

BOCA GOLF AND TENNIS CLUB — SECTION I

A PLAT OF A PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF TRACT "E" OF PHEASANT WALK SECTION SIX, AS RECORDED IN PLAT BOOK 35, PAGES 193 AND 194 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

PALM BEACH COUNTY, FLORIDA

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

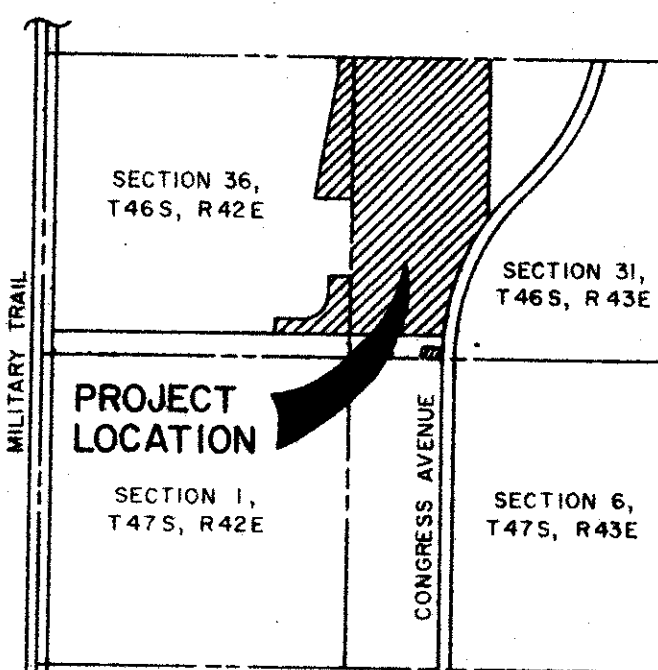
OCTOBER 1983

SHEET 1 OF 3

DEDICATION

KNOW ALL MEN by these presents that FPA CORPORATION, a Delaware corporation qualified to do business in the State of Florida, owner of the land shown hereon, being in Section 31, Township 46 South, Range 42 East, and Section 36, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as BOCA GOLF AND TENNIS CLUB—SECTION I, being more particularly described as follows:

BEGINNING at the Southeast corner of BOCAIRE GOLF CLUB NO. 2 as recorded in Plat Book 46, Pages 38 - 41 of the Public Records of Palm Beach County; thence with a bearing of N. 12° 13' 56" E., along the Easterly boundary of said BOCAIRE GOLF CLUB NO. 2, a distance of 1439.86 feet to a point; thence with a bearing of S. 88° 50' 00" E., a distance of 309.50 feet to a point; thence with a bearing of S. 15° 47' 07" W., a distance of 1062.94 feet to a point; thence with a bearing of S. 01° 10' 00" W., a distance of 1015.6 feet to a point; thence with a bearing of S. 89° 50' 20" E., a distance of 447.94 feet to a point; thence with a bearing of S. 20° 10' 00" E., a distance of 297.27 feet to a point; thence with a bearing of S. 00° 18' 55" W., a distance of 400.22 feet to a point; thence with a bearing of S. 89° 41' 05" E., a distance of 252.47 feet to a point; thence with a bearing of N. 02° 16' 37" E., a distance of 297.27 feet to a point of curvature; thence with a curve to the left, having a radius of 490.00 feet, an arc length of 447.08 feet to a point; thence with a bearing of N. 50° 00' 00" W., a distance of 96.98 feet to a point of curvature; thence with a curve to the right, having a radius of 540.00 feet, an arc length of 338.94 feet to a point of compound curvature; thence with a curve to the right, having a radius of 1105.00 feet, an arc length of 338.23 feet to a point of tangency; thence with a bearing of N. 03° 30' 00" E., a distance of 387.69 feet to a point of curvature; thence with a curve to the left, having a radius of 550.00 feet, an arc length of 215.02 feet to a point; thence with a bearing of N. 18° 30' 00" W., a distance of 28.58 feet to a point of curvature; thence with a curve to the right, having a radius of 640.00 feet, an arc length of 221.54 feet to a point; thence with a bearing of N. 15° 20' 00" E., a distance of 467.22 feet to a point of curvature; thence with a curve to the right, having a radius of 300.00 feet, an arc length of 84.72 feet to a point, said point being designated as Point "A"; thence with a bearing of S. 89° 25' 07" E., a distance of 84.72 feet to a point of curvature; thence with a curve to the right, having a radius of 300.00 feet, an arc length of 459.65 feet to a point; thence with a bearing of S. 01° 38' 57" E., a distance of 1746.58 feet to a point of curvature; thence with a curve to the right, having a radius of 540.00 feet, an arc length of 678.42 feet to a point; thence with a bearing of S. 70° 20' 00" W., a distance of 76.94 feet to a point of curvature; thence with a curve to the right, having a radius of 910.00 feet, an arc length of 378.53 feet to a point; thence with a bearing of N. 85° 50' 00" W., a distance of 92.95 feet to a point; thence with a bearing of S. 48° 01' 22" W., a distance of 35.96 feet to a point on a curve concave to the West; thence along the arc of said curve having an initial tangent bearing of S. 02° 10' 44" W., a radius of 570.00 feet, an arc length of 0.97 feet to a point of tangency; thence with a bearing of S. 02° 16' 37" W., a distance of 947.85 feet to a point of curvature; thence with a curve to the left having a radius of 474.34 feet, an arc length of 398.72 feet to a point;



