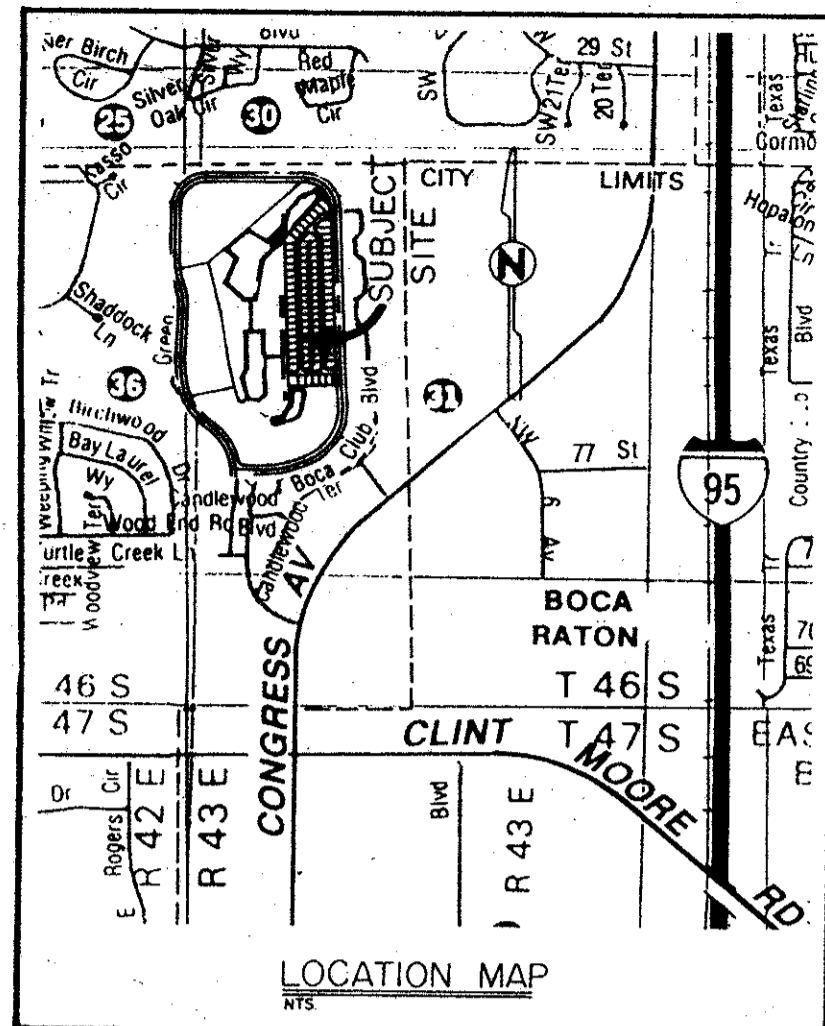


PLAT OF BALBOA POINT BOCA GOLF AND TENNIS CLUB, A P. U. D.

LYING IN THE WEST ONE HALF OF SECTION 31
TOWNSHIP 46 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, STATE OF FLORIDA
APRIL 1991 IN 2 SHEETS SHEET NO. 1

119



DESCRIPTION:

A PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE NORTH LINE OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IS ASSUMED TO BEAR SOUTH 89° 26' 07" EAST AND ALL BEARINGS RECITED HEREIN ARE RELATED THERETO.

BEGINNING AT THE MOST EASTERLY CORNER OF TRACT X-6, AS SHOWN ON THE PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1 AS RECORDED IN PLAT BOOK 48 AT PAGES 79 THROUGH 81 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTH 01° 38' 57" EAST (ON AN ASSUMED BEARING) 1550.49 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF TRACT J (BOCA CLUB BOULEVARD), TO THE NORTH-EASTERLY CORNER OF TRACT J, ACCORDING TO THE PLAT OF SPYGLASS WALK, AS RECORDED IN PLAT BOOK 54 AT PAGES 1 AND 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTH 88° 21' 03" WEST 410 FEET ALONG THE NORTHERLY BOUNDARY OF SAID TRACT J; THENCE RUN NORTH 01° 38' 57" WEST 1283.70 FEET, ALONG THE EASTERLY BOUNDARY OF TRACT X-4 AS SHOWN ON SAID PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1; THENCE RUN NORTH 42° 11' 22" EAST 498.10 FEET ALONG A LINE ALSO FORMING THE EASTERLY BOUNDARY OF TRACT L-6 ACCORDING TO SAID PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1 TO A POINT OF INTERSECTION; THENCE RUN SOUTH 36° 44' 57" EAST 113.04 FEET ALONG SAID EASTERLY BOUNDARY OF SAID TRACT X-6 TO THE POINT OF BEGINNING.

