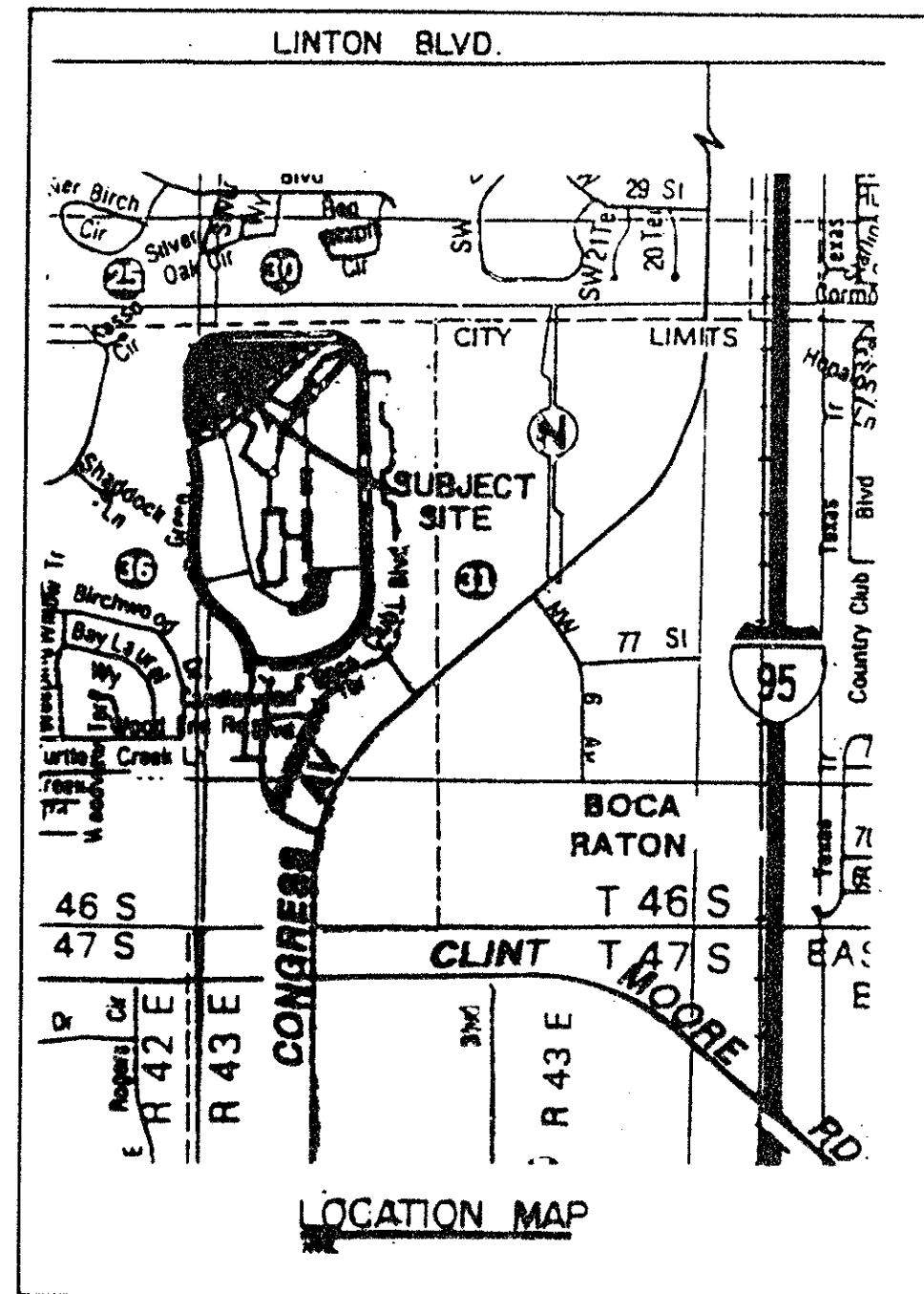


REPLAT OF THE PLAT OF ST. TROPEZ BOCA GOLF AND TENNIS CLUB, A P.U.D.

