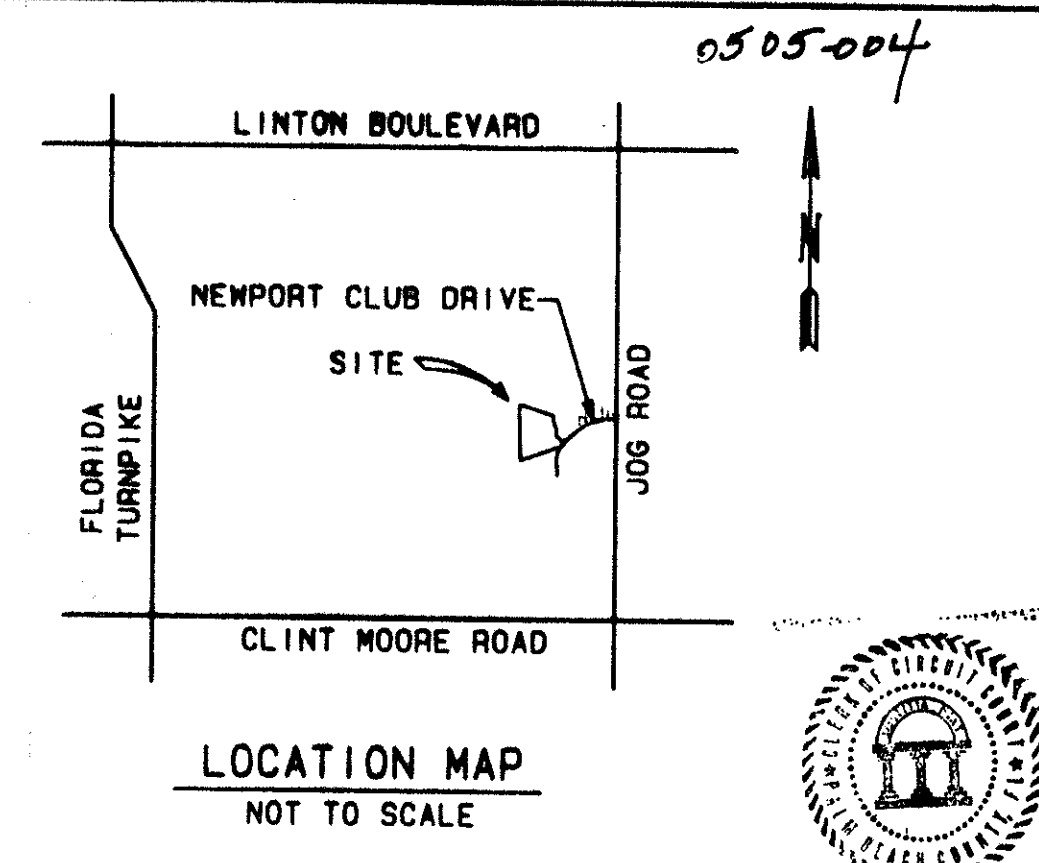


THE TIDES AT NEWPORT BAY

BEING A REPLAT OF ALL OF TRACT A OF THE NEWPORT BAY CLUB, A P. U. D., AS RECORDED IN PLAT BOOK 56, PAGES 10 THRU 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN PART OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN TWO SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JANUARY 1993



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS FILED FOR
RECORD AT 3:52 P.M. 15 27 DAY
OF AUGUST 1993, AND DULY
RECORDED IN PLAT BOOK NO. 78
ON PAGES 78 THRU 79.
DOROTHY WILKEN
CLERK CIRCUIT COURT
By *Joseph A. Standley* D. C.

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA 39, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING ALL OF TRACT A OF THE NEWPORT BAY CLUB, A P. U. D., AS RECORDED IN PLAT BOOK 56, PAGES 10 THRU 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS THE TIDES AT NEWPORT BAY, BEING A REPLAT OF ALL OF TRACT A OF THE NEWPORT BAY CLUB, A P. U. D., AS RECORDED IN PLAT BOOK 56, PAGES 10 THRU 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE NEWPORT BAY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. PARCELS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE NEWPORT BAY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. PARCELS D, E, F AND G, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE NEWPORT BAY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. PARCEL H, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE NEWPORT BAY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO NEWPORT BAY CLUB, INC., FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEWPORT BAY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE NEWPORT BAY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED STORM WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. 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 EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
8. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF OTHER UTILITIES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
9. OVERHANG EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF May 1993.

ATTEST: *Robert S. Finston*
ROBERT S. FINSTON, VICE PRESIDENT
BOCA 39, INC., A FLORIDA CORPORATION
BY: *Melbourne Rappaport*
MELBOURNE RAPPAPORT, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED MELBOURNE RAPPAPORT, PRESIDENT AND ROBERT S. FINSTON, VICE PRESIDENT, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF BOCA 39, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 20th DAY OF May 1993.

MY COMMISSION EXPIRES: *2/28/94*
Antonia M. Gelantowicz
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE NEWPORT BAY CLUB, INC., HEREBY ACCEPTS THE DEDICATION OR RESERVATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 26th DAY OF June 1993.