CONTAINING 13.9723 ACRES, MORE OR LESS.

COUNTY AND ZONING
PALM BEACH COUNTY ZONING CODE: RS/SE
THE WEST HALF OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST

DEDICATION:
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT THE ENGLE GROUP, INC., OWNER OF THE LAND SHOWN AND DESCRIBED HEREON BEING IN SECTION 31 TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, STATE OF FLORIDA AND SHOWN HEREON AS PLAT OF BALBOA POINT BOCA GOLF AND TENNIS CLUB, A P. U. D., HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS:** TRACT S-1 - GORHAM WAY, TRACT S-2 - BALBOA POINT WAY AND TRACT S-3 AVENUE DRIVE AS SHOWN HEREON ARE HEREBY DEDICATED FOR PRIVATE RESIDENTIAL ACCESS STREETS TO THE BALBOA POINT ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS**
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TV.
- DRAINAGE EASEMENTS**
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BALBOA POINT ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS OR ASSIGNS FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OPEN SPACE TRACTS**
OPEN SPACE TRACTS "A", "B", "D", AND "E" SHOWN HEREON ARE HEREBY DEDICATED TO THE BALBOA POINT ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF OPEN SPACE AND BUFFER AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WALL MAINTENANCE AND ROOF OVERHANG EASEMENTS**
THERE SHALL BE A PERPETUAL THREE FOOT (3') EASEMENT ADJACENT TO ANY PROPERTY LINE WITH AN ABUTTING DWELLING UNIT, THE PURPOSES OF SUCH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, WALL MAINTENANCE AND ROOF OVERHANG PURPOSES.
- TRAFFIC RECOVERY EASEMENT**
THERE SHALL BE A PERPETUAL TWO FOOT (2') EASEMENT ADJACENT TO THE STREET TRACT LINE ALONG LOTS 1 THROUGH 54. THE PURPOSE OF SUCH EASEMENT IS FOR TRAFFIC RECOVERY AND MUST BE KEPT CLEAR OF TREES AND FIXED SURFACE OBSTRUCTIONS AND SHALL BE DEDICATED TO THE BALBOA POINT ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DEDICATION CONT.

- LIMITED ACCESS EASEMENTS
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- RECREATION AREA
TRACT "C" AS SHOWN HEREON IS HEREBY DEDICATED FOR RECREATION PURPOSES TO THE BALBOA POINT ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PERPETUAL EASEMENT
THERE SHALL BE A PERPETUAL TWO FOOT (2') EASEMENT ALONG BOCA CLUB BOULEVARD. THE PURPOSE OF SUCH EASEMENT IS FOR A PRIVACY WALL AND SHALL BE DEDICATED TO THE BALBOA POINT ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS DAY OF JULY, 1991.

THE ENGLE GROUP, INC., A FLORIDA CORPORATION BY:

John A. Kraynick
JOHN A. KRAYNICK, SENIOR VICE-PRESIDENT
THE ENGLE GROUP, INC., A FLORIDA CORPORATION

ATTEST: Patricia Jones
PATRICIA JONES, ASSISTANT SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED JOHN A. KRAYNICK AND PATRICIA JONES TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE-PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED THE ENGLE GROUP, INC. A CORPORATION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SENIOR VICE-PRESIDENT AND ASSISTANT SECRETARY, RESPECTFULLY 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 JULY, A. D., 1991.

MY COMMISSION EXPIRES: DAWN McCaffrey
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 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 6902 AT PAGE 40 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 EXECUTIVE VICE PRESIDENT ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF JULY, 1991.