AS RECORDED IN PLAT BOOK 69, PAGES 10 AND 11 LYING IN THE WEST ONE HALF OF SECTION 31 TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, STATE OF FLORIDA



P.U.D. DENSITY TABULATION	
TOTAL NUMBER OF UNITS PROPOSED THIS PLAT	117 UNITS
DENSITY PROPOSED THIS PLAT	14.15 UNITS/ACRES
AREA OF RESIDENTIAL PARCELS	9.9216 ACRES
TOTAL AREA THIS PLAT	10.4243 ACRES
RECREATION AREA	0.5027 ACRES

DESCRIPTION:

ALL OF THE LANDS ENCOMPASSED BY THE PLAT OF ST. TROPEZ BOCA GOLF AND TENNIS CLUB, A P.U.D., ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 69, PAGES 10 AND 11,

CONTAINING 10.4243 ACRES, MORE OR LESS.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
SS
COUNTY OF PALM BEACH

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 490 L AT PAGE 410 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT ATTESTED TO BY ITS ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30 DAY OF November, 1992.

FLORA REAL ESTATE MANAGEMENT COMPANY, A DELAWARE CORPORATION

BY: Ronald Tuttle *in Vice Pres*
RONALD TUTTLE
ATTEST: M. Allen Coffin
M. ALLEN COFFIN

ACKNOWLEDGEMENT

STATE OF FLORIDA
SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RONALD TUTTLE AND M. ALLEN COFFIN, WHO ARE PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND VICE PRESIDENT OF FLORA REAL ESTATE MANAGEMENT COMPANY, 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 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 30 DAY OF November, 1992.

MY COMMISSION EXPIRES: 11/30/92 Dawn McCaffrey
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
SS
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED ALEC ENGLESTEIN AND PATRICIA JONES WHO ARE PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ST. TROPEZ AT BOCA GOLF, INC., 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 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 30 DAY OF November, 1992.

MY COMMISSION EXPIRES: 11/30/92 Dawn McCaffrey
NOTARY PUBLIC

DEDICATION:

STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT ST. TROPEZ AT BOCA GOLF, INC., OWNER OF THE LAND SHOWN AND DESCRIBED HEREON BEING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, STATE OF FLORIDA AND SHOWN HEREON AS PLAT OF ST. TROPEZ BOCA GOLF AND TENNIS CLUB, A P.U.D. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1.) INGRESS-EGRESS, DRAINAGE AND UTILITY EASEMENT

THE 34 FOOT INGRESS-EGRESS, DRAINAGE AND UTILITY EASEMENT AS SHOWN HEREON IS HEREBY RESERVED TO ST. TROPEZ AT BOCA GOLF PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS-EGRESS AND CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2.) UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

3.) DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ST. TROPEZ AT BOCA GOLF PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

4.) RESIDENTIAL TRACT:

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED TO ST. TROPEZ AT BOCA GOLF, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF CONSTRUCTION OF RESIDENTIAL DWELLING UNITS AND ALL OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5.) RECREATION AREA:

TRACT "B" AS SHOWN HEREON IS HEREBY RESERVED FOR RECREATION PURPOSES TO ST. TROPEZ AT BOCA GOLF PROPERTY OWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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, THE 30 DAY OF November, 1992.

ALEC ENGLESTEIN, PRESIDENT
ST. TROPEZ AT BOCA GOLF, INC.
A FLORIDA CORPORATION

ATTEST: Patricia Jones
PATRICIA JONES, SECRETARY

ASSOCIATION CONSENT:

STATE OF FLORIDA
SS
COUNTY OF PALM BEACH

THE ST. TROPEZ AT BOCA GOLF PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 30 DAY OF November, 1992.

ST. TROPEZ AT BOCA GOLF PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT

BY: Dawn McCaffrey
DAWN McCAFFREY, PRESIDENT

ATTEST: Maureen Robbins
MAUREEN ROBBINS, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAWN McCAFFREY AND MAUREEN ROBBINS WHO ARE PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ST. TROPEZ AT BOCA GOLF PROPERTY OWNERS ASSOCIATION, INC., 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 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 THE 30th DAY OF November, 1992.

MY COMMISSION EXPIRES: March 4, 1994 Patricia A. Jones
NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
SS
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 7297 AT PAGE 892 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30 DAY OF November, 1992.

NATIONSBANC MORTGAGE CORPORATION OF GEORGIA, A FLORIDA CORPORATION

BY: W. Glenn Ryals, VICE PRESIDENT

ATTEST: Brett W. McMillan
BRETT W. McMILLAN, A.V.P.

