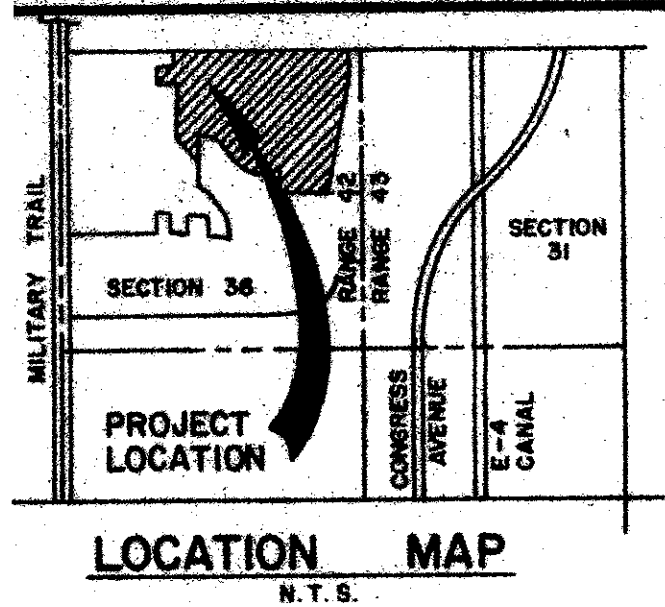


46/38



BOCAIRE GOLF CLUB NO. 2 A PLAT OF A PORTION OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST

JOHN A GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

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JANUARY 1983
SHEET 1 OF 4

MORTGAGE CERTIFICATE

KNOW ALL MEN by these presents that FPA CORPORATION, a Delaware corporation, licensed to do business in the State of Florida, owner of land shown hereon, being in Section 36 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as BOCAIRE GOLF CLUB NO. 2 being more particularly described as follows:

Commencing at the Southwest corner of said Section 36; THENCE North, along the West line of said Section 36, a distance of 2110.08 feet; THENCE South 89° 40' 13" East along a line parallel with the South line of Section 36, a distance of 40.00 feet; THENCE North along a line 40.00 feet East of, as measured at right angles to, and parallel with the West line of Section 36 (said line also being the Easterly right-of-way line of Military Trail), a distance of 3148.34 feet to a point on the Southerly right-of-way line of Lake Worth Drainage District Canal L-39; THENCE South 89° 57' 05" East along said Southerly right-of-way line a distance of 1903.82 feet to the Point of Beginning of that portion described herein; THENCE continuing South 89° 57' 05" East, a distance of 1425.07 feet; THENCE South 89° 58' 37" East along the Southerly right-of-way line of Lake Worth Drainage District Canal L-39 a distance of 1768.10 feet; THENCE South 00° 01' 23" West a distance of 515.00 feet; THENCE South 12° 13' 56" West a distance of 2117.99 feet to a point on the North line of Pheasant Walk Section Six as recorded in Plat Book 35, Page 193 of the Public Records of Palm Beach County, Florida; THENCE North 89° 50' 20" West, along said North line of Pheasant Walk Section Six, a distance of 554.00 feet to a point on a circular curve concave to the West, a radial bearing from said point bears South 84° 01' 49" West; THENCE Northerly, along the arc of said curve, an arc distance of 48.50 feet (said curve having a radius of 926.00 feet and a central angle of 3° 00' 04") to a Point of Compound Curvature of a circular curve concave to the West; THENCE Northerly, along the arc of said curve, an arc distance of 388.56 feet (said curve having a radius of 1289.00 feet and a central angle of 17° 16' 17") to a Point of Compound Curvature of a circular curve concave to the West; THENCE Northerly along the arc of said curve, an arc distance of 147.27 feet (said curve having a radius of 1877.00 feet and a central angle of 4° 29' 43") to a point, a radial bearing from said point bears South 59° 15' 45" West; THENCE South 59° 21' 15" West, a distance of 120.17 feet to a point on a circular curve concave to the Southwest, a radial bearing from said point bears South 59° 27' 40" West; THENCE Northwesterly, along the arc of said curve, an arc distance of 70.63 feet (said curve having a radius of 1757.00 feet and a central angle of 0° 18' 12") to a Point of Compound Curvature of a circular curve concave to the South; THENCE Westerly, along the arc of said curve, an arc distance of 132.30 feet (said curve having a radius of 88.48 feet and a central angle of 90° 48' 18") to the point of tangency; THENCE South 56° 21' 15" West a distance of 196.36 feet, the last seven courses being coincident with the Easterly and Northerly courses of Pheasant Walk Section Eight Replat as recorded in Plat Book 45 at Page 155 of the Public Records of Palm Beach County, Florida; THENCE North 33° 38' 45" West, a distance of 577.68 feet to the Point of Curvature of a circular curve concave to the Southwest; THENCE Northwesterly, along the arc of said curve, an arc distance of 786.85 feet (said curve having a radius of 800.00 feet and a central angle of 56° 21' 15") to the point of tangency; THENCE West a distance of 113.49 feet; THENCE South a distance of 364.51 feet, the last four courses being coincident with the Northeasterly, Northerly, and Westerly boundaries of Pheasant Walk Section Eight as recorded in Plat Book 37 at Pages 160 of the Public Records of Palm Beach County, Florida; THENCE North 69° 49' 30" West, a distance of 300.72 feet; THENCE North 20° 10' 30" East, a distance of 36.81 feet; THENCE North 69° 49' 30" West, a distance of 125.00 feet; THENCE North a distance of 686.26 feet; THENCE North 15° 04' 00" West, a distance of 571.84 feet; THENCE South 74° 56' 00" West, a distance of 32.78 feet; THENCE North 15° 04' 00" West, a distance of 150.00 feet; THENCE North 74° 56' 00" East, a distance of 132.41 feet; THENCE North 00° 02' 55" East, a distance of 80.89 feet, more or less, to the Point of Beginning.

