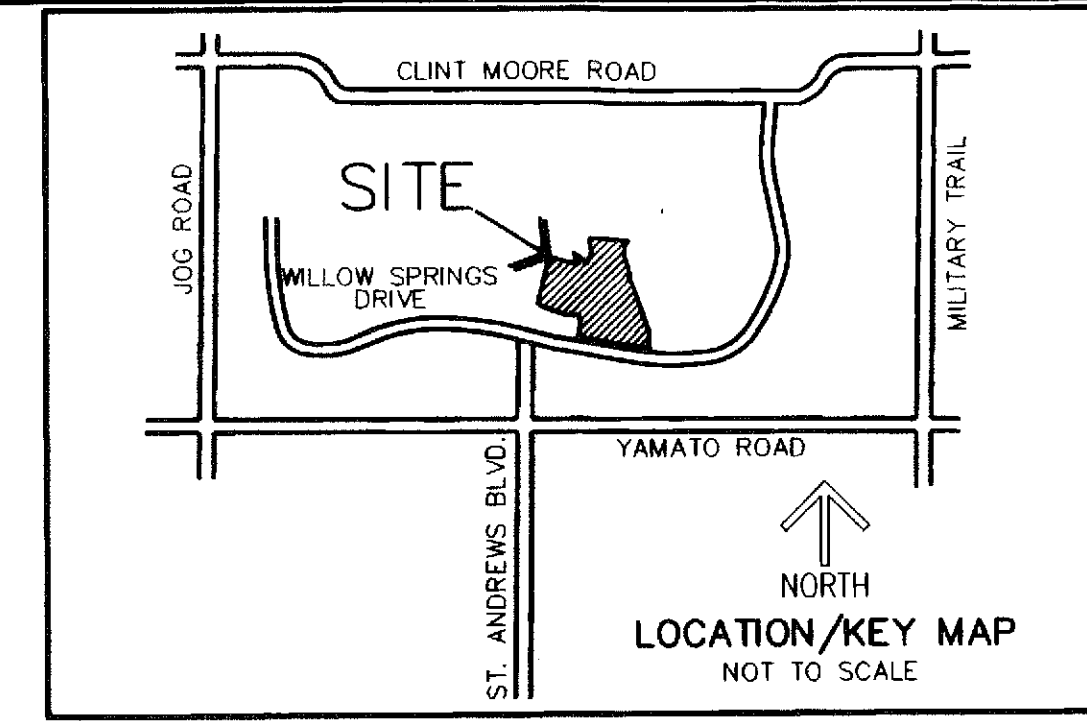


BROKEN SOUND CLUB

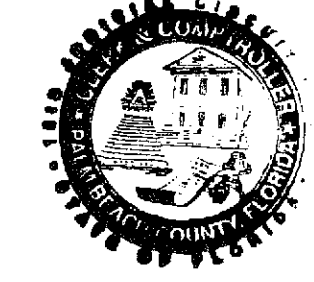
BEING A REPLAT OF A PORTION PARCEL "A" (RECREATION AREA) AND PARCEL "B" (LAKE & DRAINAGE EASEMENT), THE ARVIDA COUNTRY CLUB PLAT TWO OF UNIVERSITY PARK - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGES 124 THROUGH 128, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JANUARY - 2010

0000-106



97
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:13 A.M.
THIS 3rd DAY OF MARCH
A.D. 2010 AND DULY RECORDED
IN PLAT BOOK 113 ON
PAGES 9 AND 98
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: _____
DEPUTY CLERK



