

54/180
DRAWING NUMBER
PLAN HOLD CORPORATION - PALM BEACH, FLORIDA

PALM AIRE EAST P.U.D.

TIFFANY TRACE

A RESUBDIVISION OF TRACT A-1 BOCA GOLF AND TENNIS CLUB SECTION I (48-79,80 & 81)
IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST
Palm Beach County, Florida

Winningham & Livey, Inc.

Surveyors - Engineers
December, 1985

Fort Lauderdale, Florida

Sheet 1 of 3 Sheets

State of Florida } 55
County of Palm Beach }
This Plat was filed for record at 12:25 PM on the 6th day of November 1986, and duly recorded in Plat Book 54 Pages 180, 181 & 182

John B. Dunkle
Clerk of Circuit Court
By: Barbara S. Plat, D.C.

Mortgage Certificate

State of Florida } 55 The undersigned hereby certify that they are the holders of mortgages upon the property described hereon and do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof, as to their respective interests in said mortgages and agree that their mortgages which are recorded in Official Record Book 4721 at Page 1450, Official Record Book 4721 at Page 1434, Official Record Book 4721 at Page 1442, Official Record Book 4646 at Page 1638 and Official Record Book 4793 at Page 360, all in the Public Records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon. In witness whereof the said Association and the said Corporations have caused these presents to be signed and attested by their respective officers and their seals to be affixed hereon by and with the authority of their Boards of Directors this 24th day of April, 1986.

Attest: Coral Gables Federal Savings and Loan Association
ALICE G. HIMELRICK - SECRETARY
By: A.L. STANCOFF - SR. VICE PRESIDENT

Attest: FPA Corporation
T.W. GELL - SECRETARY
By: THOR AMLIE - PRESIDENT

Attest: Chase Manhattan Bank, N.A.
JOHN J. TOTO - ASSISTANT TREASURER
By: WILLIAM F. CARMODY - VICE PRESIDENT

Acknowledgement

State of Florida } 55 Before me personally appeared A.L. STANCOFF and ALICE G. HIMELRICK, SECRETARY, to me well known, and known to be the persons described in and who executed the foregoing instrument as Vice President of Coral Gables Federal Savings and Loan Association and severally 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 said instrument is the free act and deed of said association. Witness my hand and official seal this 24th day of April, 1986.

My Commission Expires: 1/8/88
William B. Painter
Notary Public - State of Florida

Acknowledgement

State of Florida } 55 Before me personally appeared THOR AMLIE and T.W. GELL, to me well known, and known to be the persons described in and who executed the foregoing instrument as President and Secretary of FPA 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 24th day of March, 1986.

My Commission Expires: 1/9/90
Rene J. Helms
Notary Public - State of Florida

Acknowledgement

State of New York } 55 Before me personally appeared WILLIAM F. CARMODY and JOHN J. TOTO, to me well known, and known to be the persons described in and who executed the foregoing instrument as Assistant Treasurer and Vice President of Chase Manhattan Bank, N.A. and severally 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 17th day of March, 1986.

My Commission Expires: MARCH 30 1989
Margaret Shea
Notary Public - State of New York