Said lands situate, lying and being in Palm Beach County, Florida.

has caused the same to be surveyed and platted as shown hereon and hereby makes the following dedications:

- Streets:**
That tract for private road purposes, shown hereon as Tract K-2, is hereby dedicated to the Bocaire Homeowners Association, Inc., a Florida corporation not for profit, for perpetual use for private road right-of-way purposes, and is the perpetual maintenance obligation of said Association, its successors, or assigns, without recourse to Palm Beach County, and is further dedicated to provide private road right-of-way ingress and egress to the owners of the Lots and Tracts set forth in this plat, as well as to Bocaire Country Club, Inc., a Florida corporation not for profit, its successors or assigns.
- Easements:**
The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. Tract K-2 as shown is hereby declared to be drainage and utility easements. The lake maintenance easements as shown are hereby dedicated to the Bocaire Homeowners Association, Inc., and are the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County.
- Water Management Tracts:**
The water management tracts, shown hereon as Tracts L-9, L-10, L-11, L-12, and L-13, are dedicated to the Bocaire Homeowners Association, Inc. for water management purposes, and are the perpetual maintenance obligations of said association, its successors, or assigns, without recourse to Palm Beach County.
- Recreation Areas (Golf Course):**
The recreation areas, shown hereon as Tracts B and E, are hereby reserved to F P A Corporation, its successors or assigns for recreational purposes and are the perpetual maintenance obligation of said Corporation, its successors, or assigns, without recourse to Palm Beach County.
- Tract M:**
Tract M is hereby dedicated to Bocaire Homeowners Association, Inc., and is the perpetual maintenance obligation of said association, its successors, or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President, THOR AMLIE and attested by its Secretary, T. W. GELL and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 19th day of MAY, 1983.

F P A CORPORATION, a corporation of the State of Delaware licensed to do business in the State of Florida

Attest: T. W. GELL, Secretary By: Thor Amlie, President

ACKNOWLEDGMENT

STATE OF FLORIDA: Before me personally appeared THOR AMLIE and T. W. GELL, 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 the F P 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 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 May, 1983.
Notary Public State of Florida at Large
My Commission Expires: Nov 30 1983
Cathy J. Stewart
Notary Public

TITLE CERTIFICATE

STATE OF FLORIDA: I, JAMES M. HANKINS, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title COUNTY OF PALM BEACH to the hereon described property; that I find the title to the property is vested in F P A CORPORATION, a Delaware corporation; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages shown are true and correct, and there are no applicable deed reservations which affect the subdivision of the property.

Date: Jan 28, 1983
James M. Hankins
JAMES M. HANKINS
OSBORNE AND HANKINS
Attorney-at-law licensed in Florida

STATE OF FLORIDA: 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 2267, Page 458 (as modified) 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 by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 24th day of May, 1983.

