

SPYGLASS WALK

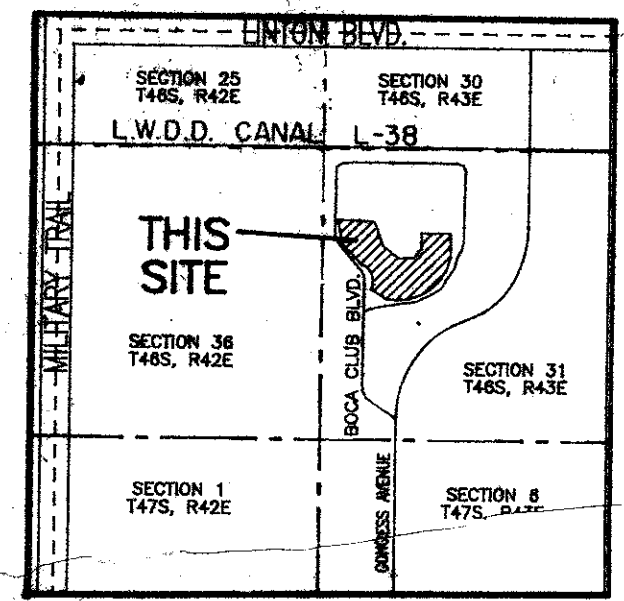
A PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

JULY 1985

PART OF PALM-AIRE
EAST P.U.D.
14.175 AC.

R.U.D. STATISTICS:

ACREAGE	14.175 AC.
UNITS	152
DENSITY	10.72 units/acre
TYPE OF UNIT	Multi-Family Condominium



LOCATION MAP
N.T.S.

DEDICATION

KNOW ALL MEN by these presents that FPA CORPORATION, a Delaware corporation qualified to do business in the State of Florida, owner of said land shown hereon, being in Section 31, Township 46 South, Range 43 East, Palm Beach County, Florida, shown here as SPYGLASS WALK, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 31, thence South 00° 19' 17" West, along the West line of said Section 31, a distance of 2040.14 feet; thence North 82° 36' 55" East, a distance of 169.10 feet to the POINT OF BEGINNING of this description, said point being further described as being on the Easterly right-of-way line of Tract K (Boca Club Boulevard) as shown on the Plat of BOCA GOLF AND TENNIS CLUB - SECTION 1, as recorded in Plat Book 48, Pages 79 through 81 inclusive of the Public Records of Palm Beach County, Florida; thence North 82° 36' 55" East, a distance of 384.74 feet; thence South 13° 30' 00" East, a distance of 265.36 feet; thence South 57° 44' 24" East, a distance of 266.35 feet; thence North 85° 53' 14" East, a distance of 130.00 feet; thence North 33° 57' 27" East, a distance of 148.15 feet; thence North 01° 38' 57" West, a distance of 140.00 feet, the last five described courses being further described as being on the Southerly boundary of Tract X-4, as shown on the said Plat of BOCA GOLF AND TENNIS CLUB-SECTION 1; thence North 88° 21' 03" East, a distance of 410.00 feet to a point on the Westerly right-of-way line of said Boca Club Boulevard; thence South 01° 38' 57" East, a distance of 196.08 feet, to a point of curvature of a circular curve to the right; thence Southerly and Southwesterly along the arc of said curve having a radius of 460.00 feet for an arc distance of 577.91 feet to a point of tangency; thence South 70° 20' 00" West, a distance of 76.94 feet to a point of curvature of a circular curve to the right; thence Southwesterly and Westerly along the arc of said curve having a radius of 830.00 feet for an arc distance of 345.26 feet to the point of tangency; thence North 85° 50' 00" West, a distance of 111.98 feet; thence North 48° 09' 58" West, a distance of 30.55 feet to a point on the arc of a circular curve to the left, whose radius point bears South 79° 30' 05" West from the last described point; thence Northwesterly along the arc of said curve, having a radius of 570.00 feet, for an arc distance of 392.98 feet to the point of tangency; thence North 50° 00' 00" West, a distance of 96.98 feet to a point of curvature of a circular curve to the right having a radius of 460.00 feet for an arc distance of 288.73 feet to a point of compound curvature of a circular curve to the right; thence Northwesterly and Northerly along the arc of said curve having a radius of 1025.00 feet for an arc distance of 119.02 feet to the POINT OF BEGINNING. The last ten described courses being further described as being on the Westerly, Southerly and Easterly Boundary of Boca Club Boulevard, as shown on the said Plat of BOCA GOLF AND TENNIS CLUB SECTION 1.

Said lands situate, lying and being in Palm Beach County, Florida, containing 14.175 acres more or less.

Have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

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.

Limited Access Easements - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.

GOLF COURSE EASEMENT - The 30' golf course easement is hereby reserved to F.P.A. 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 assigned by F.P.A. corporation and, in the event of such assignment, the assignee shall be responsible for maintaining the easement, and F.P.A. Corporation shall be relieved from such obligation.

