

DRAWING NUMBER 50/91

DRAWING NUMBER

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P.U.D. TABULAR DATA

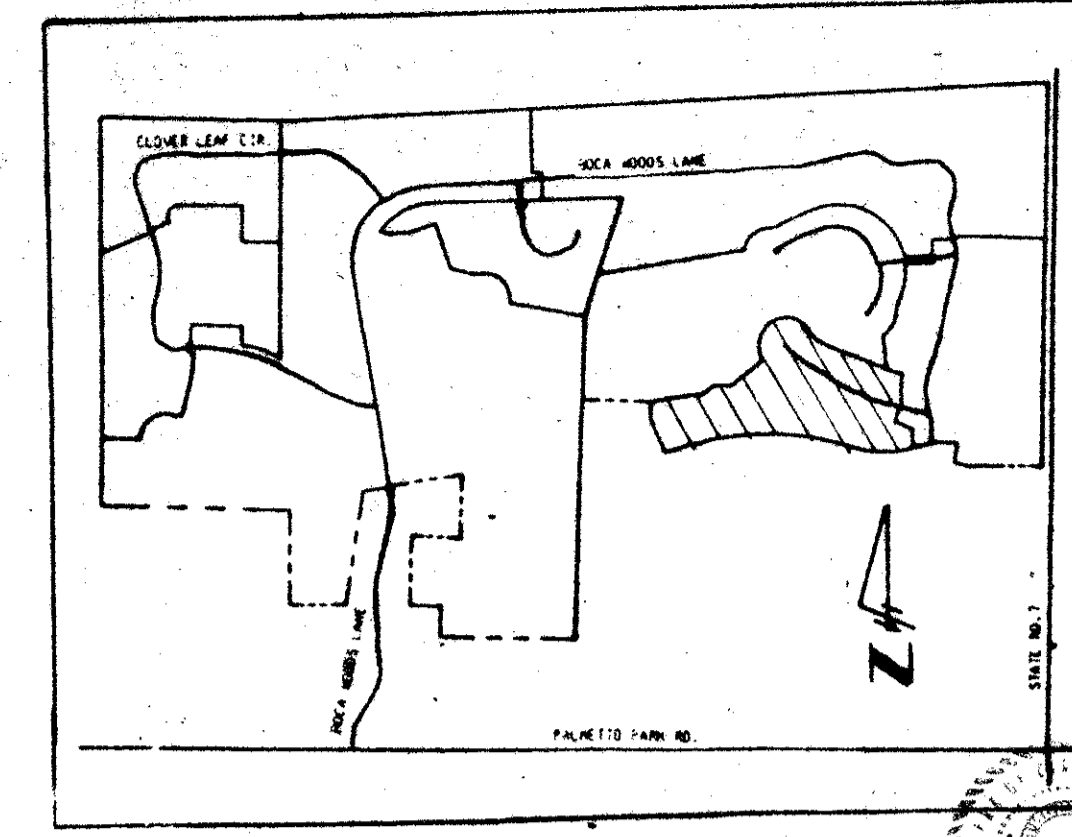
TOTAL ACRES	20.98 AC.
TOTAL UNITS	20
GROSS DENSITY	0.95 DU/AC
BUILDING COVERAGE	3.71 AC.
STREETS & UNCOVERED PARKING	1.13 AC.
WATER BODIES	6.21 AC.
TOTAL OPEN SPACE	16.14 AC. 76%
INCL. COL. COURSE	

P.U.D. TABULAR DATA

BOCA WOODS COUNTRY CLUB PLAT 11

A PART OF BOCA WOODS COUNTRY CLUB, A P.U.D.
SITUATE IN SECTION 24, TOWNSHIP 47 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 12:07 PM THIS 11th DAY OF DECEMBER, 1985 AND DULY RECORDED IN PLAT BOOK 85 ON PAGES 91 AND 92

JOHN B. DUNKLE, CLERK
BY: [Signature]

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA WOODS COMPANY, A LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS BOCA WOODS COUNTRY CLUB PLAT 11, SITUATE IN SECTION 24, BEING A REPLAT OF A PORTION OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 1027, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BOCA WOODS COUNTRY CLUB PHASE 1, AS RECORDED IN PLAT BOOK 41, PAGES 80-83, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EAST ALONG THE PERIMETER OF SAID PLAT A DISTANCE OF 470.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