ARTELLE LAND COMPANY, a corporation of the State of Florida

Attest: Artelle G. Medlin, Secretary By: James H. Medlin, President

ACKNOWLEDGMENT

STATE OF FLORIDA: Before me personally appeared J. H. MEDLIN and ARTELLE G. MEDLIN, to me well known, and known to me to be the COUNTY OF PALM BEACH individuals described in and who executed the foregoing instrument as President and Secretary of the ARTELLE LAND COMPANY, 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 corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 24th day of May, 1983.

My Commission expires: 1/10/83
Jim Kipp
Notary Public

MORTGAGE CERTIFICATE

STATE OF FLORIDA: 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 3399 at page 259 and assigned in Official Record Book 3722, Page 1208 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Association has caused these presents to be signed and attested by its respective Vice-Presidents and its seal to be affixed hereon by and with the authority of its Board of Directors this 13th day of May, 1983.

SOUTHEAST BANK, N.A.

Attest: Thomas McKenna, Vice-President By: Donald C. Feller, Vice-President

ACKNOWLEDGMENT

STATE OF FLORIDA: Before me personally appeared DONALD C. FELLER and THOMAS MCKENNA, to me well known, and known to me to be the COUNTY OF BROWARD individuals described in and who executed the foregoing instrument as DONALD C. FELLER, Vice-President and THOMAS MCKENNA, Vice-President, and severally acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed to the foregoing instrument is the seal of said Association 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 Association.

WITNESS my hand and official seal this 13th day of May, 1983.

My Commission Expires: Dec. 23, 1986
Leon J. Monahan
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 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: 6/28/83
John A. Grant, Jr.
JOHN A. GRANT, JR.
Registered Surveyor No. 1141
State of Florida

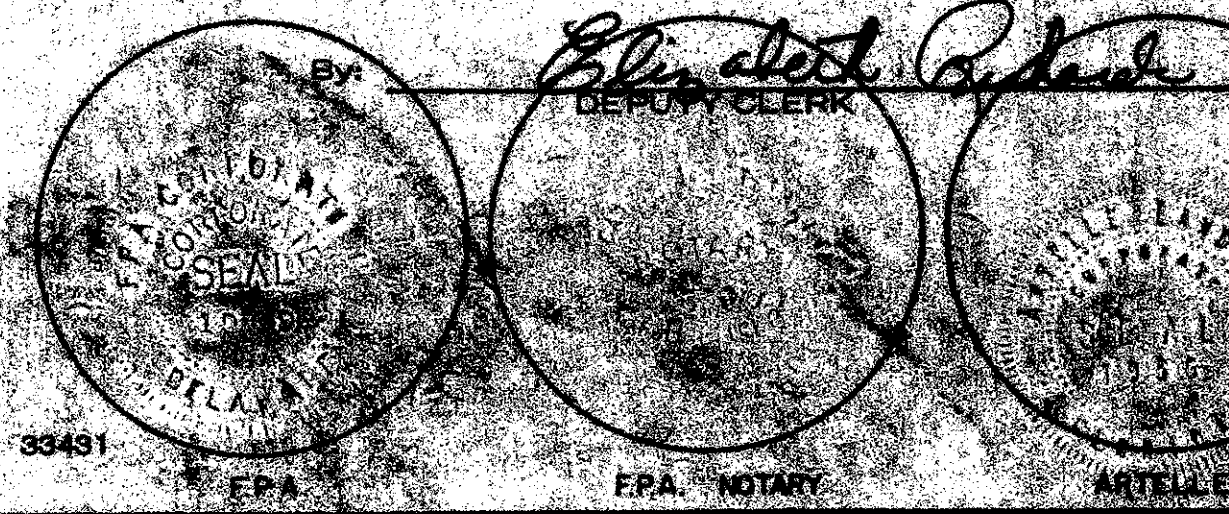
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 12th day of July, 1983. By: Robby B. Evatt, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 12th day of July, 1983. By: H. F. Kahler, P.E., County Engineer

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



This instrument Prepared By:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida 33431

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on July 27 day of July 1983, and duly recorded in Plat Book 46 on page 38, 37, 44
John B. Dunkle, Clerk

