

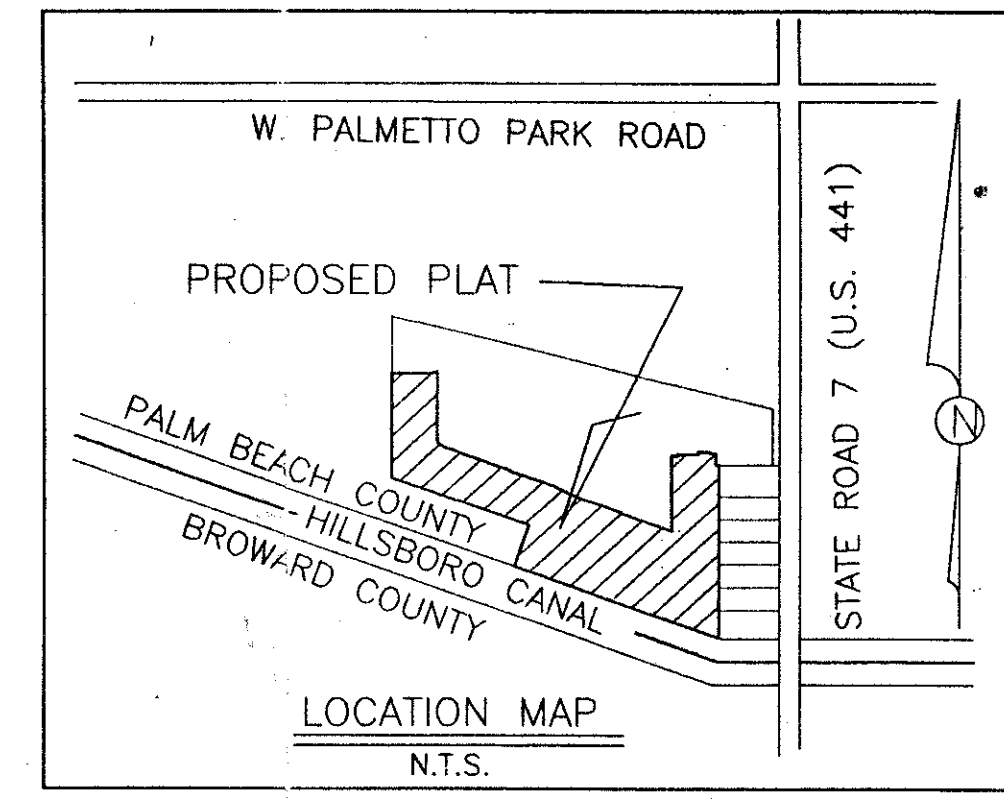
HILLSBORO COUNTRY CLUB PLAT TWO

A PLANNED UNIT DEVELOPMENT

IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST,

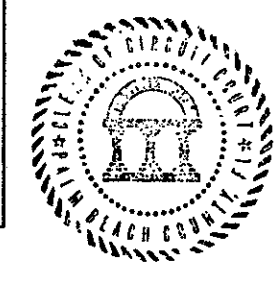
PALM BEACH COUNTY, FLORIDA

FEBRUARY, 1994.



23

STATE OF FLORIDA SS
COUNTY OF PALM BEACH
This plat filed for record at 10:29
AM this 4th day of
Feb. 1994 and duly recorded
in Plat Book 72 on page 23-25
DOROTHY H. WILKEN, Clerk
Circuit Court
By: *David A. Stalling* D.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS LEVITT HOMES INCORPORATED, A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS HILLSBORO COUNTRY CLUB PLAT TWO, SITUATE IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF H.I.D. PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, THENCE N00°00'18"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7 AS DEDICATED BY SAID H.I.D. PLAZA, A DISTANCE OF 180.00 FEET; THENCE N89°59'42"W A DISTANCE OF 343.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THEN S00°00'18"W A DISTANCE OF 986.94 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N70°29'40"W A DISTANCE OF 1225.00 FEET; THENCE N19°30'20"E A DISTANCE OF 250.00 FEET; THENCE N70°29'40"W A DISTANCE OF 817.11 FEET; THENCE N00°07'20"E A DISTANCE OF 579.96 FEET; THENCE S89°52'40"E A DISTANCE OF 212.00 FEET; THENCE N78°07'10"E A DISTANCE OF 43.96 FEET; THENCE S00°07'20"W A DISTANCE OF 396.80 FEET; THENCE S57°53'37"E A DISTANCE OF 50.58 FEET; THENCE S70°29'40"E A DISTANCE OF 350.00 FEET; THENCE S63°22'10"E A DISTANCE OF 120.93 FEET; THENCE S70°29'40"E A DISTANCE OF 581.38 FEET; THENCE N00°00'18"E A DISTANCE OF 431.35 FEET; THENCE S89°59'42"E A DISTANCE OF 150.00 FEET; THENCE N00°00'18"E A DISTANCE OF 12.03 FEET; THENCE S89°59'42"E A DISTANCE OF 100.00 FEET; THENCE S00°00'18"W A DISTANCE OF 70.10 FEET; THENCE S89°59'42"E A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.89352 ACRES, MORE OR LESS.

