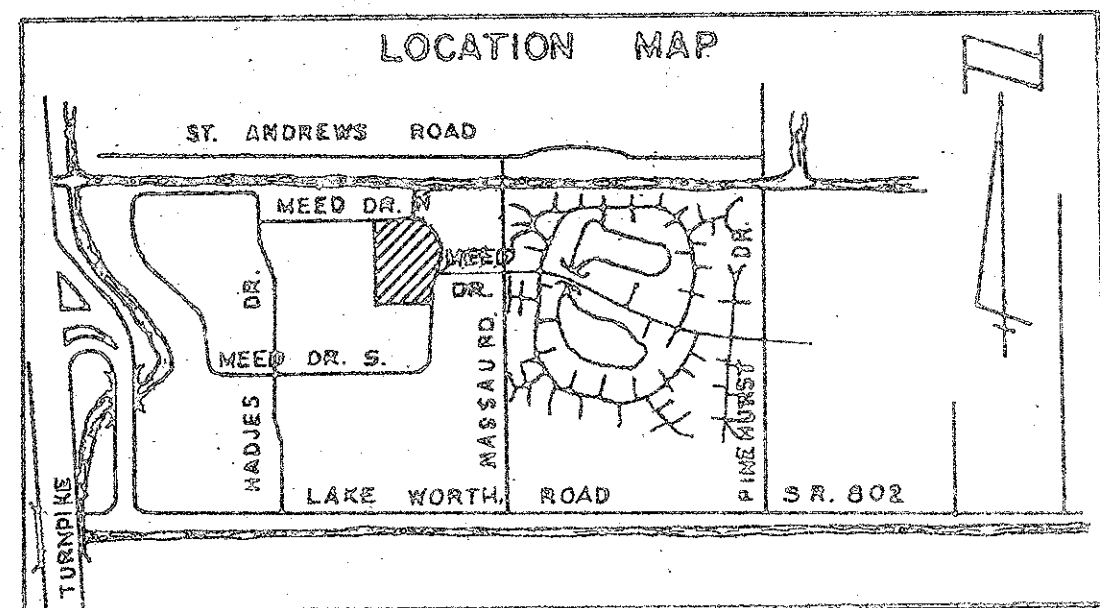


# MEED RACQUET CLUB

## PLAT NO. 5

(PART OF MEED RACQUET CLUB P.U.D.)  
IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF PART OF TRACTS 86 AND 87, BLOCK 23, PALM BEACH FARMS CO.  
PLAT NO. 3 AS RECORDED IN P.B. 2, PG. 47, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



# 120

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This Plat was filed for record on 11/13/79  
this 13 day of November  
1979 and duly recorded in Plat Book No.  
30 on page 120-121.

JOHN B. DUNKLE, Clerk Circuit Court  
By John B. Dunkle, D.C.

### P.U.D. DENSITY TABULATION

PLAT NO.	ACREAGE	DWELLING UNITS	DWELLING UNITS PER ACRE
II	11.046	57	5.16
III	9.533	45	4.72
4	8.984	64	7.12
5	3.666	16	4.36
TOTALS	22.186	144	6.49

### MEED RACQUET CLUB - DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MEED DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNER OF THE TRACT OF LAND SHOWN HEREON AS MEED RACQUET CLUB, PLAT NO. 5 BEING IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF PART OF TRACTS 86 AND 87, BLOCK 23 OF PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGE 47, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF MEED DRIVE NORTH AND THE WEST LINE OF PLAT NO. 4, MEED RACQUET CLUB AS RECORDED IN PLAT BOOK 36, PAGES 23 AND 24, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, RUN EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MEED DRIVE NORTH, A DISTANCE OF 27.00 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE LYING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 157.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING ON THE SOUTH RIGHT-OF-WAY LINE OF MEED DRIVE NORTH, THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 87.00 FEET TO A POINT ON THE NORTH LINE OF PLAT NO. 1 MEED RACQUET CLUB AS RECORDED IN PLAT BOOK 31, PAGES 15 THROUGH 18, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID PLAT NO. 1, MEED RACQUET CLUB THROUGH THE FOLLOWING BEARINGS AND DISTANCES: WEST, A DISTANCE OF 38.27 FEET; THENCE SOUTH, A DISTANCE OF 210.00 FEET; THENCE WEST, A DISTANCE OF 285.96 FEET; THENCE NORTH A DISTANCE OF 127.08 FEET; THENCE WEST, A DISTANCE OF 100.00 FEET THENCE NORTH, A DISTANCE OF 320.00 FEET TO A POINT ON THE NORTH LINE OF MEED DRIVE NORTH; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 297.23 FEET TO THE AFOREMENTIONED WEST LINE OF PLAT NO. 4, MEED RACQUET CLUB; THENCE SOUTH ALONG SAID LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.68 ACRES MORE OR LESS.

