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# A PLANNED UNIT DEVELOPMENT

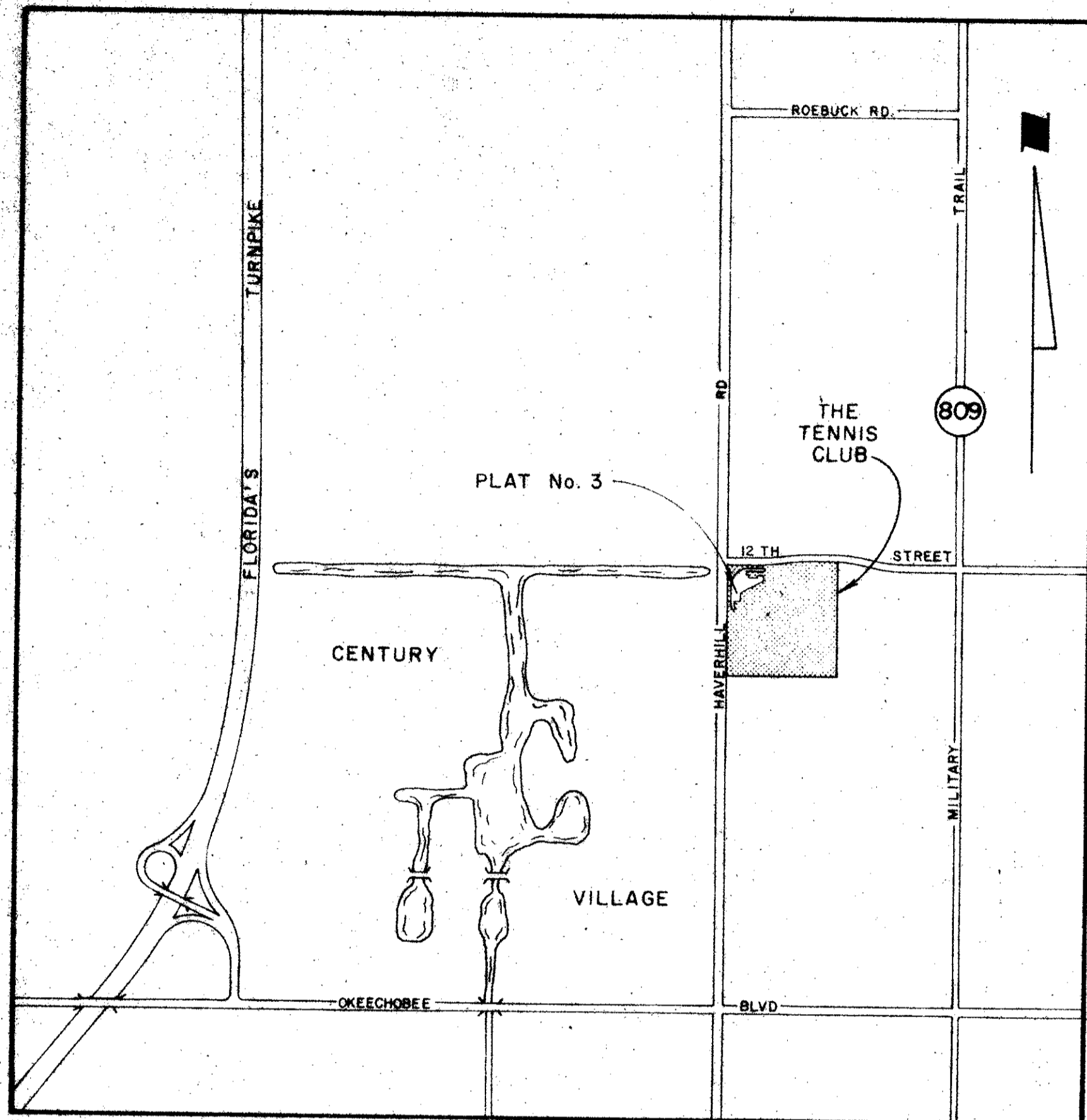
# THE TENNIS CLUB OF PALM BEACH, PLAT No. 3

IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

79 13097

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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on the 28 day of June 1979, and duly recorded on page 37 of volume 13097 of the Public Records of Palm Beach County, Florida.