FROM THE POINT OF BEGINNING; THENCE SOUTH, ALONG THE PERIMETER OF SAID PLAT, A DISTANCE OF 120.84 FEET; THENCE SOUTH 25°08'09" EAST A DISTANCE OF 251.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 965.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 25°08'09" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 05°53'16", A DISTANCE OF 99.16 FEET TO THE POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1965.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 19°14'53" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 35°00'00", A DISTANCE OF 1200.35 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 735.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 15°45'07" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 33°21'34", A DISTANCE OF 427.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 524.61 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 77°40'48" EAST; THENCE, DEPARTING FROM SAID PLAT AND RUNNING ALONG THE PERIMETER OF BOCA WOODS COUNTRY CLUB PHASE 9, AS RECORDED IN PLAT BOOK 49, PAGES 138-139, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 13°57'07", A DISTANCE OF 127.75 FEET; THENCE NORTH 70°28'26" WEST A DISTANCE OF 130.07 FEET; THENCE NORTH 19°25'03" EAST A DISTANCE OF 135.00 FEET; THENCE NORTH 08°06'46" WEST A DISTANCE OF 56.38 FEET; THENCE NORTH 01°10'41" EAST A DISTANCE OF 150.34 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 155.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 01°10'41" EAST; THENCE, DEPARTING FROM SAID PERIMETER AND RUNNING ALONG THE PERIMETER OF BOCA WOODS COUNTRY CLUB PHASE 10, AS RECORDED IN PLAT BOOK 50, PAGES 81-84, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 18°14'22", A DISTANCE OF 49.34 FEET; THENCE NORTH 70°34'57" WEST A DISTANCE OF 478.36 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 552.70 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 19°25'03" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 07°34'16", A DISTANCE OF 73.03 FEET TO THE POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 195.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 26°59'19" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 29°55'55", A DISTANCE OF 101.87 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 185.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 56°55'14" WEST; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 177°45'46", A DISTANCE OF 573.97 FEET; THENCE SOUTH 50°27'40" WEST A DISTANCE OF 280.34 FEET; THENCE SOUTH 87°30'22" WEST A DISTANCE OF 120.67 FEET; THENCE SOUTH 50°16'36" WEST A DISTANCE OF 97.67 FEET; THENCE SOUTH 83°07'36" WEST A DISTANCE OF 136.32 FEET; THENCE SOUTH 78°29'16" WEST A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.98316 ACRES MORE OR LESS.

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

- STREETS**
THE PRIVATE ROADWAYS SHOWN HEREON ARE HEREBY DEDICATED AS PRIVATE ROADWAYS FOR ACCESS TO THE PROPERTY AND ARE HEREBY DEDICATED IN PERPETUITY TO THE BOCA WOODS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION INC., THEIR TENANTS, GUESTS, EMPLOYEES, AND INVITEES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS**
 - THE UTILITY, DRAINAGE, LIFT STATION EASMENT, AND MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY, DRAINAGE, AND MAINTENANCE, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - THE WATER MANAGEMENT TRACT ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOCA WOODS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS DESIGNATED WITH THE LETTER "R"**
TRACT R-18 IS HEREBY RESERVED FOR GOLF COURSE, CLUBHOUSE AND RELATED USES THERETO; PARKS AND/OR OPEN SPACE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF RECORD OF SAID TRACTS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS**
WATER MANAGEMENT TRACTS L-29 AND L-30 AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE BOCA WOODS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, KENNEDY PROPERTIES INC., SOLE GENERAL PARTNER OF BOCA WOODS COMPANY, A LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS CHAIRMAN AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF December, 1984.

ATTEST: W.W. Kennedy BY: Robert N. Kennedy
WILLIAM W. KENNEDY, CHAIRMAN ROBERT N. KENNEDY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF LAKE)

BEFORE ME PERSONALLY APPEARED ROBERT N. KENNEDY AND WILLIAM W. KENNEDY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT'S PRESIDENT AND CHAIRMAN OF KENNEDY PROPERTIES INC., SOLE GENERAL PARTNER OF BOCA WOODS COMPANY, A LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 30th DAY OF December, 1984.