ACKNOWLEDGEMENT

STATE OF FLORIDA
SS
COUNTY OF WEST PALM BEACH

BEFORE ME PERSONALLY APPEARED, W. GLENN RYALS AND BRETT W. McMILLAN WHO ARE PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASST. VICE PRESIDENT OF NATIONSBANC MORTGAGE CORPORATION OF GEORGIA, 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 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 30 DAY OF November, 1992.

MY COMMISSION EXPIRES: 11/30/92 Dawn McCaffrey
NOTARY PUBLIC

TITLE CERTIFICATE:

STATE OF FLORIDA
SS
COUNTY OF PALM BEACH

WE, KOEPEL, COOKE & GOTTLIB, DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN ST. TROPEZ AT BOCA GOLF, INC., A FLORIDA CORPORATION. THAT THE CURRENT TAXES FOR THE YEAR 1992 AND PRIOR YEARS HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THERE ARE NO OTHER MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD TO PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: Dec. 9, 1992 KOEPEL, COOKE & GOTTLIB,

BY: Joel P. Koeppele
JOEL P. KOEPEL, ESQUIRE

COUNTY AND ZONING

PALM BEACH COUNTY ZONING CODE: RS/SE
THE WEST HALF OF SECTION 31, TWP. 46 S., RGE. 43 E.

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Feb, 1993.

BY: Mary McCarty
MARY MCCARTY, CHAIR

ATTEST: DOROTHY H. WILKEN, CLERK

BY: Joella Sawalt
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Feb, 1993.

BY: George T. Webb
GEORGE T. WEBB P.E., COUNTY ENGINEER

NOTES:

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: ■ P.R.M.
- PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: ○ P.C.P.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY.
- A. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.
C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS, CONSTRUCTION, OPERATION MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
- BEARING DATUM: THE NORTH LINE OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST IS ASSUMED TO BEAR SOUTH 89°26'07" EAST AND ALL BEARINGS RECITED HEREIN ARE RELATED THERETO.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

SURVEYOR'S CERTIFICATION:

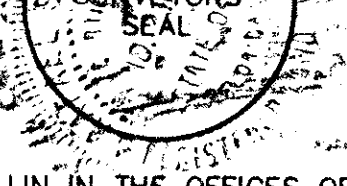
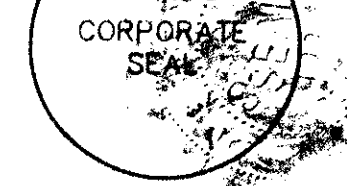
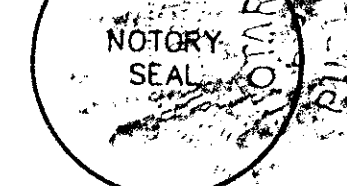
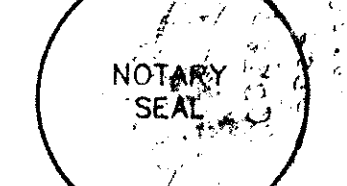
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND/OR FOUND TO BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY, FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 117, FLORIDA STATUTES AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY.

DATE: 12/15/92 BY: Rafael Saladrigas
RAFAEL SALADRIGAS, P.L.S.
REGISTRATION NUMBER 2345
STATE OF FLORIDA

0285-016
PET. 81-1
ALOC #0001

THIS INSTRUMENT PREPARED BY: AS C. MULLIN IN THE OFFICES OF F.R.S. & ASSOCIATES, 901 NORTHPOINT PARKWAY, SUITE 301, WEST PALM BEACH, FLORIDA, (407) 478-1778.

F.R.S. & ASSOCIATES LAND SURVEYORS AND LAND PLANNERS 901 NORTHPOINT PARKWAY, SUITE 301 WEST PALM BEACH, FLORIDA 33407 (407) 478-1778	
SCALE: N/A	APPROVED BY: <u>Thomas S. Mullin</u>
DATE: 12/15/92	JOB NUMBER: 92-S-30D
REPLAT OF ST. TROPEZ BOCA GOLF AND TENNIS CLUB, A P.U.D. SHEET 1 OF 2 SHEETS	



ST. TROPEZ
SUBDIVISION #
BOOK 70 PAGE 42
FLOOD ZONE A7-12 FLOOD MAP #2208
QUAD #22 ZONING RS
SE ZIP CODE 33445
ST. TROPEZ BOCA GOLF & TENNIS CLUB

TAX = 593