SHEET 1 OF 2

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BROKEN SOUND CLUB, INC., A FLORIDA CORPORATION AND COUNTRY CLUB MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS BROKEN SOUND CLUB, BEING A PORTION OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A" (RECREATION AREA) AND PARCEL "B" (LAKE & DRAINAGE EASEMENT), THE ARVIDA COUNTRY CLUB PLAT TWO OF UNIVERSITY PARK - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGES 124 THROUGH 128, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 81° 01' 58" WEST, A DISTANCE OF 360.14 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35,779.66 FEET, A CENTRAL ANGLE OF 0° 21' 58", AN ARC DISTANCE OF 228.61 FEET, THE LAST TWO COURSES DESCRIBED BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID PARCEL "A"; THENCE NORTH 09° 20' 00" EAST, A DISTANCE OF 147.13 FEET; THENCE NORTH 35° 40' 00" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 80° 40' 00" WEST, A DISTANCE OF 120.82 FEET; THENCE NORTH 71° 06' 42" WEST, A DISTANCE OF 150.62 FEET; THENCE NORTH 59° 02' 29" WEST, A DISTANCE OF 75.94 FEET; THENCE NORTH 15° 00' 00" EAST, A DISTANCE OF 389.01 FEET; THENCE SOUTH 75° 00' 00" EAST, A DISTANCE OF 233.68 FEET; THENCE NORTH 18° 58' 04" WEST, A DISTANCE OF 100.32 FEET; THENCE SOUTH 50° 37' 51" EAST, A DISTANCE OF 137.24 FEET; THENCE NORTH 23° 54' 50" EAST, A DISTANCE OF 93.49 FEET; THENCE NORTH 11° 04' 00" WEST, A DISTANCE OF 95.37 FEET; THENCE NORTH 17° 47' 55" EAST, A DISTANCE OF 27.36 FEET; THENCE SOUTH 85° 01' 07" EAST, A DISTANCE OF 304.82 FEET; THENCE SOUTH 40° 51' 57" WEST, A DISTANCE OF 33.51 FEET; THENCE SOUTH 06° 30' 58" WEST, A DISTANCE OF 92.37 FEET; THENCE SOUTH 15° 33' 52" EAST, A DISTANCE OF 175.94 FEET; THENCE SOUTH 31° 25' 20" WEST, A DISTANCE OF 33.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 26° 05' 59" WEST, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 3° 59' 45"; AN ARC DISTANCE OF 31.38 FEET; THENCE SOUTH 19° 49' 29" EAST, A DISTANCE OF 438.57 FEET; THENCE SOUTH, A DISTANCE OF 132.66 FEET TO THE POINT OF BEGINNING, THE LAST TWO COURSES DESCRIBED BEING COINCIDENT WITH THE NORTHERLY AND EASTERLY BOUNDARIES OF SAID PARCEL "A".

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, CONTAINING 495,439 SQUARE FEET / 11.374 ACRES, MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A**
TRACT A AS SHOWN HEREON IS HEREBY DEDICATED TO BROKEN SOUND CLUB, INC. ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- TRACT B**
TRACT B AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO COUNTRY CLUB MAINTENANCE ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR LAKE AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- TRACT GC**
TRACT GC AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO BROKEN SOUND CLUB, INC. ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- UTILITY EASEMENTS**
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IN WITNESS WHEREOF, THE ABOVE-NAMED BROKEN SOUND CLUB, INC. A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF MARCH 2010.

BY: BROKEN SOUND CLUB, INC.
A FLORIDA CORPORATION
WITNESS: John C. Bean
PRINT JOHN C. BEAN
WITNESS: David Lindley
PRINT DAVID LINDLEY
BY: Donald Schaevitz
DONALD SCHAEVITZ
PRESIDENT

IN WITNESS WHEREOF, THE ABOVE-NAMED COUNTRY CLUB MAINTENANCE ASSOCIATION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF MARCH 2010.

BY: COUNTRY CLUB MAINTENANCE ASSOCIATION, INC.
A FLORIDA CORPORATION
WITNESS: John C. Bean
PRINT JOHN C. BEAN
WITNESS: David Lindley
PRINT DAVID LINDLEY
BY: Howard M. Schwartz
HOWARD SCHWARTZ
PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Howard Schwartz WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF COUNTRY CLUB MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF March 2010
MY COMMISSION EXPIRES: 13 Sep 2013
COMMISSION NUMBER: DD904801
NOTARY PUBLIC
Carol Prentiss
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Donald Schaevitz WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BROKEN SOUND CLUB, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF March 2010
MY COMMISSION EXPIRES: 13 Sep 2013
COMMISSION NUMBER: DD904801
NOTARY PUBLIC
Carol Prentiss
PRINT NAME

CITY APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 3rd DAY OF MARCH 2010. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1), F.S.
BY: Susan Welchel
SUSAN WELCHEL, MAYOR
BY: George Brown
GEORGE BROWN, DEPUTY CITY MANAGER
BY: Susan A. Austin
SUSAN A. AUSTIN, CITY CLERK
BY: Maurice C. Morel
MAURICE C. MOREL, PE, CITY CIVIL ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, PAMELA KANE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BROKEN SOUND CLUB, INC., A FLORIDA CORPORATION AND COUNTRY CLUB MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: 5th March 2010
P. Kane
PAMELA KANE
ATTORNEY AT LAW
LICENSED IN FLORIDA

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON.
DATE: 3-10-10
David P. Lindley
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

OWNER	OWNER NOTARY	OWNER	OWNER NOTARY	CITY OF BOCA RATON	SURVEYOR
		SEAL			