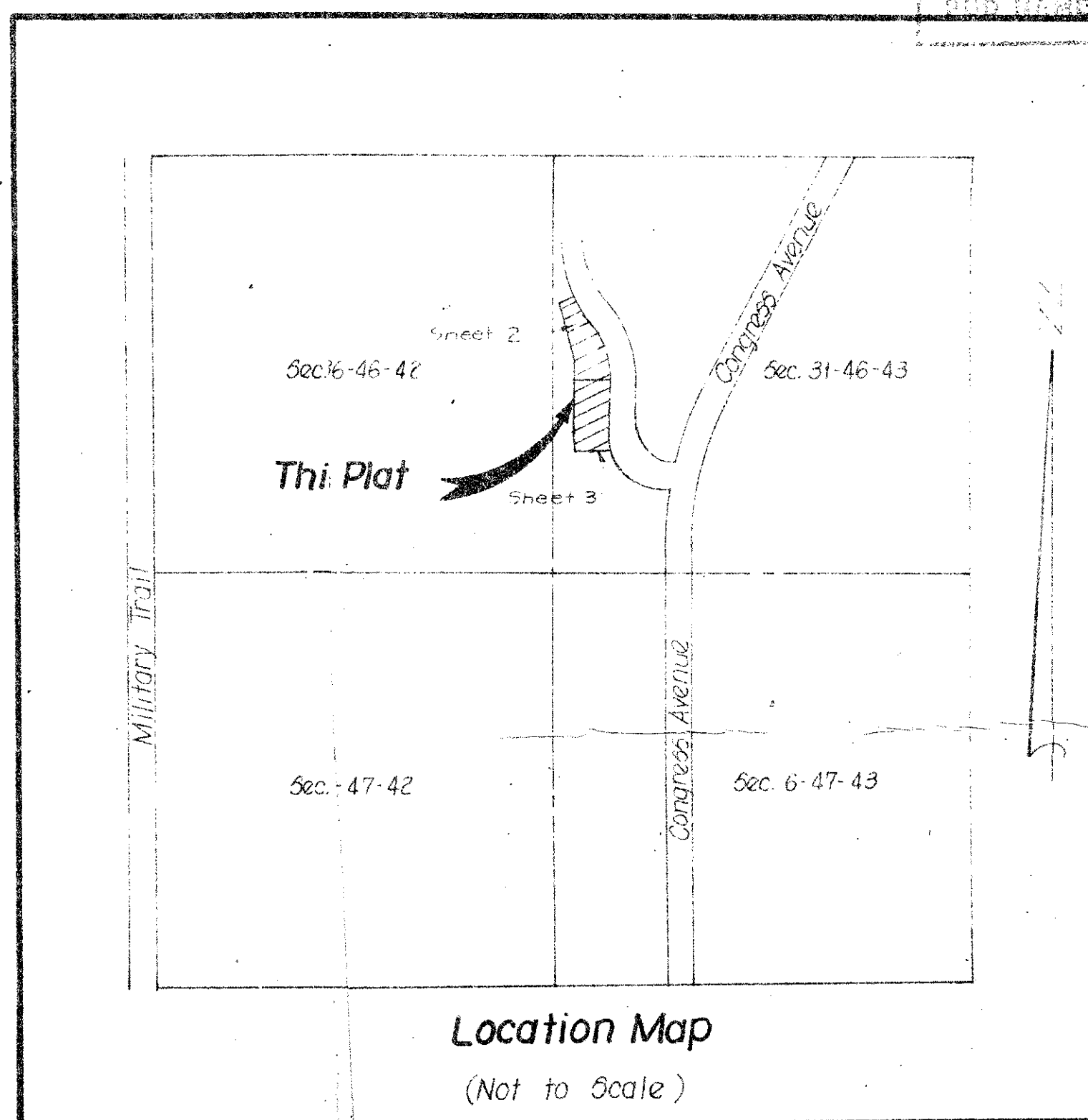
Title Certificate

State of Florida } 55 Jeff Levine, 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 the title to the property is vested in FPA Corporation, a Delaware Corporation and Intercoastal Builders at Boca Golf and Tennis, Inc., a Florida Corporation; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct, and there are no applicable deed reservations which affect the subdivision of the property.

Date: October 1, 1986
Jeff Levine

This Instrument Prepared By:
Charlie L. Winningham II, Winningham & Livey, Inc.
1040 N.E. 25th Street
Oakland Park, Florida

2/14/83
This instrument affecting here
Book 54 Page 180
Book 4721 Page 1434, 1442, 1450 & 27 B
Book 4646 Page 1638
Book 4793 Page 360



Acreage Tabulation

Plat Boundary	Sq. Ft.	Ac.
Plat Boundary	373,759	8.5803
Lots	325,517	7.4728
Roadway	41,628	0.9556
Tract	6,614	0.1518
64' Single Family Residences		7.46 DU/AC

Board of County Commissioners

This Plat is hereby approved for record this 7th day of November, 1986.

By: Karen T. Marcus - Chairman
Attest: John B. Dunkle, Clerk

County Engineer

This Plat is hereby approved for record this 7th day of November, 1986.