LOCATION MAP N.T.S.

INDEX OF SHEETS

SHEET NO. 1 AND 2 — TITLE SHEET AND CERTIFICATES
SHEET NO. 3 — DETAIL SHEET

DEDICATION (Continued)

- b. That tract for private road purposes, shown hereon as Tract K, is hereby dedicated to the Boca Golf and Tennis Club Property Owners Association, Inc., a Florida corporation not-for-profit, its successors or assigns, 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 members of Boca Golf and Tennis Club, Inc., a Florida corporation not-for-profit, its successors or assigns, and to Boca Golf and Tennis Club, Inc., its successors or assigns, and including FPA Corporation, its successors or assigns. Tract K is further dedicated for utility and drainage purposes.
- 3. Easements
 - a. 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.
 - b. 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.
 - c. Golf Course Easement - The twenty foot (20) golf course easement shown hereon as G.C.E. is hereby reserved to FPA Corporation, its successors and assigns, for golf course purposes, and is the perpetual maintenance obligation of said corporation; provided, however, that the easement is freely assignable by FPA Corporation and, in the event of such assignment, the assignee shall be responsible for maintaining the easement, and FPA Corporation shall thereafter be relieved from such obligation.
- 4. Water Management Tracts
 - The water management tracts, shown hereon as Tracts L-1, L-2, L-3, L-4, L-5 and L-6 are dedicated to the Boca Golf and Tennis Club Property Owners Association, Inc., a Florida corporation not-for-profit, for water management purposes and are the perpetual maintenance obligations of said Association, its successors, or assigns, without recourse to Palm Beach County.
- 5. Recreation Areas (Golf Course, Golf Maintenance and Clubhouse Tracts)
 - The recreation areas, shown hereon as Tracts X-2, X-3, X-4, X-5, X-6, X-7, M and N are hereby reserved to FPA Corporation, a Delaware 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. FPA Corporation shall have the right to assign this maintenance obligation, and in such event, the assignee shall assume such obligation and FPA Corporation shall thereafter be relieved therefrom. At FPA Corporation's discretion, Tracts M and N are reserved for clubhouse purposes and maintenance purposes, respectively, and all appurtenant uses thereto, as well as such other purposes consistent with current zoning and land use regulations.

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 12th day of DECEMBER, 1983.

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

Attest: T. W. Gell
T. W. GELL, Secretary

By: Thor Amlie
THOR AMLIE, President

ACKNOWLEDGMENT

STATE OF FLORIDA } ss Before me personally appeared THOR AMLIE and T. W. GELL, to me well known, and known to me to be COUNTY OF BROWARD } the individuals described in and who executed the foregoing instrument as President and Secretary of 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 12th day of December, 1983.