Ronald Tuttle
FLORA REAL ESTATE MANAGEMENT COMPANY,
A DELAWARE CORPORATION
SUBSIDIARY OF EXECUTIVE LIFE INSURANCE

BY: Ronald Tuttle
RONALD TUTTLE, EXECUTIVE VICE PRESIDENT

WITNESS: Dawn McCaffrey WITNESS: Robert Anderson

APPROVED:
INSURANCE COMMISSIONER OF THE STATE
OF CALIFORNIA, AS CONSERVATOR OF
EXECUTIVE LIFE INSURANCE COMPANY
BY: Patricia Jones
ITS SPECIAL DEPUTY INSURANCE COMMISSIONER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RONALD TUTTLE TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF THE ABOVE NAMED FLORA REAL ESTATE MANAGEMENT COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE 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 JULY, 1991.

MY COMMISSION EXPIRES Nov 30, 1992 Dawn McCaffrey
NOTARY PUBLIC

MORTGAGEE'S CONSENT:
STATE OF FLORIDA
COUNTY OF

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 6934 AT PAGE 1503 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 VICE PRESIDENT ATTESTED TO BY ITS ASS'T. VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF AUGUST, 1991.

CITIZENS AND SOUTHERN MORTGAGE CORPORATION
A FLORIDA CORPORATION

BY: W. Glenn Ryals
W. GLENN RYALS, VICE PRESIDENT
ATTEST: Robin Lantz
ROBIN LANTZ, ASS'T VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF
COUNTY OF

BEFORE ME PERSONALLY APPEARED, W. GLENN RYALS AND ROBIN LANTZ, TO ME WELL KNOWN & KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASS'T. VICE PRESIDENT OF THE ABOVE NAMED CITIZENS AND SOUTHERN MORTGAGE CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE 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 18th DAY OF AUGUST, 1991.

MY COMMISSION EXPIRES Nov 30, 1992 Dawn McCaffrey
NOTARY PUBLIC

TITLE CERTIFICATE:
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, KOEPEL, COOKE & GOTTLIEB, P.A., DULY LICENSED ATTORNEYS 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 IN THE ENGLE GROUP INC., A FLORIDA CORPORATION. THAT THE REAL ESTATE TAXES FOR THE YEAR 1990 AND PRIOR YEARS HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER MORTGAGES OF RECORD; THAT THERE ARE NO APPLICABLE DEED RESERVATIONS WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE OCTOBER 7, 1991 KOEPEL, COOKE & GOTTLIEB, P.A.

BY: Joel P. Koepfel
JOEL P. KOEPEL, ESQUIRE

P.U.D. DENSITY TABULATION	
AREA OPEN SPACE (TRACT A, B, D & E)	0.179 ACRE
AREA OF PRIVATE ROADWAY	2.5366 ACRES
AREA OF RECREATION (TRACT C)	0.1736 ACRE
TOTAL NUMBER OF UNITS PROPOSED THIS PLAT	93
DENSITY PROPOSED THIS PLAT	6.65 UNITS/ACRES
AREA OF RESIDENTIAL PARCELS	11.0832 ACRES
TOTAL AREA THIS PLAT	13.9724 ACRES
ZONING PETITION NO. 81-1	

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 11:15 A.M. this 26 day of Dec, 1991 and duly recorded in Plat Book No. 68 on page 119-120
By: Barbara A. Platt D.C.

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF December, A.D., 1991.

BY: Karen Marcus
KAREN MARCUS, CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK

BY: Debra Powell
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF December, A.D., 1991.

BY: George T. Webb P.E.
COUNTY ENGINEER

NOTES:

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:
- P.R.M.
- PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: - O-P.C.P.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY.
- A. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.
C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS, CONSTRUCTION, OPERATION MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
- BEARING DATUM: THE NORTH LINE OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST IS ASSUMED TO BEAR SOUTH 89° 26' 07" EAST AND ALL BEARINGS RECITED HEREIN ARE RELATED THERETO.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- THERE SHALL BE A 5.00 FEET IN WIDTH AND 40.00 FEET IN LENGTH UTILITY EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY IN ANY LOT HAVING AN ABUTTING DWELLING UNIT WITH A ZERO LOT LINE LYING ALONG AND IMMEDIATELY ADJACENT TO THE AFFECTED PROPERTY LINE. SAID UTILITY EASEMENT BEGINNING AT THE FRONTAGE LINE OF ANY AFFECTED LOT.

