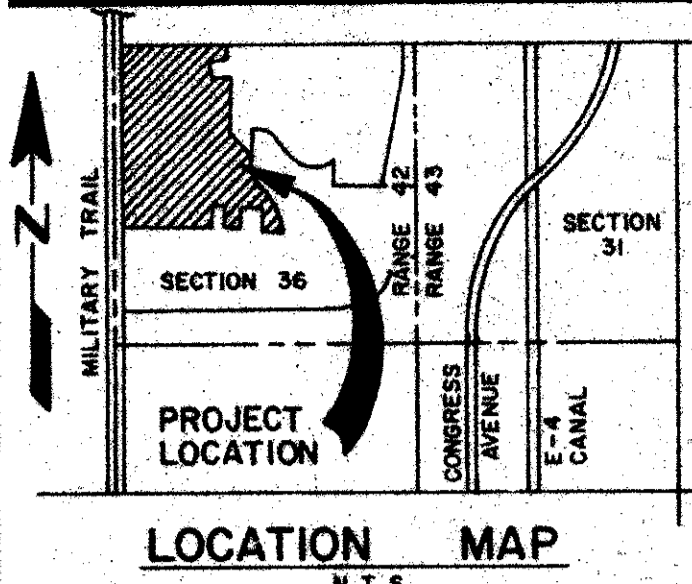


46/34



BOCAIRE GOLF CLUB NO. 1

A PLAT OF A PORTION OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST

A PART OF PALM-AIRE WEST P.R.D.

JOHN A. GRANT, JR., INC.

PALM BEACH COUNTY, FLORIDA

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

JANUARY 1983
SHEET 1 OF 4

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SHEET NO. 1 & 2 — TITLE SHEET AND CERTIFICATES
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46/34
34
COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 9:16 A.M.
2/24/83
46
34 35 36 + 37
JOHN B. DUNKLE, Clerk County Court
J. H. Medlin

DEDICATION

KNOW ALL MEN by these presents that FPA CORPORATION, a Delaware corporation, licensed to do business in the State of Florida, owner of land shown hereon, being in Section 36, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as BOCAIRE GOLF CLUB NO. 1 being more particularly described as follows:

Commencing at the Southwest corner of said Section 36; THENCE North, along the West line of said Section 36, a distance of 2110.08 feet; THENCE South 89° 40' 13" East along a line parallel with the South line of Section 36, a distance of 40.00 feet to the POINT OF BEGINNING of that portion described herein; THENCE North along a line 40.00 feet East of, as measured at right angles to, and parallel with the West line of Section 36 (said line also being the Easterly right-of-way line of Military Trail), a distance of 3146.34 feet to a point on the Southerly right-of-way line of Lake Worth Drainage District Canal L-3; THENCE South 89° 57' 06" East along said Southerly right-of-way line a distance of 1908.82 feet; THENCE South 00° 02' 55" West a distance of 80.89 feet; THENCE South 74° 56' 00" West a distance of 132.41 feet; THENCE South 15° 04' 00" East a distance of 150.00 feet; THENCE North 74° 56' 00" East a distance of 82.78 feet; THENCE South 15° 04' 00" East a distance of 671.94 feet; THENCE South, a distance of 686.26 feet; THENCE South 69° 49' 30" East a distance of 125.00 feet; THENCE South 20° 10' 30" West a distance of 36.51 feet; THENCE South 69° 49' 30" East a distance of 300.72 feet; THENCE South 07° 34' 51" East a distance of 507.04 feet to a point on a circular curve concave to the North, a radial bearing from said point bears North 7° 14' 51" West, the last three courses being coincident with the Westerly boundary of Pheasant Walk Section Eight as recorded in Plat Book 37 at Page 160 of the Public Records of Palm Beach County, Florida; THENCE Westerly, along the arc of said curve, an arc distance of 327.77 feet (said curve having a radius of 1497.00 feet and a central angle of 12° 37' 46") to the Point of Compound Curvature of a circular curve concave to the North; THENCE Westerly along the arc of said curve, an arc distance of 268.33 feet (said curve having a radius of 2400.00 feet and a central angle of 6° 24' 21" to a Point of Cusp, a radial bearing from said Point of Cusp bears North 11° 47' 16" East, the last two described courses being coincident with the Northerly Right-of-Way line of Pheasant Way as shown on the Plat, Pheasant Walk Section Four, recorded in Plat Book 34 at Page 1 of the Public Records of Palm Beach County, Florida; THENCE South 89° 40' 13" East, a distance of 250.26 feet; THENCE North, a distance of 435.60 feet; THENCE North 89° 40' 13" West, a distance of 560.00 feet; THENCE South a distance of 368.36 feet to a point on a circular curve concave to the South, a radial bearing from said point bears South 9° 49' 26" West; THENCE Westerly along the arc of said curve being coincident with the Northerly Right-of-Way line of Pheasant Way as shown on the Plat, Pheasant Walk Section Three, recorded in Plat Book 33 at Page 15 of the Public Records of Palm Beach County, Florida, an arc distance of 282.94 feet (said curve having a radius of 2400.00 feet and a central angle of 6° 45' 17") to a point, a radial bearing from said point bears South 9° 03' 10" West; THENCE North, a distance of 338.31 feet; THENCE North 89° 40' 13" West, a distance of 159.00 feet; THENCE South, a distance of 335.80 feet; THENCE North 89° 40' 13" West, along the Northerly Right-of-Way line of Pheasant Way as shown on the said Plat Pheasant Walk Section Three, and the Plat Pheasant Walk Section One, as recorded in Plat Book 31 at Page 232 of the Public Records of Palm Beach County, Florida, a distance of 1660.00 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Palm Beach County, Florida.