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

1. STREETS & DRIVEWAY TRACTS:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, 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.

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, 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.

TRACTS C, D, E & F, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, 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. 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 MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, 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. 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.

5. LANDSCAPE TRACTS:

TRACTS G & H, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MEADOW LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. NO LANDSCAPING OVER ANY PORTION ENCUMBERED BY EASEMENTS EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE NO. 3.

6. ZERO LOT LINE MAINTENANCE EASEMENTS:

IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR MEADOW LAKES AT BOCA RATON, THE ZERO LOT LINE MAINTENANCE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING EACH EASEMENT, AND TO THE UTILITY COMPANIES PROVIDING SERVICE TO SUCH ABUTTING LOT, FOR THE ROOF OVERHANG AND MAINTENANCE OF THE ABUTTING RESIDENCE, AS WELL AS CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SERVING THE ABUTTING LOT. SEE DETAIL ON EACH MAP SHEET.

IN WITNESS WHEREOF, LEVITT HOMES INCORPORATED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7 DAY OF January, 1994.

LEVITT HOMES INCORPORATED
A DELAWARE CORPORATION,
LICENSED TO DO BUSINESS
IN FLORIDA

BY: *H.T. Sleek*
HARRY T. SLEEK
SENIOR VICE PRESIDENT

WITNESS: *Myrtle L. Suenberg*

WITNESS: *Myrtle L. Suenberg*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND ~~HE~~ DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF LEVITT HOMES INCORPORATED, 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 SEAL THIS 7 DAY OF JANUARY, 1994.

MY COMMISSION EXPIRES: *Barbara Guio*
NOTARY PUBLIC
EXP. 4-30-94
COM. NO. AA757767

MORTGAGEE'S CONSENT

STATE OF FLORIDA
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 PLAT BOOK 7874 AT PAGE 1342-1400 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF January, 1994.

BANK ATLANTIC
A FEDERAL SAVINGS BANK

BY: *J.A. O'Neil*
PRESIDENT

WITNESS: *Kenneth H. Hittman*

WITNESS: *John O'Neil*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED John O'Neil WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND ~~HE~~ DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BANK ATLANTIC, A FEDERAL SAVINGS BANK, 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 SEAL THIS 10 DAY OF January, 1994.

MY COMMISSION EXPIRES: *John O'Neil*
Notary Public, State of Florida
My Commission Expires July 28, 1995
COMMISSION # 0012

NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE HILLSBORO COUNTRY CLUB HOMEOWNERS ASSOCIATION 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, THIS 7 DAY OF JANUARY, 1994.

HILLSBORO COUNTRY CLUB
HOMEOWNERS ASSOCIATION,
A FLORIDA CORPORATION
NOT FOR PROFIT

BY: *H.T. Sleek*
HARRY T. SLEEK, PRESIDENT

WITNESS: *Myrtle L. Suenberg*

WITNESS: *Myrtle L. Suenberg*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND ~~HE~~ DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HILLSBORO COUNTRY CLUB HOMEOWNERS ASSOCIATION, 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 SEAL THIS 7 DAY OF JANUARY, 1994.

MY COMMISSION EXPIRES: *Barbara Guio*
NOTARY PUBLIC
EXP. 4-30-94
COM. NO. AA757767

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RICHARD ALHADEFF, 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 LEVITT HOMES INCORPORATED; THAT ALL CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: JANUARY 10, 1994

Richard Alhadeff
RICHARD ALHADEFF, ESQ.

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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 1/10/94

Donald L. Todd
DONALD L. TODD
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION No. 4380

P.U.D. TABLE

TOTAL PLAT AREA	22.89352 AC±
TOTAL DWELLING UNITS	142
DENSITY	6.20 D.U./AC
STREETS	4.15674 AC±
BUFFERS	1.18134 AC±
DEVELOPABLE AREA	17.55544 AC±