VICINITY MAP  
NOT TO SCALE

APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF July, 1979.

BY: *Bill Bailey*  
BILL BAILEY  
CHAIRMAN

COUNTY ENGINEER  
PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF July, 1979.

BY: *H.F. Kahlert*  
H. F. KAHLERT  
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: *Margie B. Jennings*  
DEPUTY CLERK

OFFICIAL SEAL BOARD OF COUNTY COMMISSIONERS COUNTY ENGINEER'S SEAL CORPORATE SEAL DIMENSION DEVELOPMENT CORPORATION

DEDICATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DIMENSION DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE TENNIS CLUB OF PALM BEACH, PLAT NO. 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 24 IS ASSUMED TO BEAR NORTH AND ALL BEARINGS ARE RELATIVE THERETO)

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 89°55'12" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 24 (SAID NORTH LINE ALSO BEING THE NORTH BOUNDARY OF THE TENNIS CLUB OF PALM BEACH, PLAT NO. 2, RECORDED IN PLAT BOOK 31, PAGES 137 THROUGH 142, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY) A DISTANCE OF 400.00 FEET; THENCE SOUTH 00°04'48" EAST, A DISTANCE OF 67.00 FEET TO THE SOUTH BOUNDARY OF TRACT "A", A DRAINAGE CONSTRUCTION TRACT OF SAID PLAT NO. 2 AND THE POINT OF BEGINNING; THENCE, TRAVERSING ALONG A PORTION OF THE SOUTH, EASTERLY AND EAST BOUNDARIES OF SAID TRACT "A", THROUGH THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 89°55'12" WEST, A DISTANCE OF 96.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 222.57 FEET AND A CENTRAL ANGLE OF 89°55'12"
2. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 349.30 FEET TO A TANGENT LINE
3. SOUTH, ALONG SAID TANGENT LINE, A DISTANCE OF 250.86 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 263.73 FEET AND A CENTRAL ANGLE OF 26°27'20"
4. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 121.77 FEET TO A RADIAL LINE (SAID RADIAL LINE BEING THE NORTHERLY BOUNDARY OF TENNIS CLUB DRIVE, A PRIVATE ROAD TRACT OF SAID PLAT NO. 2)

THENCE, DEPARTING FROM THE EAST BOUNDARY OF SAID TRACT "A" AND ALONG SAID RADIAL LINE, NORTH 63°32'40" EAST, A DISTANCE OF 50.00 FEET TO A POINT IN A CURVE (A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 63°32'40" WEST) CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 213.73 FEET AND A CENTRAL ANGLE OF 26°27'20", SAID CURVE BEING A PORTION OF THE WESTERLY BOUNDARY OF TRACT "B", A RECREATIONAL AREA TRACT OF SAID PLAT NO. 2; THENCE, TRAVERSING ALONG A PORTION OF THE WESTERLY AND NORTH BOUNDARIES OF SAID TRACT "B", THROUGH THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.69 FEET TO A TANGENT LINE
2. NORTH, ALONG SAID TANGENT LINE, A DISTANCE OF 7.50 FEET
3. EAST, A DISTANCE OF 70.00 FEET

