

DRAWING NUMBER 48/144

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A PLANNED UNIT DEVELOPMENT

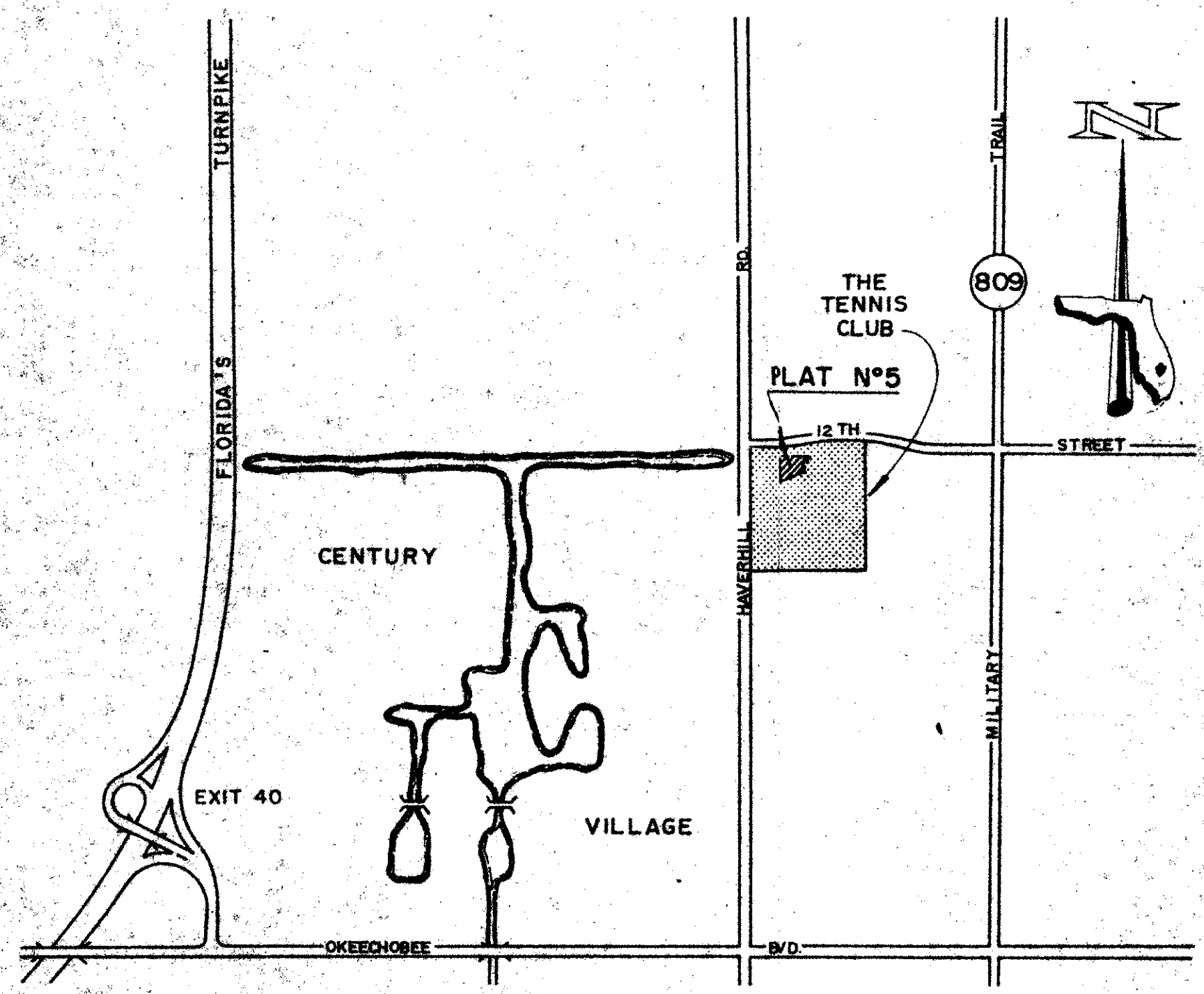
THE TENNIS CLUB OF PALM BEACH, PLAT No. 5

IN SECTION 24, TOWNSHIP 43, SOUTH, RANGE 42, EAST, PALM BEACH COUNTY, FLORIDA

FEBRUARY 1984

144

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 1:55 P.M.
this 27th day of JUNE
1984 and duly recorded in Plat Book No.
48 on page 144 & 145
JOHN B. DUNKLE, Clerk Circuit Court
John B. Dunkle



VICINITY MAP
Not to scale

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT KARP HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE TENNIS CLUB OF PALM BEACH, PLAT NO. 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, THE NORTH LINE OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SAID SECTION 24 IS ASSUMED TO BEAR NORTH 89° 55' 12" EAST AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO)

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF THE PLAT OF THE TENNIS CLUB OF PALM BEACH, PLAT NO. 3 AS SAID CORNER IS SHOWN ON SAID PLAT RECORDED IN PLAT BOOK 37, PAGES 195 AND 196 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE TRAVERSING ALONG THE EAST BOUNDARY OF THE TENNIS CLUB DRIVE, A PRIVATE ROADWAY TRACT (AS SAID TENNIS CLUB DRIVE IS SHOWN ON SAID PLAT NO. 3) SOUTH 00° 04' 48" EAST A DISTANCE OF 50.00 FEET TO A CORNER OF SAID ROADWAY TRACT AND THE POINT OF BEGINNING, SAID CORNER ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 04° 14' 08" AND A RADIUS OF 2981.79 FEET, A RADIAL LINE PASSING THROUGH SAID CORNER BEARS SOUTH 00° 04' 48" EAST; THENCE DEPARTING FROM SAID EAST BOUNDARY LINE OF SAID TENNIS CLUB DRIVE AND SAME OF SAID PLAT NO. 3 AND TRAVERSING THROUGH THE FOLLOWING SIX (6) NUMBERED COURSES AND DISTANCES:

- 1) EASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 220.43 FEET; THENCE
 - 2) SOUTH 04° 18' 56" EAST, A DISTANCE OF 20.00 FEET; THENCE
 - 3) SOUTH 38° 48' 06" WEST, A DISTANCE OF 34.13 FEET; THENCE
 - 4) SOUTH 03° 52' 25" EAST, A DISTANCE OF 61.42 FEET; THENCE
 - 5) SOUTH 22° 40' 58" EAST, A DISTANCE OF 24.41 FEET; THENCE
 - 6) SOUTH 67° 19' 02" WEST, A DISTANCE OF 274.37 FEET, MORE OR LESS TO THE MOST SOUTHEASTERLY CORNER OF THE BOUNDARY LINE OF THE PLAT OF THE TENNIS CLUB OF PALM BEACH, PLAT NO. 4, AS SAID PLAT IS RECORDED IN PLAT BOOK 41, PAGES 63 AND 64 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE TRAVERSING ALONG PORTIONS OF THE EAST BOUNDARY LINES OF SAID PLATS NO. 4 AND NO. 3 THROUGH THE FOLLOWING TWO (2) NUMBERED COURSES AND DISTANCES:
- 1) NORTH 00° 04' 48" EAST, A DISTANCE OF 227.64 FEET; THENCE
 - 2) NORTH 89° 55' 12" EAST, A DISTANCE OF 39.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.0128 ACRES, MORE OR LESS.

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

1. 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.

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, THIS 1st DAY OF May, 1984.

ATTEST:
Samuel Karp
ITS SECRETARY
BY: *Samuel Karp*
SAMUEL KARP, ITS PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED SAMUEL KARP AND *Samuel Karp* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF KARP HOMES OF FLORIDA, 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 SUCH 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 1st DAY OF May, 1984.

MY COMMISSION EXPIRES:
NOTARY PUBLIC STATE OF FLORIDA
BY: *M. De Choudens*
M.S. DE CHOUDENS
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 THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA 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: MARCH 13, 1984
BY: *George C. Panos*
GEORGE C. PANOS,
REGISTERED LAND SURVEYOR NO. 1676
STATE OF FLORIDA
REGISTERED LAND SURVEYOR'S SEAL

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 HEREOF 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 4071 AT PAGE 966 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
ASST.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF May, 1984.

ATTEST:
William Frame
ITS SECRETARY
BY: *William Frame*
WILLIAM FRAME,
ITS SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED WILLIAM FRAME AND *William Frame* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND SECRETARY OF SUNRISE SAVINGS AND LOAN ASSOCIATION OF FLORIDA, 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF May, 1984.

MY COMMISSION EXPIRES:
NOTARY PUBLIC STATE OF FLORIDA
BY: *Eron B. Sanders*
ERON B. SANDERS
NOTARY PUBLIC

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 HEREOF 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 4071 AT PAGE 1002 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 TO BY ITS ASSIST. SEC. AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF April, 1984.

ATTEST:
Louis Stulberg
BY: *Louis Stulberg*
LOUIS STULBERG,
ITS PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED LOUIS STULBERG, PRESIDENT AND M.S. DE CHOUDENS, ASSIST. SEC. TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSIST. SEC. OF 2800 HAVERHILL ROAD CORPORATION, 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF April, 1984.

MY COMMISSION EXPIRES:
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I GARY GERSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I HAVE FOUND THAT TITLE TO THE PROPERTY IS VESTED TO KARP HOMES OF FLORIDA, INC.; THAT THE CURTAIN HAS BEEN PULLED; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT I FIND ALL INSTRUMENTS SHOWN AND ARE TRUE AND CORRECT.
DATED: 3/15/84

BY: *Gary Gerson*
GARY GERSON, ESQ., ATTORNEY AT LAW
LICENSED IN THE STATE OF FLORIDA

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF June, 1984

BY: *Dorothy Wilcox*
DOROTHY WILCOX
CHAIRMAN, v.l.c.

COUNTY ENGINEER
PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF June, 1984

BY: *H.F. Kahler*
H.F. KAHLERT
COUNTY ENGINEER

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

BY: *Spice Yee*
DEPUTY CLERK

OFFICIAL SEAL
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER'S SEAL

CORPORATE SEAL
KARP HOMES OF FLORIDA, INC.

NOTARY SEAL

REGISTERED LAND SURVEYOR'S SEAL

THIS INSTRUMENT WAS PREPARED BY GEORGE C. PANOS OF FLORIDA SURVEYING & MAPPING, INC., 3361 BELVEDERE ROAD, SUITE N, WEST PALM BEACH, FLORIDA, 33406. TELEPHONE NUMBER: (305) 689-6414

IN 2 SHEETS, SHEET No. 1

FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYORS
WEST PALM BEACH, FLORIDA 33406

SCALE: AS SHOWN
FEBRUARY 1984
DRAWN BY: G.C.P.
CHECKED BY: J.P.

THE TENNIS CLUB OF PALM BEACH, PLAT NO. 5
183-216