WITNESS: *Paul Savader*
THE NEWPORT BAY CLUB, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
BY: *Paul Savader*
PAUL SAVADER, PRESIDENT

ACKNOWLEDGEMENT

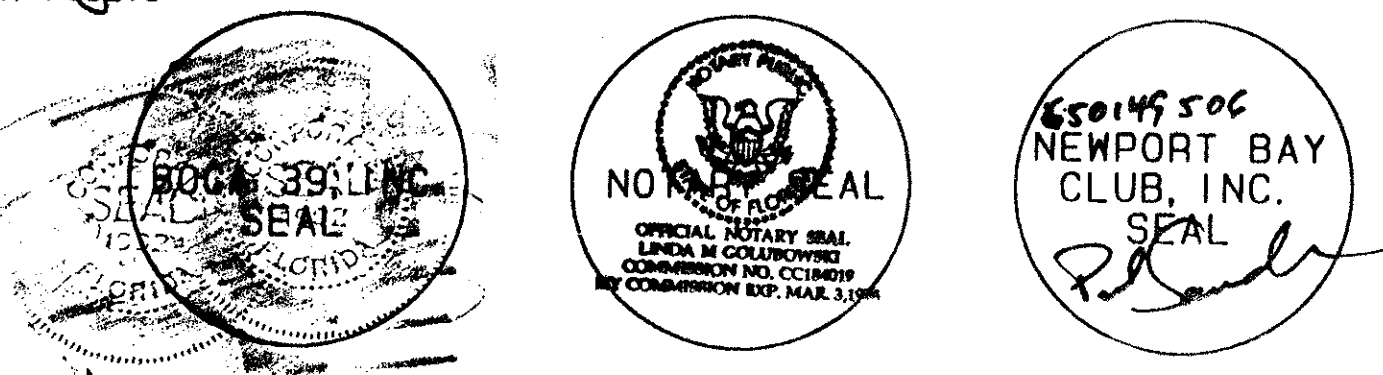
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED PAUL SAVADER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE NEWPORT BAY CLUB, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 26th DAY OF May 1993.

MY COMMISSION EXPIRES: 11/1/93
Phyllis Joan Riordan
NOTARY PUBLIC

SUBDIVISION * Tides at Newport Bay
BOOK 71 PAGE 78
FLOOD ZONE B
CLAD # 37
CE 85-167
PUD CODE 33434
ZONING RTS
ZIP CODE 33434
NEWPORT BAY

COMPUTED _____
DRAWN _____
CHECKED _____
APPROVED _____
JOB NO. 92-437

THIS INSTRUMENT WAS PREPARED BY:
WILLIAM CURTIS ARCHDEACON, PE, PLS
GEE & JENSON ENGINEERS, ARCHITECTS, PLANNERS, INC.
ONE HARVARD CIRCLE
WEST PALM BEACH, FLORIDA 33409-1923



LAND USE

RESIDENTIAL LOTS (39)	7.76 ACRES
RESIDENTIAL ACCESS STREETS	1.41 ACRES
DRIVEWAY TRACTS	0.14 ACRES
OPEN SPACE	0.39 ACRES
STORM WATER MANAGEMENT TRACT	1.57 ACRES
TOTAL	11.27 ACRES

DENSITY: 3.46 D.U. / ACRE
PETITION NUMBER: 85-167

NOTES

- 0 PERMANENT REFERENCE MONUMENT (*4880)
- P.O.B. PERMANENT CONTROL POINT
- P.O.C. POINT OF BEGINNING
- R RADIUS
- A DELTA
- L ARC LENGTH
- T TANGENT LENGTH
- CH CHORD LENGTH
- CH.BG CHORD BEARING
- BRG BEARING
- O.B.B. OFFICIAL RECORD BOOK
- PG(S) PAGE(S)
- S.F. SQUARE FEET
- D.U. DWELLING UNIT

BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF TRACT A OF THE NEWPORT BAY CLUB, A P. U. D., WHICH BEARS NORTH 01°03'59" WEST.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND / OR ORDINANCES OF PALM BEACH COUNTY.

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 THE SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE THE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THOSE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.

ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE THE 10' UTILITY EASEMENTS AND THE 20' LAKE MAINTENANCE EASEMENTS COINCIDE.

THERE SHALL BE NO LANDSCAPING WHERE LANDSCAPING PARCELS COINCIDE WITH THE OUTFALL / DRAINAGE EASEMENT.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF Aug 1993.

BY: *Mark McCarty*
MARK MCCARTY, CHAIR

ATTEST: *Dorothy Wilken*
DOROTHY WILKEN, CLERK
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF Aug 1993.

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

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND AGREES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND DOES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2578 AT PAGE 512 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 AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF May 1993.

WITNESS: *Arthur Bigelow*
BARNETT BANK OF BROWARD COUNTY, N.A.
A NATIONAL BANKING ASSOCIATION
BY: *Arthur Bigelow*
ARTHUR BIGELOW, REGIONAL SENIOR VICE PRESIDENT
Attest By: *Kaide Chelala*
NOT. SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED ARTHUR BIGELOW, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BARNETT BANK OF BROWARD, N.A., A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 26th DAY OF May 1993.

MY COMMISSION EXPIRES: *2/28/94*
Phyllis Joan Riordan
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD
I, SAMUEL D. NAVON, 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 TO BOCA 39, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: May 18, 1993
Samuel D. Navon
SAMUEL D. NAVON, ATTORNEY AT LAW, LICENSED IN FLORIDA

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

William Curtis Archdeacon
WILLIAM CURTIS ARCHDEACON, PE, PLS
SURVEY LICENSE NO. 4880
STATE OF FLORIDA

PET. 85-167
ALLOC. #0001
5/3/93

0505-004
7/1/78



THE TIDES AT NEWPORT BAY