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

- THE RIGHT-OF-WAY FOR MEED DRIVE NORTH, AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER ROAD PURPOSES.
- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MEED HOMEOWNERS ASSOCIATION, INC. FOR INGRESS AND EGRESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MEED HOMEOWNERS ASSOCIATION, INC. FOR LAKE AND WATER RETENTION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- EASEMENTS
  - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
  - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
  - 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.
  - TRACT "B" IS HEREBY DEDICATED IN PERPETUITY AS A DRAINAGE EASEMENT
  - TRACT "A" IS HEREBY DEDICATED IN PERPETUITY AS A DRAINAGE AND UTILITY EASEMENT.
  - A SIX (6) FOOT EASEMENT, CENTERED THREE (3) FEET ON EACH SIDE OF THE COMMON PROPERTY LINE FROM THE REAR OF EACH BUILDING AND EXTENDING TO THE REAR LOT LINES IS RESERVED AND DEDICATED FOR UNDERGROUND UTILITIES.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 13 DAY OF Nov, A.D., 1979.

MEED DEVELOPMENT CORP.

ATTEST: Roy Flack BY: Herbert Rabin  
ROY FLACK ASSISTANT SECRETARY HERBERT RABIN VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HERBERT RABIN AND ROY FLACK TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED MEED DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, 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, ON THIS 13 DAY OF November, A.D., 1979.

Edwin J. Law  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

### CONSENT

STATE OF FLORIDA  
COUNTY OF BROWARD

PURSUANT TO AGREEMENT DATED JULY 7, 1976, MEED BUILDING AND CONSTRUCTION CORP., A FLORIDA CORPORATION, HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS IN THE DEDICATION HERETO, BY THE OWNER THEREOF.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 13 DAY OF Nov, A.D., 1979.

MEED BUILDING AND CONSTRUCTION CORP.

ATTEST: Roy Flack BY: Herbert Rabin  
ROY FLACK ASSISTANT SECRETARY HERBERT RABIN VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HERBERT RABIN AND ROY FLACK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED MEED BUILDING AND CONSTRUCTION CORP., A FLORIDA CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO SAID 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 13 DAY OF November, A.D., 1979.

Edwin J. Law  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

### MORTGAGEE CONSENT

STATE OF NEW YORK  
COUNTY OF NEW YORK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 2187, PAGE 943, AND AMENDED IN OFFICIAL RECORD BOOK 2391, PAGE 166, OFFICIAL RECORD BOOK 2187, PAGE 948, OFFICIAL RECORD BOOK 2187, PAGE 979, OFFICIAL RECORD BOOK 2661, PAGE 1729 AND OFFICIAL RECORD BOOK 2661, PAGE 1758 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 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 13 DAY OF November, A.D., 1979.

CHASE MANHATTAN BANK, N.A.

ATTEST: Thomas A. Carlson  
BY: Thomas A. Carlson

### ACKNOWLEDGEMENT

STATE OF NEW YORK  
COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED Thomas A. Carlson AND Anthony F. Hayes TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED CHASE MANHATTAN BANK, A CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, 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 13 DAY OF November, A.D., 1979.

Thomas A. Carlson  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, ST. PAUL TITLE INSURANCE CORPORATION, A TITLE COMPANY, DULY LICENSED 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 MEED DEVELOPMENT CORPORATION; AND THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES, EXCEPT AS STATED HEREON, AND THAT ALL ENCUMBRANCES ARE SHOWN HEREON.

Thomas A. Carlson  
ST. PAUL TITLE INSURANCE CORPORATION  
DATE: November 28, 1979

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF November, A.D., 1979, CITY OF WEST PALM BEACH, COUNTY OF PALM BEACH, STATE OF FLORIDA.

Edward J. Law  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

### COUNTY APPROVALS

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF Nov, A.D., 1979.

Herbert F. Kahler  
HERBERT F. KAHLERT, P.E.

### BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF Nov, A.D., 1979.

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

By: Thomas B. Jennings  
DEPUTY CLERK

### NOTES:

- BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF PLAT NO. II MEED RACQUET CLUB P.U.D. (PLAT BOOK 32, PAGES 151 AND 152).
- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.

### SURVEYORS CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET 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: 11/13/79  
Richard L. Sheppard  
P.E.S.  
FLORIDA CERTIFICATE NO. 2874

THIS INSTRUMENT WAS PREPARED BY RICHARD L. SHEPPARD IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC. 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33401 TELEPHONE 737-6546

ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA		MEED RACQUET CLUB PLAT NO. 5 IN 2 SHEETS SHEET NO. 1	
Date	JANUARY 1979	Designed	R. ANDERSON
Approved		Drawn	P. STEVISON
		Checked	
		Scale	1" = 30'
		Job No.	
		File No.	

0396-308