My Commission expires: July 20, 1987

Philip M. McPee
Notary Public - State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA } ss I, JAMES M. HANKINS, a duly licensed attorney in the State of Florida, do hereby certify that I COUNTY OF PALM BEACH } have examined the title 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: April 25th, 1984

James M. Hankins
JAMES M. HANKINS
OSBORNE AND HANKINS
Attorney-at-law licensed in Florida

MORTGAGE CERTIFICATE

STATE OF NEW JERSEY } ss The undersigned hereby certifies that it is the holder of a mortgage upon the property COUNTY OF BERGIN } 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 3177 at Page 1146 and assigned in Official Record Book 3181 at Page 205 and modified in Official Record Book 3999 at Page 168, all of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, I, ANTHONY DONALD NAZZARO, individually and as Trustee, do hereunto set my hand and seal this 20th day of December, 1983.

WITNESSES:
Barbara Klaves
Anthony Donald Nazzaro

Anthony Donald Nazzaro
ANTHONY DONALD NAZZARO, Individually and as Trustee

ACKNOWLEDGMENT

STATE OF NEW JERSEY } ss Before me personally appeared ANTHONY DONALD NAZZARO, to me well known and known to me to be the COUNTY OF BERGIN } person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 20th day of December, 1983.

My Commission expires: 6/20/84

Barbara Klaves
Notary Public State of New Jersey

BOCA GOLF + TENNIS CLUB #1

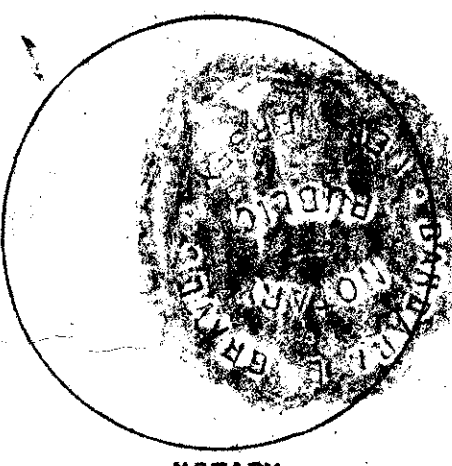
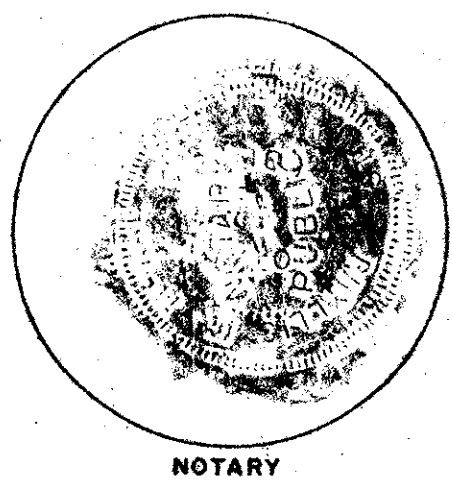
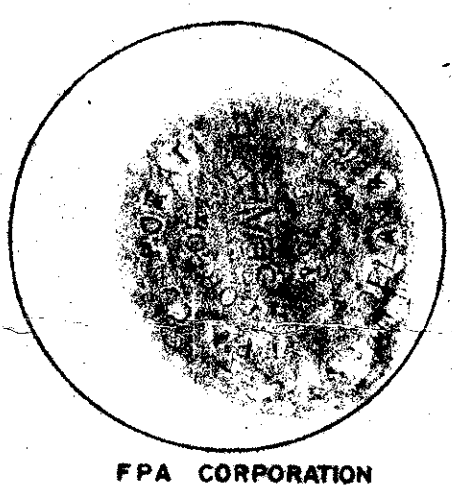
This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Fla.

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

- 1. Residential Tract - Tract A-1 as shown is hereby reserved to FPA Corporation, a Delaware Corporation, its successors or assigns, for purposes of residential development, and is the perpetual maintenance obligation of said Corporation, its successors or assigns, without recourse to Palm Beach County.
- 2. Streets:
 - a. 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 for Congress Avenue.

79

COUNTY OF PALM BEACH
STATE OF FLORIDA
This plat was filed
this 31st day of MAY 1984
at 9:45a
Book 48 Page 79, 80 + 81.
Margaret S. Threlkoff



0285-003

DRAWING NUMBER
48/79

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER