

September A.D.,
Nineteen Hundred Eighty Seven

-Hampton Club-

Sheet One Of Two

A Part Of The Newport Bay Club, A Planned Unit Development, Lying In Section 34 Township 46 South, Range 42 East
Being A Replat Of All Of Tract "C", "The Newport Bay Club, A P.U.D.", (P.B. 56, Pp. 10 - 12) Public Records, Palm Beach County, Florida

Dedication:

State of Florida)
County of Palm Beach) ss

Know all men by these presents, that Hampton Club Development Corp., a Florida Corporation, owner of the land shown hereon as "Hampton Club", said land lying in Section 34 Township 46 South, Range 42 East, Palm Beach County, Florida, said land being a Replat of all of Tract "C", "The Newport Bay Club, A P.U.D.", according to the Plat thereof, as recorded in Plat Book 56, Pages 10 through 12, inclusive, Public Records, Palm Beach County, Florida; said land being more particularly described as follows:

Beginning at the Northeast corner of said Tract "C"; Thence, South 01°03'59" East, along the boundary of said Tract "C", a distance of 682.65 feet to the point of curvature of a curve to the right, having a radius of 100.00 feet; Thence, Southerly and Westerly along said curve, continuing along the boundary of said Tract "C", through a central angle of 90°00'00", a distance of 157.08 feet to the point of tangency; Thence, South 88°56'01" West, continuing along the boundary of said Tract "C", a distance of 369.20 feet to the point of curvature of a curve to the right, having a radius of 117.50 feet; Thence, Westerly along said curve, continuing along the boundary of said Tract "C", through a central angle of 18°00'00", a distance of 36.91 feet to the point of tangency; Thence, North 73°03'59" West, continuing along the boundary of said Tract "C", a distance of 100.45 feet to the Southwest corner of said Tract "C", said point lying on a curve, concave Southeast, having a radius of 311.00 feet, and whose radius point bears South 60°25'11" East; Thence, Northerly along said curve, continuing along the boundary of said Tract "C", through a central angle of 13°57'12", a distance of 75.74 feet to the point of tangency; Thence, North 43°32'01" East, continuing along the boundary of said Tract "C", a distance of 188.88 feet to the point of curvature of a curve to the left, having a radius of 325.00 feet; Thence, Northerly along said curve, continuing along the boundary of said Tract "C", through a central angle of 40°30'00", a distance of 229.73 feet to the point of tangency; Thence, North 03°02'01" East, continuing along the boundary of said Tract "C", a distance of 100.00 feet to the point of curvature of a curve to the left, having a radius of 303.27 feet; Thence, Northerly and Northwesterly along said curve, continuing along the boundary of said Tract "C", through a central angle of 26°58'43", a distance of 142.80 feet to the end of said curve; Thence, North 14°53'55" East, continuing along the boundary of said Tract "C", a distance of 31.36 feet; Thence, North 53°44'33" East, continuing along the boundary of said Tract "C", a distance of 82.55 feet to the point of curvature of a curve to the right, having a radius of 225.00 feet; Thence, Easterly along said curve, continuing along the boundary of said Tract "C", through a central angle of 49°56'12", a distance of 222.25 feet to the point of tangency; Thence, South 76°19'15" East, continuing along the boundary of said Tract "C", a distance of 100.00 feet to the point of curvature of a curve to the left, having a radius of 420.00 feet; Thence, Easterly along said curve, continuing along the boundary of said Tract "C", through a central angle of 05°09'05", a distance of 37.76 feet to the end of said curve, and the point of beginning (P.B.)

Containing 8.63 Acres, more or less

Has caused the same, to be surveyed and platted, and does hereby make the following dedications and/or reservations.

1. Tract "A", as shown hereon, is hereby dedicated to the Hampton Club Homeowner's Association, Inc., a Florida Corporation not-for-profit, for private roadway, utility and drainage purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
2. Tract "B", as shown hereon, is hereby dedicated to the Hampton Club Homeowner's Association, Inc., a Florida Corporation not-for-profit, for access, utility and drainage purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. The 20 foot maintenance easement, as shown hereon, is hereby dedicated to the Newport Bay Club, Inc., a Florida Corporation not-for-profit, for lake maintenance purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. Tracts "D", (Open Space), as shown hereon, are hereby dedicated to the Hampton Club Homeowner's Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
5. The landscape easement, as shown hereon, is hereby dedicated to the Hampton Club Homeowner's Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
6. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems.
7. The Drainage Easements, as shown hereon, are hereby dedicated to the Hampton Club Homeowner's Association, Inc., a Florida Corporation not-for-profit for the purpose of construction and maintenance of drainage facilities, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Furthermore, Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
8. The Limited Access Easements, as shown hereon, are hereby dedicated to the Board of County Commissioners Of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.