Water Management Tract - The water management tract shown hereon as J-1 is hereby dedicated in perpetuity to Spyglass Walk Condominium Association for lake, water retention purposes, and drainage easement purposes. (See sheet 2 of 2 for continuation of dedication.)

Except as otherwise set forth above, all of the property described on this plat which is not dedicated to any governmental authority shall be perpetually maintained by one or more condominium or property owners association pursuant to one or more declarations to be in the Public Records of Palm Beach County, Florida without recourse to Palm Beach County. Prior to the time such maintenance is made the obligation of a condominium or property owners association pursuant to a recorded declaration, the owner shall be responsible for the maintenance of such areas.

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 25 day of NOV., 1985 A.D..

F.P.A. Corporation, a corporation of the State of Delaware qualified to do business in the State of Florida.
Attest: T. W. Gell Secretary By: Thor Amlie THOR AMLIE, President

ACKNOWLEDGEMENT

STATE OF FLORIDA s.s.
COUNTY OF PALM BEACH

Before me personally appeared THOR AMLIE and T. W. GELL to me well known to be the individuals described in and who executed the foregoing instrument as President and Secretary of F.P.A. CORPORATION, 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 25 day of NOV, 1985 A.D..
My commission expires: 1-6-86
James D. Helms
Notary Public - State of Florida

MORTGAGEE'S CONSENT

STATE OF FLORIDA s.s.
COUNTY OF PALM BEACH

The undersigned hereby certify that they are the holders of a mortgage upon the property described hereon and do hereby consent to the dedication of the land described in said dedication by the owner thereof, as to their respective interests in said mortgage, and agree that the mortgage which is recorded in Official Record Book 4650 at page 1188, of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Corporation as caused these presents to be signed and attested by its President and Secretary and their Corporate seal to be affixed hereon by and with the authority of its Board of Directors this 3rd day of December, 1985 A.D..

Pheasant Run, Inc. a Florida Corporation
By: Erminio P. Giuliano Attest: Arthur V. Strook
Erminio P. Giuliano, President Arthur V. Strook, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA s.s.
COUNTY OF PALM BEACH

Before me personally appeared Erminio P. Giuliano and Arthur V. Strook 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 Pheasant Run, Inc., a Florida 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 3rd day of December, 1985 A.D..
My commission expires: March 25, 1986
Margaret B. Buser
Notary Public - State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 8 day of June, 1986 A.D..
By: Karen T. Marcus
Karen T. Marcus - Chair

Attest: JOHN B. DUNKLE, Clerk
Board of County Commissioners
By: Kathryn S. Miller Deputy Clerk
This plat is hereby approved for record this 8 day of June, 1986 A.D..
By: H. F. Kahlert
H. F. KAHLERT, P.E.
County Engineer

MORTGAGEE'S CONSENT

STATE OF NEW YORK s.s.
COUNTY OF NEW YORK

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does 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 4646 at page 1638 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, Chase Manhattan Bank N.A. has caused these presents to be signed by its Vice President and attested by its Vice President, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 5th day of DECEMBER, 1985 A.D..

Chase Manhattan Bank N.A.
A corporation organized and existing under the laws of the United States of America.
Attest: David A. Weisbrod By: William F. Carmody
David A. Weisbrod, Vice President William F. Carmody, Vice President

ACKNOWLEDGEMENT

STATE OF NEW YORK s.s.
COUNTY OF NEW YORK

Before me personally appeared WILLIAM F. CARMODY and DAVID A. WEISBROD to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as VICE PRESIDENT and VICE PRESIDENT of Chase Manhattan Bank N.A., 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 5th day of DECEMBER, 1985 A.D..
My commission expires: MARCH 30, 1987
Margaret Buser
Notary Public - State of New York

TITLE CERTIFICATE

STATE OF FLORIDA s.s.
COUNTY OF PALM BEACH

I, RONALD L. PLATT, 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 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: DECEMBER 4, 1985
Ronald L. Platt Esq. Pres.
Ronald L. Platt, President
Title of Boca Raton, Inc.

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: 7-18-85
Wilson E. Way
Wilson E. Way
Registered Land Surveyor No. 2885
State of Florida

214647

SUBDIVISION	Spiegelglass Walk
BOOK	54
PAGE	1
FLOOD ZONE	A7-12
FLOOD MAP	2203
CHAD	22
ZONING	
SE	
ZIP CODE	33431
PUD NAME	

Darby and Way, Inc.
PROFESSIONAL SURVEYORS AND ENGINEERS

6300 Northeast 1st Avenue, Ft. Lauderdale, Florida 33334
(305) 771-0051

COUNTY OF PALM BEACH, Fla.
STATE OF FLORIDA
This Plat was filed for record on 21st day of July, 1985.
at 86 and duly recorded in Plat Book No. 54 on page 142
James P. ...

NOTARY PUBLIC

CORPORATE SEAL F.P.A. CORPORATION

CORPORATE SEAL PHEASANT RUN

NOTARY PUBLIC

NOTARY PUBLIC

CORPORATE SEAL F.P.A. CORPORATION

0285-004

54/1

SPYGLASS WALK