

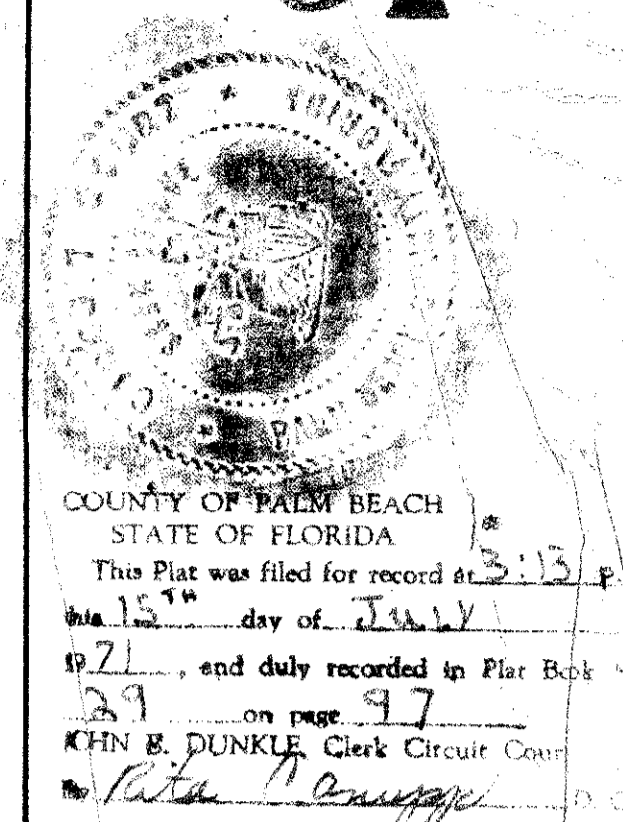
# TRACT I, SPORTSMEN'S CLUB APARTMENTS (P.U.D.)

BEING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TWP. 45 S., RGE. 43 E.,  
PALM BEACH COUNTY, FLA.

PLAT OF

BEING A REPLAT OF PART OF BLOCKS 2, 3, 4 & 5 OF THE PLAT OF  
LANAIR PARK, RECORDED IN PLAT BOOK 21, PAGE 58.

JAMES D. CARLTON, INC.  
ENGINEERS & LAND SURVEYORS  
MARCH 1971 SCALE 1"=100'