By: H.F. Kohler, PE, County Engineer
H.F. Kohler, PE, County Engineer

Dedication & Description

Know all men by these presents: That FPA Corporation, a Delaware Corporation, licensed to do business in the State of Florida, and Intercoastal Builders at Boca Golf and Tennis, Inc., a Florida Corporation, owners of the lands described herein as Tiffany Trace, being All of Tract A-1, according to the plat of Boca Golf and Tennis Club Section I, as recorded in Plat Book 48 at Pages 79, 80 and 81 of the Public Records of Palm Beach County, Florida, together with a parcel of land in the SW 1/4 of Section 31, Township 46 South, Range 43 East, described as follows: Beginning at the Northeast corner of said Tract A-1; thence run North 2°16'37" East (on an assumed bearing) 297.27 feet along the Westerly right-of-way line of Boca Golf Club Boulevard, as shown on said plat, to a point of curvature of a curve to the left; thence along said Westerly right of way line on the arc of said curve to the left, having a radius of 490 feet and a central angle of 52°16'37" run Northwesterly 447.08 feet to a point of tangency; thence run North 50° 96.98 feet along said Westerly right of way line, being the tangent extended, to a point of curvature of a curve to the right; thence along said Westerly right of way line on the arc of said curve to the right, having a radius of 540 feet and a central angle of 20°43'02" run Northwesterly 195.26 feet; thence run South 60°43'02" West 70.03 feet; thence run South 20°10' East 496.45 feet; thence run South 0°18'55" West 400.22 feet to the Northwesterly corner of said Tract A-1; thence run South 89°41'05" East 252.47 feet along the Northernly boundary of said Tract A-1, to the Point of Beginning. Said lands situate in Palm Beach County, Florida, and containing 8.5803 acres, more or less. Has caused to be replatted as shown hereon and hereby makes the following dedications:

I. Easements

A. The access tract, utility and drainage easements, are hereby dedicated to the Tiffany Trace Homeowners Association, Inc. for access, utilities and drainage. The easements shall be the perpetual maintenance obligation of said Homeowners Association, its successors or assigns without recourse to Palm Beach County.

B. 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.

C. The limited access easement, as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for control and jurisdiction over access rights.

D. Tracts A and B are hereby dedicated to the Tiffany Trace Homeowners Association, Inc. for entrance features and are the perpetual maintenance obligation of said Homeowners Association, its successors or assigns without recourse to Palm Beach County.

In Witness Whereof, FPA Corporation, has caused these presents to be signed by its President, Thor Amlie, and attested by its Secretary, T.W. Gell, and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors, this 24th day of March, 1986.

FPA Corporation, a Corporation of the State of Delaware, qualified to do business in the State of Florida.

Attest: T.W. Gell - Secretary
By: Thor Amlie - President

In Witness Whereof, Intercoastal Builders at Boca Golf and Tennis, Inc., a Florida Corporation, has caused these presents to be signed by its President, Stuart M. Brenner, and attested by its Secretary, Jeffrey H. Norman, and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors, this 24th day of March, 1986.

Intercoastal Builders at Boca Golf and Tennis, Inc., a Florida Corporation
Attest: Jeffrey H. Norman - Secretary
By: Stuart M. Brenner - President

Acknowledgement

State of Florida } 55 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 President and Secretary of FPA Corporation, and severally acknowledged to and before me that they executed such instrument as said 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 24th day of March, 1986.

My Commission Expires: Jan 6 1990
Rene J. Helms
Notary Public - State of Florida

Acknowledgement

State of Florida } 55 Before me personally appeared Stuart M. Brenner and Jeffrey H. Norman, 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 Intercoastal Builders at Boca Golf and Tennis, Inc., and severally acknowledged to and before me that they executed such instrument as said 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 24th day of March, 1986.

My Commission Expires: _____
Notary Public - State of Florida

Surveyors 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 (PRM's) Permanent Reference Monuments have been placed as required by law and that (RCP's) Permanent Control Points will be set under the guarantee 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 Ordinance No. 1580, State of Florida.

Winningham & Livey, Inc.
Charles L. Winningham II
Professional Engineer, No. 1580, State of Florida

0285-007

Notary Seal
Coral Gables Federal Savings and Loan Association Seal
Notary Seal
Notary Seal
Chase Manhattan Bank Seal
FPA Corporation Seal

PALM AIRE EAST P.U.D. TIFFANY TRACE 54/180