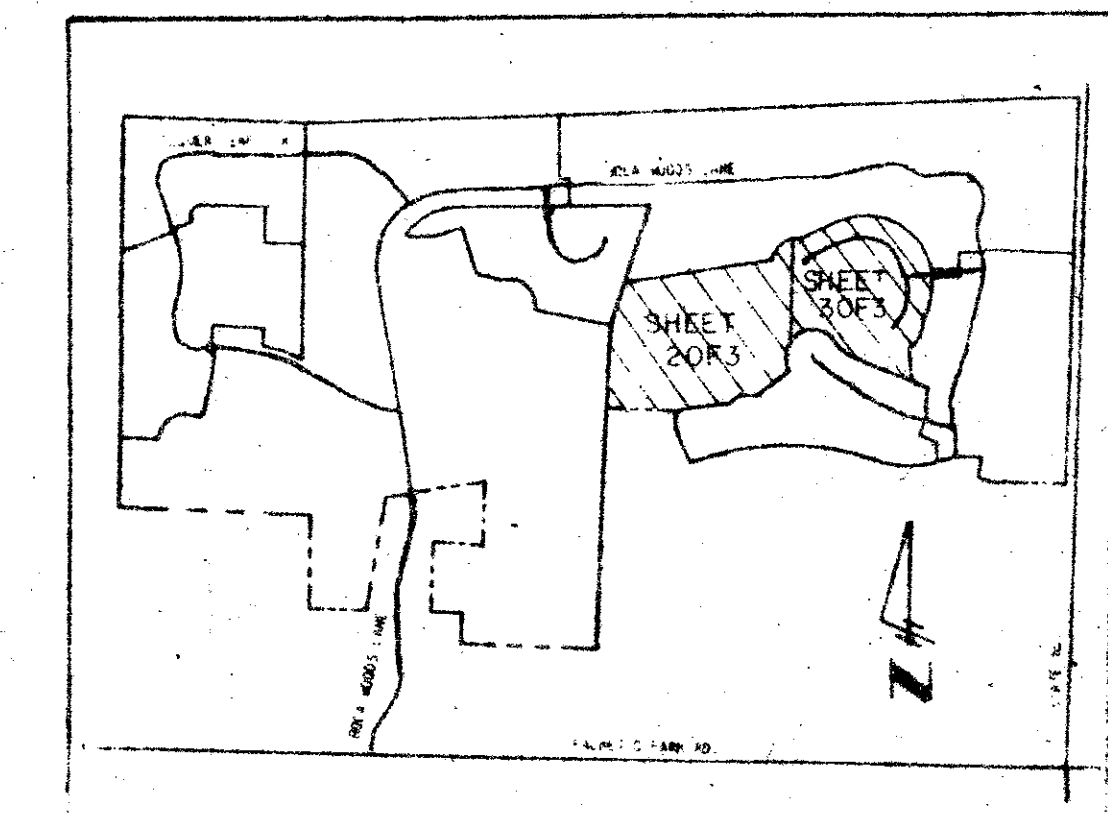


BOCA WOODS COUNTRY CLUB PLAT 10

A PART OF BOCA WOODS COUNTRY CLUB, A P.U.D.
SITUATE IN SECTION 24, TOWNSHIP 47 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:11 AM
THIS 24th DAY OF JANUARY
AD. 1988 AND DULY RECORDED
IN PLAT BOOK 50 ON PAGES
82, 83 AND 84
JOHN B. DUNKLE, CLERK
BY: [Signature]

82

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT BOCA WOODS COMPANY, A LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS BOCA WOODS COUNTRY CLUB PLAT 10, SITUATE IN SECTION 24, BEING A REPEAT OF A PORTION OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER BOCA WOODS COUNTRY CLUB PLAT 7, AS RECORDED IN PLAT BOOK 49, PAGES 67-68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N15°58'16"E. ALONG THE PERIMETER OF SAID BOCA WOODS COUNTRY CLUB PLAT 7, A DISTANCE OF 300.00 FEET; THENCE, DEPARTING FROM SAID PERIMETER AND RUNNING ALONG THE PERIMETER OF BOCA WOODS COUNTRY CLUB PLAT 8, AS RECORDED IN PLAT BOOK 49, PAGES 134-137, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NORTH 78°57'59" EAST A DISTANCE OF 1012.15 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 175.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 82°47'12" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 90°09'.9", A DISTANCE OF 244.84 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 120.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 02°37'33" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 23°45'29", A DISTANCE OF 49.76 FEET; THENCE NORTH 63°36'58" EAST A DISTANCE OF 251.15 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 465.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 26°23'02" EAST; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 101°28'20", A DISTANCE OF 823.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, FROM WHICH A RADIAL LINE BEARS SOUTH 05°44'56" THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 04°26'44", A DISTANCE OF 82.75 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1329.15 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 01°21'51" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 04°46'00", A DISTANCE OF 110.58 FEET; THENCE DEPARTING FROM SAID PERIMETER AND RUNNING ALONG THE PERIMETER OF BOCA WOODS COUNTRY CLUB PLAT 9, AS RECORDED IN PLAT BOOK 49, PAGES 138-139, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SOUTH 09°33'51" EAST A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1379.15 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 06°15'20" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 04°53'29", A DISTANCE OF 117.74 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1016.50 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 01°21'51" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 04°08'57", A DISTANCE OF 73.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 465.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 81°17'16" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 31°11'55", A DISTANCE OF 253.20 FEET; THENCE SOUTH 22°29'11" WEST A DISTANCE OF 31.15 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 120.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 67°30'49" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 23°45'29", A DISTANCE OF 49.76 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 175.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 86°43'41" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 82°36'33", A DISTANCE OF 192.15 FEET; THENCE SOUTH 08°12'03" EAST A DISTANCE OF 222.10 FEET; THENCE, DEPARTING FROM SAID PERIMETER, NORTH 70°34'57" WEST A DISTANCE OF 415.60 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 552.70 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 17°25'03" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 07°34'16", A DISTANCE OF 73.03 FEET TO THE POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 246.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 26°59'15" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 29°34'55", A DISTANCE OF 101.87 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 185.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 56°55'14" WEST; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 177°48'46", A DISTANCE OF 873.97 FEET; THENCE SOUTH 50°27'40" WEST A DISTANCE OF 290.34 FEET; THENCE SOUTH 87°30'22" WEST A DISTANCE OF 120.67 FEET; THENCE SOUTH 60°19'36" WEST A DISTANCE OF 97.87 FEET; THENCE SOUTH 83°02'34" WEST A DISTANCE OF 138.25 FEET; THENCE SOUTH 74°29'16" WEST A DISTANCE OF 208.71 FEET; THENCE WEST A DISTANCE OF 870.00 FEET TO THE PERIMETER OF BOCA WOODS COUNTRY CLUB PLAT 4, AS RECORDED IN PLAT 48, PAGES 16-25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE ALONG SAID PERIMETER, NORTH A DISTANCE OF 854.18 FEET TO THE POINT OF BEGINNING, CONTAINING 82.9288 ACRES MORE OR LESS.