Approved: JULY 13 1971  
Board of County Commissioners

By: George B. Warren  
Chairman

By: Walter Hill  
County Engineer

Approved: JULY 2 1971  
Zoning Commission

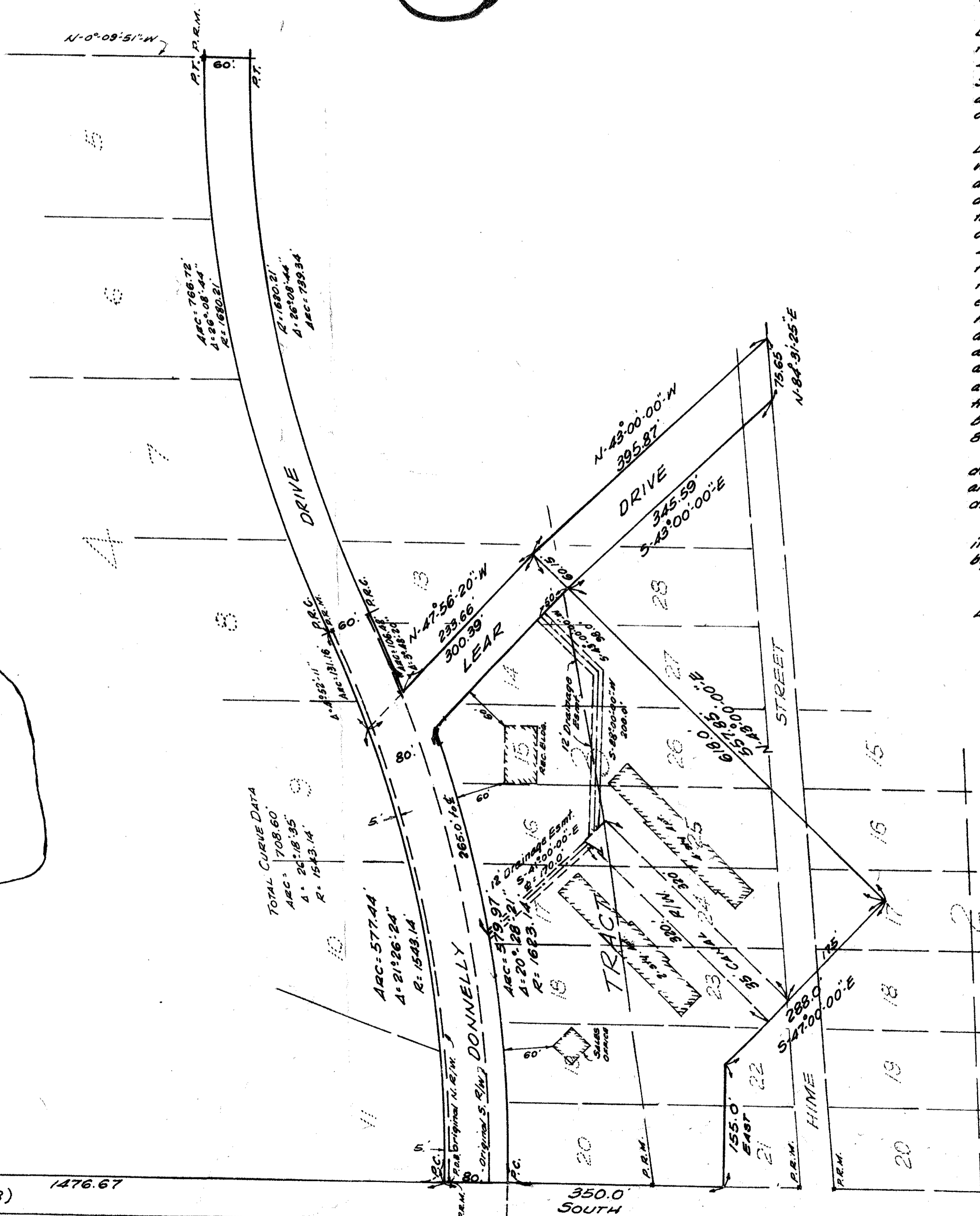
By: Thomas P. O...  
Chairman

By: Thomas O. Lopez  
Vice Chairman

Attest: John B. Dunkle, Clerk  
Board of County Commissioners

By: Thomas B. Jennings  
Deputy Clerk

19



STATE OF FLORIDA  
COUNTY OF PALM BEACH 55  
KNOW ALL MEN BY THESE PRESENTS that THE COWELL CORPORATION, a Delaware Corporation authorized to do business in the State of Florida, the Owner of the tract of land lying and being in the Northwest Quarter (NW 1/4) of Section 5, Township 45 South, Range 43 East, Palm Beach County, Florida, shown hereon as TRACT I, SPORTSMEN'S CLUB APARTMENTS (P.U.D.) being a Replat of Part of Blocks 2, 3, 4 and 5 of LANAIR PARK as same is recorded in Plat Book 21, Page 58, Public Record of Palm Beach County, Florida, and more particularly described as follows:  
Beginning at a point in the East right of way line of Congress Road as shown on said plat of LANAIR PARK, said point being 5.0 feet northerly from the intersection of the East right of way line of Congress Road and the North right of way line of Donnelly Drive; thence on an assumed bearing of due South along said East right of way, a distance of 350.0 feet; thence due East, a distance of 155.0 feet; thence South 47° 00' 00" East, a distance of 288.0 feet; thence North 43° 00' 00" East, a distance of 557.85 feet; thence South 43° 00' 00" East, a distance of 345.59 feet; thence North 84° 31' 25" East, a distance of 75.65 feet; thence North 43° 00' 00" West, a distance of 395.87 feet; thence North 47° 56' 20" West, a distance of 233.6 feet to a point in a line 5.0 feet southerly from the South right of way line of said Donnelly Drive thence along said curve, concave to the north and through an angle of 31° 46' 20" radius of 1623.14 feet easterly along the arc, a distance of 106.48 feet to the point of reverse curvature with a curve concave to the south having a radius of 1620.21 feet and central angle of 26° 08' 44"; thence easterly along the arc of said curve, a distance of 739.34 feet; thence North 0° 09' 51" West along the radius of said arc, a distance of 60.0 feet; thence along a curve concave to the South, having a radius of 1620.21 feet and a central angle of 26° 08' 44", westerly a distance of 766.72 feet to the point of reverse curve with a curve concave to the North having a radius of 1543.14 feet and a central angle of 26° 35'; thence westerly along the arc of said curve, a distance of 708.60 feet to the point beginning. Containing 379,754.8 square feet, more or less which is equal to 8.72 acres, more or less.  
I have caused the same to be surveyed and platted as shown hereon and does hereby dedicate to the perpetual use of the public, as public highways, the Drives & Road shown thereon and the use of the easements for construction and maintenance of public utilities, any drainage purposes, and the 35 foot Canal to the Condominium Association, their successors assigns.  
IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereon, by and with the authority of its Board of Directors, this 31st day of March, A. D. 1971.

Attest: Harry Savin  
Secretary  
By: Richard C. Cowell  
President

STATE OF FLORIDA  
COUNTY OF PALM BEACH 55  
I HEREBY CERTIFY that on this day personally appeared before me, an officiously authorized to administer oaths and take acknowledgments, RICHARD C. COWELL an HARRY SAVIN, President and Secretary, respectively, of THE COWELL CORPORATION, to me well known and known to me to be the individuals described in and who executed the foregoing dedication, and they acknowledged before me that they executed same as such officers of said Corporation by and with the authority of its Board of Directors, for the purposes therein expressed, and that their act and deed was the act and deed of said Corporation.  
WITNESS my hand and official seal at Lake Worth, County of Palm Beach and State of Florida, this 31st day of March, A. D. 1971.

Frances E. Shuman  
Notary Public

My commission expires: March 8, 1975  
STATE OF FLORIDA  
COUNTY OF PALM BEACH 55  
I HEREBY CERTIFY that the plat shown hereon is correct and correct records and that a survey, made under my direction, and that said survey of the herein described property is accurate to the best of my knowledge and belief, and that permanent reference monuments (PRM) have been placed as required by law.

James D. Carlton  
Registered Land Surveyor  
Florida Certificate No. 79  
29/97  
Subscribed and sworn to before me, this 31st day of March, A.D. 1971.  
Frances E. Shuman  
Notary Public  
My commission expires: March 8, 1975

NOTES  
Easements are for public utilities and/or drainage.  
Building set back lines shall be as required by Palm Beach County, Fla.  
There shall be no buildings or other structures placed on easements.  
All street intersections rounded with 25' Radius Curve.  
VACANT ACREAGE

This instrument prepared by:  
James D. Carlton  
2750 Oceanbreeze Blvd.  
West Palm Beach, Fla.

DRAWING NUMBER  
29-97

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED BY NUMBER 07049  
PROFESSIONAL SEAL OF JAMES D. CARLTON, ENGINEER AND LAND SURVEYOR, STATE OF FLORIDA, LICENSE NO. 12458