0285-014 PET. 81-1
ALOC. #0001
Y

SURVEYOR'S CERTIFICATION:

I HEREBY 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 THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND/OR FOUND TO BE ACCEPTABLE, THAT THE (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 172, FLORIDA STATUTES AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY.

DATE: 9/18/91 BY: Rafael B. Morales
RAFAEL B. MORALES, P.L.S.
REGISTRATION NUMBER 2345
STATE OF FLORIDA

F. R. S. & ASSOCIATES
LAND SURVEYORS AND LAND PLANNERS
901 NORTHPOINT PARKWAY, SUITE 301
WEST PALM BEACH, FLORIDA 33407 (407) 478-7178

SCALE: N/A APPROVED BY: _____ PLOTTED BY: PEDRO B. MORALES

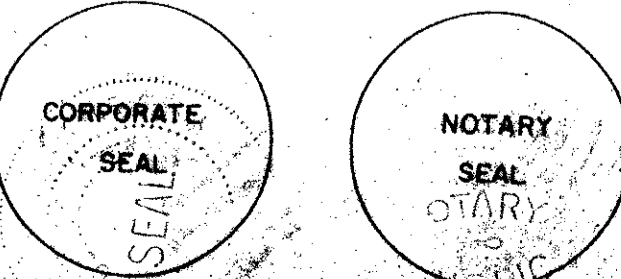
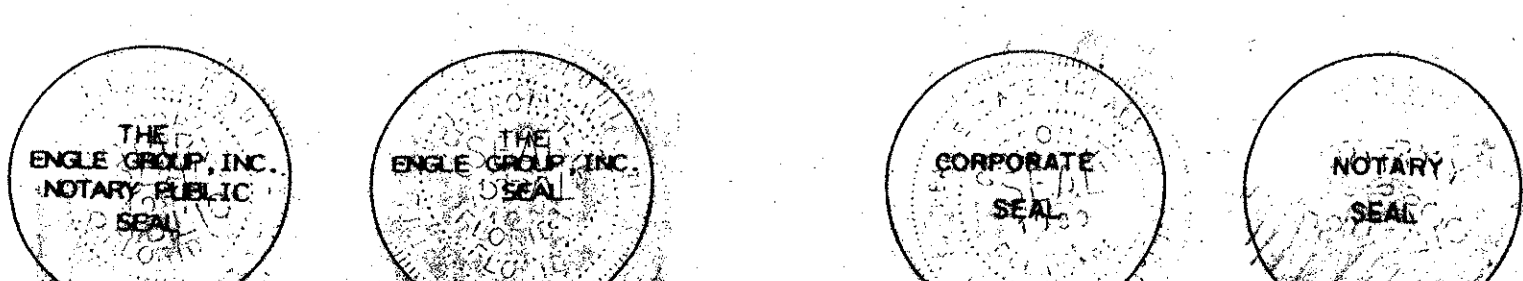
PLAT OF BALBOA POINT
A. P. U. D.
IN 2 SHEETS SHEET NO. 1

JOB NO. 81-S-06

SUBDIVISION: BALBOA POINT
BOOK 68 PAGE 119
FLOOD ZONE A7-12 FLOOD MAP # 22018
QUAD # 22 ZONING RS
SE 81-1 Z.P. CODE 33431
PUD NAME BOCA GOLF & TENNIS CLUB
2/14/91 JFR

TAZ = 593

68/119



THIS INSTRUMENT PREPARED BY PEDRO B. MORALES IN THE OFFICES OF F. R. S. & ASSOCIATES, 901 NORTHPOINT PARKWAY, SUITE 301, WEST PALM BEACH, FLORIDA, (407) 478-7178