PET. 92-60
ALLOC. #0001

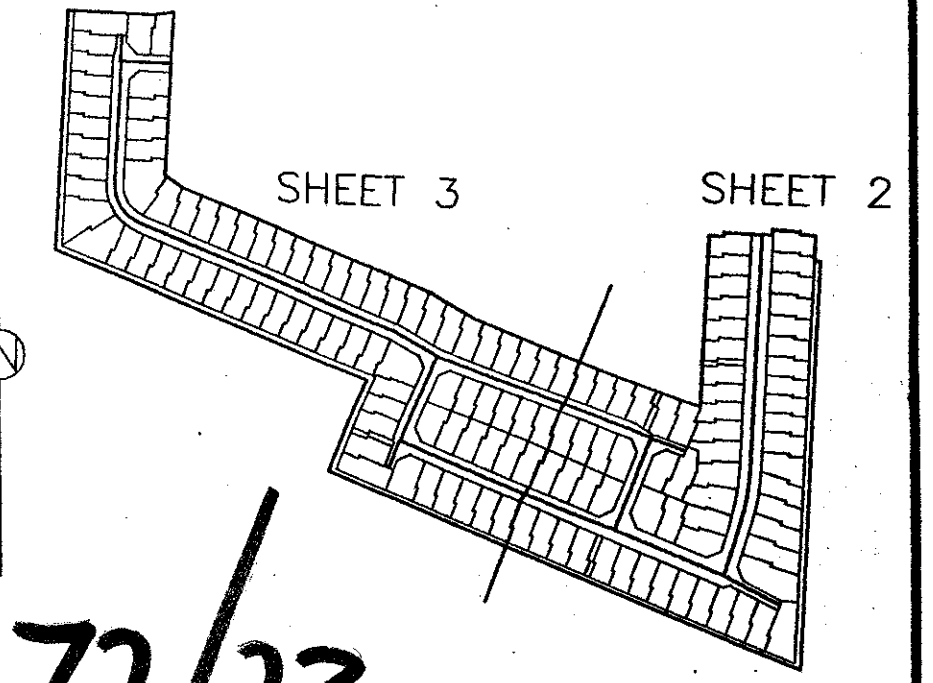
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S.C. 95-18018 Lot 167
S.C. 95-18017 Lot 165

0619-002

PR 95-16545 S.C.

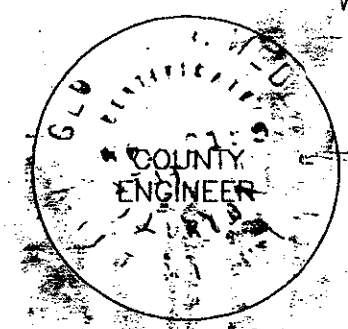
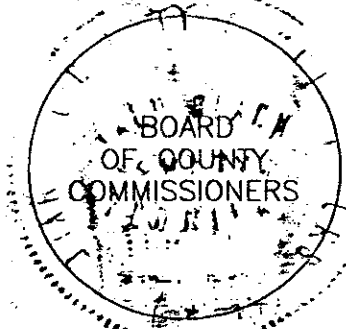
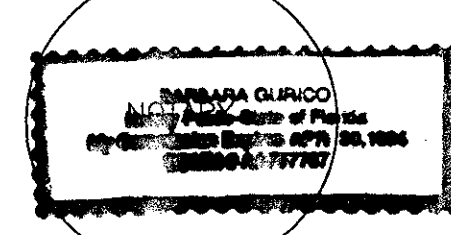
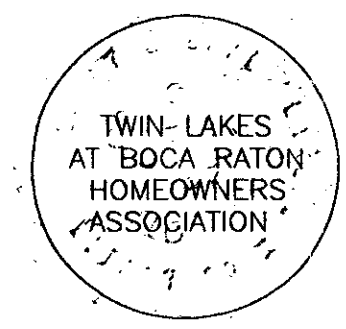
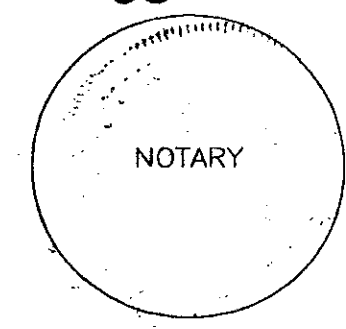
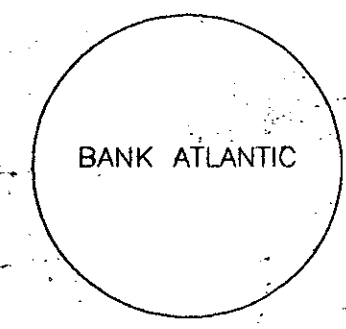
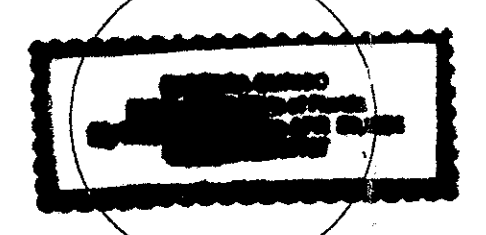
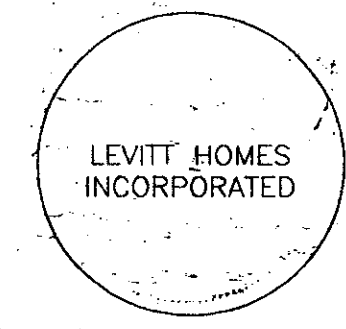
Hillsboro C.C.
Plat 72/23
Lot 168

PR 95-21606 Lot 108



ATLANTIC - CARIBBEAN MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
357 LIANA DRIVE
WEST PALM BEACH, FLORIDA 33415
(407) 687-5898

JOB NO. 92007
HILLSBORO COUNTRY CLUB PLAT TWO



PR# 95-16548 Lot# 171
PR# 95-16547 Lot# 230

TAZ 780

SUBDIVISION * Hillsboro C.C., Plat 23
BOOK 72 PAGE 23
FLOOD MAP *
ZONING PDD
CHAD * 69
SE 92-60
PUD NAME Hillsboro C.C.