has caused the same to be surveyed and platted as shown hereon and hereby makes the following dedications:

- Streets:
 - Tract J as shown, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for additional road right-of-way purposes.
 - That tract for private road purposes, shown hereon as Tract K-1, is hereby dedicated to the Bocaire Homeowners Association, Inc., a Florida corporation not for profit, for perpetual use for private road right-of-way purposes, and is the perpetual maintenance obligation of said Association, its successors, or assigns, without recourse to Palm Beach County, and is further dedicated to provide private road right-of-way ingress and egress to the owners of the Lots and Tracts set forth in this plat, as well as to Bocaire Country Club, Inc., a Florida corporation not for profit, its successors or assigns.
- Easements:
 - Utility and Drainage Easements - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. Tract K-1 as shown is hereby declared to be drainage and utility easements.
 - Limited Access Easements - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
 - Lake Maintenance Easements - The lake maintenance easements as shown are hereby dedicated to the Bocaire Homeowners Association, Inc. for the maintenance of the lakes, and are the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County.
- Water Management Tracts:

The water management tracts, shown hereon as Tracts L-1, L-3, L-4, L-5, L-6, L-7 and L-8, are dedicated to the Bocaire Homeowners Association, Inc. for water management purposes and are the perpetual maintenance obligations of said association, its successors, or assigns, without recourse to Palm Beach County.
- Recreation Areas (Golf Course and Clubhouse Tracts):

The recreation areas, shown hereon as Tracts A, C, D, and I are hereby reserved to FPA Corporation, its successors or assigns for recreational purposes and are the perpetual maintenance obligation of said Corporation, its successors or assigns, without recourse to Palm Beach County. Tract I is reserved for Clubhouse purposes, together with all appurtenant uses thereto, as well as such other purposes consistent with current zoning and land use regulations.
- Future Development:

Tracts F and G as shown hereon are hereby reserved to FPA Corporation, its successors or assigns for future development in accordance with the approved Master Plan, to be replatted prior to development. Said tracts are the perpetual maintenance obligation of FPA Corporation, its successors or assigns.

IN WITNESS WHEREOF, the above-named 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 hereto by and with the authority of its Board of Directors, this 19 day of MAY, 1983.

F P A CORPORATION, a corporation of the State of Delaware licensed to do business in the State of Florida

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

ACKNOWLEDGMENT

STATE OF FLORIDA: Before me personally appeared THOR AMLIE and T. W. GELL, to me well known, and known to me to be the individuals described COUNTY OF BROWARD in and who executed the foregoing instrument as President and Secretary of the F P 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 19th day of May, 1983.

My Commission expires: Notary Public State of Florida Carol J. Stewart

TITLE CERTIFICATE

STATE OF FLORIDA: I, JAMES M. HANKINS, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title COUNTY OF PALM BEACH to the hereon described property; that I find the title to the property is vested in F P A CORPORATION, a Delaware 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: June 28, 1983 James M. Hankins
JAMES M. HANKINS
OSBORNE AND HANKINS
Attorney-at-law licensed in Florida

MORTGAGE CERTIFICATE

STATE OF FLORIDA: The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in COUNTY OF PALM BEACH 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 2267, Page 458 (as modified) 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 President and attested by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 24th day of May, 1983.

ARTELLE LAND COMPANY, a corporation of the State of Florida

Attest: Artelle G. Medlen, Secretary By: James H. Medlin, President

ACKNOWLEDGMENT

STATE OF FLORIDA: Before me personally appeared J. H. MEDLIN and ARTELLE G. MEDLIN, to me well known, and known to me to be the COUNTY OF PALM BEACH individuals described in and who executed the foregoing instrument as President and Secretary of the ARTELLE LAND 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 24 day of May, 1983.

My Commission expires: 11/7/1983 Julius P. [Signature], Notary Public

MORTGAGE CERTIFICATE

STATE OF FLORIDA: The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in COUNTY OF BROWARD 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 3399 at page 259 and assigned in Official Record Book 3722, Page 1208 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Association has caused these presents to be signed and attested by its respective Vice - Presidents and its seal to be affixed hereon by and with the authority of its Board of Directors this 13 day of May, 1983.

SOUTHEAST BANK, N.A.

Attest: Thomas McKenna, Vice - President By: Donald C. Feller, Vice - President

ACKNOWLEDGMENT

STATE OF FLORIDA: Before me personally appeared DONALD C. FELLER and THOMAS MCKENNA, to me well known, and known to me to be the COUNTY OF BROWARD individuals described in and who executed the foregoing instrument as DONALD C. FELLER, Vice-President and THOMAS MCKENNA, Vice-President, 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 13th day of May, 1983.

My Commission Expires: Dec. 23, 1986 Thomas J. [Signature], Notary Public

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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will 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 177 Florida Statutes as amended, and ordinances of Palm Beach County, Florida.

Date: 6/28/83 John A. Grant, Jr., Registered Surveyor No. 1141, State of Florida

BOARD OF COUNTY COMMISSIONERS 0286-301

This plat is hereby approved for record this 12 day of July, 1983. By: Gregg Levitt, Chairman

COUNTY ENGINEER This plat is hereby approved for record this 12 day of July, 1983. By: H. F. Kahler, P.E., County Engineer

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS

This instrument Prepared By: John A. Grant, Jr., John A. Grant, Jr., Inc.
3339 North Federal Highway, Boca Raton, Florida 33431

F.P.A. F.P.A. NOTARY ARTELLE ARTELLE NOTARY

CLERK
SOUTHEAST BANK, N.A.
SOUTHEAST BANK NOTARY
SURVEYOR