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

- STREETS**
THE PRIVATE ROADWAYS SHOWN HEREON ARE HEREBY DEDICATED AS PRIVATE ROADWAYS FOR ACCESS TO THE PROPERTY AND ARE HEREBY DEDICATED IN PERPETUITY TO THE BOCA WOODS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION INC., THEIR TENANTS, GUESTS, EMPLOYEES, AND INVITEES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS**
 - THE UTILITY, DRAINAGE, LIFT STATION EASEMENT AND MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY, DRAINAGE, AND MAINTENANCE, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - THE WATER MANAGEMENT TRACT ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOCA WOODS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS DESIGNATED WITH THE LETTER "R"**
TRACTS R-17, R-17A, AND R-17B ARE HEREBY RESERVED FOR GOLF COURSE, CLUBHOUSE AND RELATED USES THEREOF, PARKS AND/OR OPEN SPACE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF RECORD OF SAID TRACTS, THEIR SUCCESSORS AND ASSIGNS.

WATER MANAGEMENT TRACTS
WATER MANAGEMENT TRACTS L-26 AND L-27 AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE BOCA WOODS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, KENNEDY PROPERTIES INC., SOLE GENERAL PARTNER OF BOCA WOODS COMPANY, A LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS CHAIRMAN AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF November, 1984.

ATTEST: [Signature] BY: [Signature]
WILLIAM M. KENNEDY, CHAIRMAN ROBERT N. KENNEDY, PRESIDENT

ACKNOWLEDGMENT
STATE OF ILLINOIS)
COUNTY OF JACK)
BEFORE ME PERSONALLY APPEARED ROBERT N. KENNEDY AND WILLIAM M. KENNEDY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND CHAIRMAN OF KENNEDY PROPERTIES INC., SOLE GENERAL PARTNER OF BOCA WOODS COMPANY, A LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 30th DAY OF November, 1984.

MY COMMISSION EXPIRES: 2-10-85 [Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
TOMMY T. RUCKS, TRUSTEE, HEREBY CERTIFIES THAT HE IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT HIS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4166 AT PAGE 0196 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 27th DAY OF December, 1984.
WITNESS: [Signature] TOMMY T. RUCKS, TRUSTEE

WITNESS: [Signature] [Signature]
NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED TOMMY T. RUCKS, TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF December, 1984.

MY COMMISSION EXPIRES: 8-27-87 [Signature]
NOTARY PUBLIC

TITLE CERTIFICATION
WE, GIBRALTAR TITLE AND ESCROW COMPANY OF BOCA RATON INC., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO BOCA WOODS COMPANY, A LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

GIBRALTAR TITLE AND ESCROW COMPANY OF BOCA RATON INC.
DATE: December 7, 1984 BY: [Signature]
PHILIP B. KNOWLES, CLOSING AGENT

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLETES WITH CHAPTER 2181-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 11th DAY OF December, 1984. [Signature]
WESLEY H. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3706

- SURVEYOR'S NOTES:**
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANNED COORDINATE SYSTEM, WITH NAD 80 00'00"E BEING GRID NORTH.
 - U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: [Symbol]
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: [Symbol]
 - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OF DRAINAGE EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 - ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
 - THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

APPROVALS
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF January, 1985
BY: [Signature] KEN ADAMS, CHAIRMAN

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 02nd DAY OF January, 1985
BY: [Signature] HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: [Signature] DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER IN THE OFFICES OF MERIDIAN SURVEYING & MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA, 33406.

P.U.D. TABULAR DATA

TOTAL ACREAGE	42.93 AC.
TOTAL LOTS	52
CROSS DENSITY	1.21 DU/AC
BUILDING COVERAGE	9.64 AC.
STREETS AND UNCOVERED PARKING	3.09 AC.
WATER BODIES	8.28 AC.
TOTAL OPEN SPACE	(INCL. GOLF COURSE) 30.20 AC. (70%)
NATURAL AREAS	3.92 AC.

0215-303

50/82

Meridian Surveying and Mapping, Inc. WEST PALM BEACH, FLORIDA
DRAWN: MEH DATE: NOV 1984
CHECKED: SCALE: NONE
DRAWING NO: 82-P-051
BOCA WOODS COUNTRY CLUB PLAT 10

DRAWING NUMBER 50/82

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