THENCE, DEPARTING FROM SAID PORTION OF THE NORTH BOUNDARY OF SAID TRACT "B", NORTH, A DISTANCE OF 202.35 FEET; THENCE NORTH 67°19'02" EAST, A DISTANCE OF 281.51 FEET; THENCE NORTH 00°04'48" WEST, A DISTANCE OF 60.24 FEET; THENCE SOUTH 89°55'12" WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°04'48" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°55'12" WEST, A DISTANCE OF 77.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 107.57 FEET AND A CENTRAL ANGLE OF 01°27'38"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.74 FEET TO A NON-TANGENT LINE; THENCE NORTH 01°32'26" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 45.00 FEET TO A POINT IN A CURVE (A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 01°32'26" WEST) CONCAVE TO THE SOUTH, HAVING A RADIUS OF 152.57 FEET AND A CENTRAL ANGLE OF 12°52'37"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.29 FEET TO A NON-TANGENT LINE; THENCE NORTH 14°25'03" WEST, A DISTANCE OF 20.00 FEET TO A POINT IN A CURVE (A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 14°25'03" WEST) CONCAVE TO THE SOUTH, HAVING A RADIUS OF 172.57 FEET AND A CENTRAL ANGLE OF 14°20'15"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.18 FEET TO A TANGENT LINE; THENCE NORTH 89°55'12" EAST, ALONG SAID TANGENT LINE, A DISTANCE OF 196.83 FEET; THENCE NORTH 00°04'48" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTH BOUNDARY OF SAID TRACT "A"; THENCE SOUTH 89°55'12" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2,248 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. STREETS: THAT TRACT FOR PRIVATE ROAD PURPOSES SHOWN HEREON AS TENNIS CLUB DRIVE IS HEREBY DEDICATED TO TCPB CONDOMINIUM ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION PROVIDED, HOWEVER, THAT THERE IS HEREBY RESERVED UNTO DIMENSION DEVELOPMENT CORPORATION, TOGETHER WITH ITS SUCCESSORS, GRANTEE AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR VEHICULAR, PEDESTRIAN, CONSTRUCTION AND UTILITY, INGRESS, EGRESS AND ACCESS OVER, UNDER, THROUGH AND ACROSS SAID TRACT.
2. UTILITY AND DRAINAGE EASEMENTS: THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF June, 1979.

ATTEST: DIMENSION DEVELOPMENT CORPORATION, A CORPORATION OF THE STATE OF FLORIDA

BY: *Betty L. Rodgers*  
BETTY L. RODGERS, ITS SECRETARY

BY: *Frank X. Olney*  
FRANK X. OLNEY, ITS PRESIDENT

ACKNOWLEDGEMENT:

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

BEFORE ME PERSONALLY APPEARED FRANK X. OLNEY AND BETTY L. RODGERS 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 DIMENSION DEVELOPMENT CORPORATION, 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 SUCH 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 28 DAY OF June, 1979.

MY COMMISSION EXPIRES: June 5, 1982

BY: *Jane A. Gilson*  
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

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 2279 AT PAGE 1533 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 PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF June, 1979.

ATTEST: MIDLAND ADVISORY CO., A CORPORATION OF THE STATE OF OKLAHOMA

BY: *Betty L. Rodgers*  
BETTY L. RODGERS, ITS SECRETARY

BY: *Frank X. Olney*  
FRANK X. OLNEY, ITS PRESIDENT

ACKNOWLEDGEMENT

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

BEFORE ME PERSONALLY APPEARED FRANK X. OLNEY AND BETTY L. RODGERS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF MIDLAND ADVISORY CO., 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF June, 1979.

MY COMMISSION EXPIRES: June 5, 1982

BY: *Jane A. Gilson*  
NOTARY PUBLIC

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 THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA 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: 6/26/79

BY: *Rafael Saladrigas*  
RAFAEL SALADRIGAS  
REGISTERED SURVEYOR NO. 2345  
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD

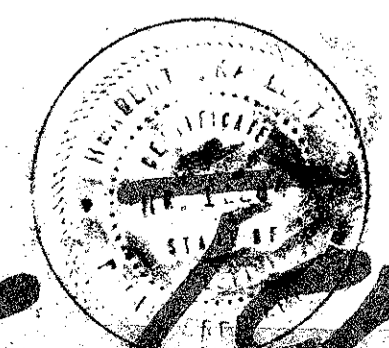
WE, CHICAGO TITLE INSURANCE AGENCY, INC., A DULY AUTHORIZED ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE HEREBY CERTIFY THAT THE PROPERTY IS VESTED TO DIMENSION DEVELOPMENT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: JUNE 2, 1979

0317-301

BY: *John F. P.*  
ITS PRESIDENT

CHICAGO TITLE INSURANCE AGENCY, INC., A CORPORATION OF THE STATE OF FLORIDA



The Tennis Club on Palm Beach Plat 3 - 195

FLORIDA SURVEYING & MAPPING REGISTERED LAND SURVEYORS WEST PALM BEACH, FLORIDA 33406	
DATE	N.T.S.
DATE	May 1979
BY	RAGCO INC. RS
BY	R. Saladrigas
TITLE: THE TENNIS CLUB OF PALM BEACH, PLAT NO. 3	