MY COMMISSION EXPIRES: 2-10-85 Jessie C. Koshman
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

TOMMY T. RUCKS, TRUSTEE, HEREBY CERTIFIES THAT HE IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREOF DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT HIS MORTGAGE WHICH I DESCRIBED IN OFFICIAL RECORD BOOK 4166 AT PAGE 0196 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 7 DAY OF December, 1984.

WITNESS: Agnes Redman Tommy T. Rucks
TOMMY T. RUCKS, TRUSTEE

WITNESS: Maxine V. Rowland

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED TOMMY T. RUCKS, TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE 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 7 DAY OF December, 1984.

MY COMMISSION EXPIRES: July 2, 1987 Phyllis B. Knowles
NOTARY PUBLIC

TITLE CERTIFICATION

WE, GIBRALTAR TITLE AND ESCROW COMPANY OF BOCA RATON INC., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO BOCA WOODS COMPANY, A LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

GIBRALTAR TITLE AND ESCROW COMPANY OF BOCA RATON INC.

DATE: December 7, 1984 BY: Phyllis B. Knowles
PHYLLIS B. KNOWLES, CLOSING AGENT

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 11th DAY OF December, 1984.

Wesley B. Haas
WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WITH 00°00'00"E BEING GRID NORTH.
- U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS:
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
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 SAME.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF January, 1985.

BY: Kenneth M. Adams
KENNETH M. ADAMS, CHAIRMAN

COUNTY ENGINEER

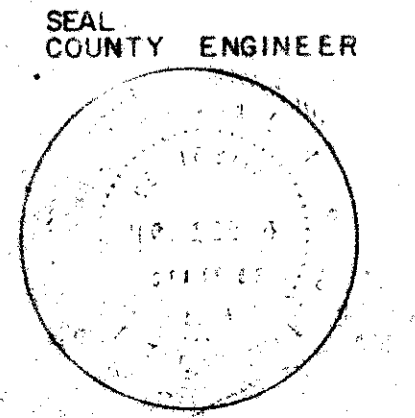
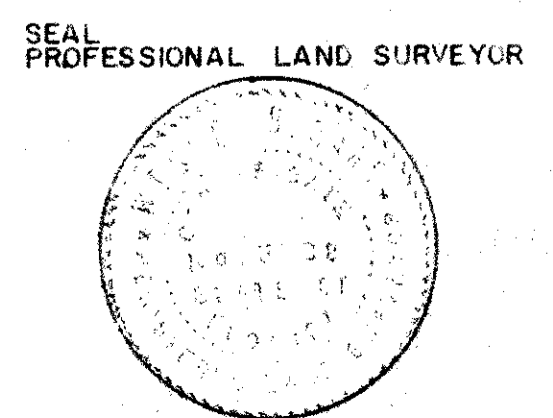
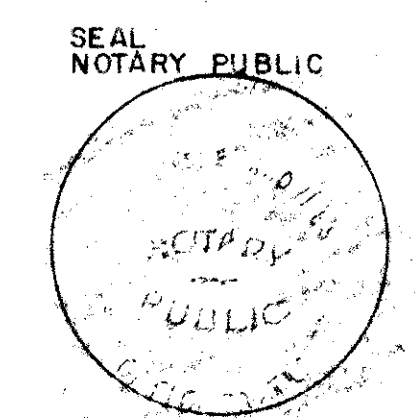
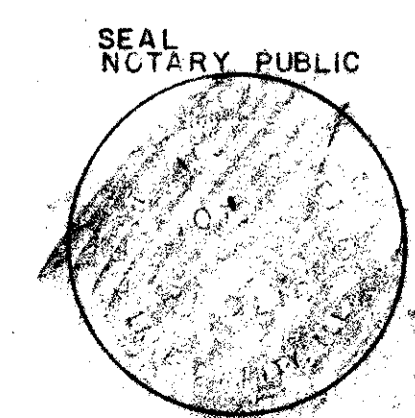
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF January, 1985.

BY: Herbert P. Kahlert
HERBERT P. KAHLERT, P.E., COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK

BY: Robert B. Blythe
DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.



Meridian Surveying and Mapping Inc.	
DRAWN	M.E.H.
CHECKED	M.A.M.
DRAWING NO	82-P-051
DATE	11/21/84
SCALE	NONE
BOCA WOODS COUNTRY CLUB PLAT 11	

0215-309 50/91

Impact Fee
Pet. 78-242
250.00