On Witness Whereof, Hampton Club Development Corp., a Florida Corporation, has caused these presents to be signed by Steven N. Whitehill, President, and attested to by Henry R. Whitehill, Vice President, and its Corporate seal to be affixed hereto by and with the authority of its Board of Directors this 18 day of February, A.D., 1988

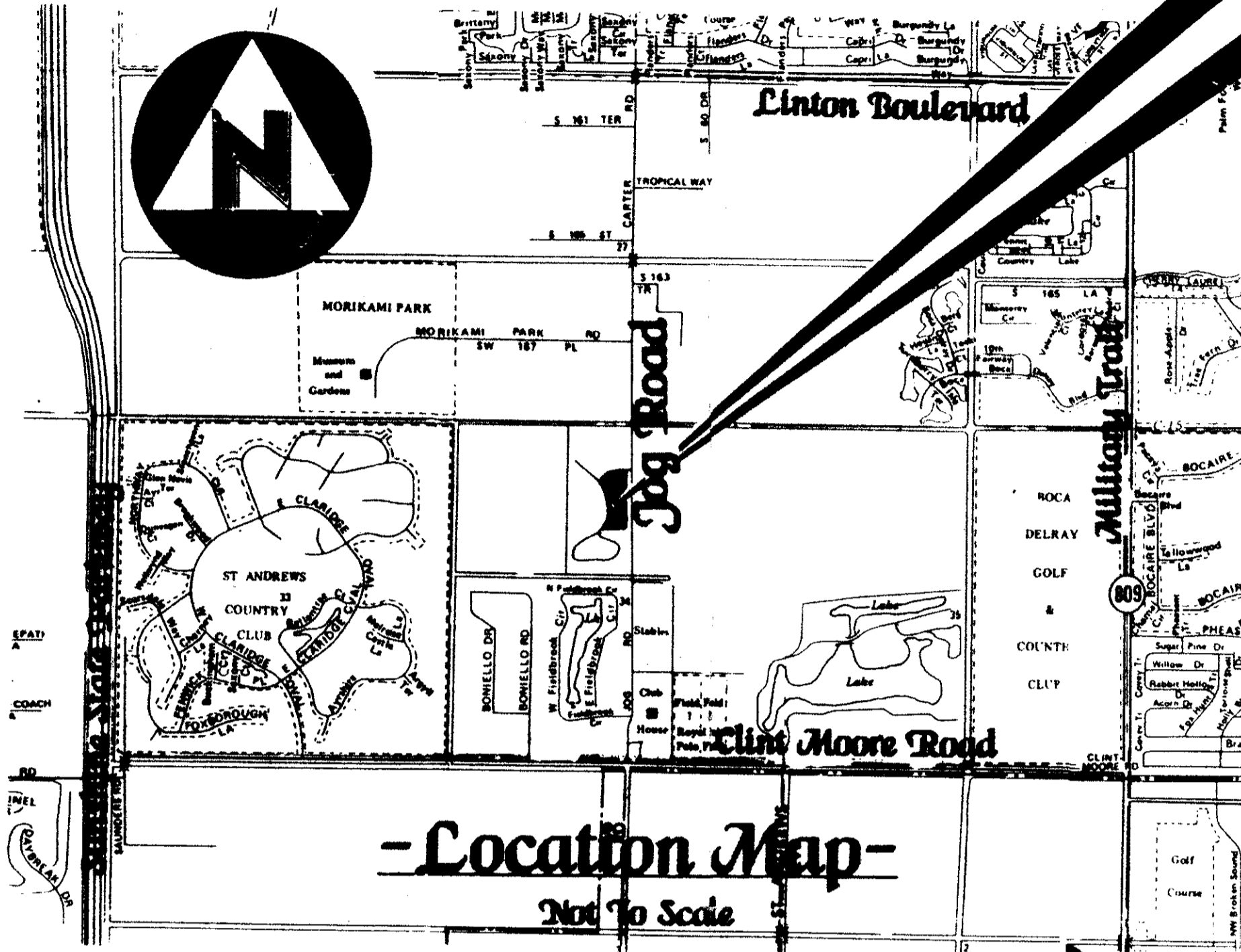
Attest: Henry R. Whitehill
Henry R. Whitehill, Vice President
By: Steven N. Whitehill
Steven N. Whitehill, President

Acknowledgement:

State of Florida)
County of Palm Beach) ss

Before Me, personally appeared Steven N. Whitehill and Henry R. Whitehill, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President, respectively, of Hampton Club Development Corp., a Florida Corporation, and severally acknowledged to and before me that they executed said 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 18 day of February, A.D., 1988
My Commission Expires 11/24/1990 Linda S. Cunningham
Notary Public



-Area Tabulation-

Tract "A"	=	0.49 Acres
Tract "B"	=	0.64 Acres
Tract "D"	=	0.04 Acres
Landscape Easements	=	0.19 Acres
Lots (42)	=	7.27 Acres
Total	=	8.63 Acres

Number Of Lots	=	42
Density	=	4.87 Units / Acre

Mortgage's Consent:

State of Florida)
County of Palm Beach) ss

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 owners thereof, and agrees that its mortgage, which is recorded in Official Record Book 5462, at Page 17 et seq. of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

American Savings & Loan Association Of Florida
A Florida Corporation

On Witness Whereof, the said American Savings & Loan Association Of Florida has caused these presents to be signed by its Senior 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 23 day of February, A.D., 1988

Attest: Mercedes Someillon
Mercedes Someillon, Assistant Secretary
By: Marvin E. Brager
Marvin E. Brager, Senior Vice President

Acknowledgement:

State of Florida)
County of Palm Beach) ss

Before Me personally appeared Marvin E. Brager and Mercedes Someillon, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President and Assistant Secretary, respectively, of said American Savings & Loan Association Of Florida, and severally acknowledged to and before me that they executed such instrument as such officers of said American Savings & Loan Association Of Florida, and that the seal affixed hereto is the Seal of said American Savings & Loan Association Of Florida, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said American Savings & Loan Association Of Florida.

Witness my hand and official seal this 23 day of February, A.D., 1988
My commission expires 4-15-88
Margo Rodgers
Margo Rodgers, Notary Public
State Of Florida, At Large

Title Certification:

State of Florida)
County of Palm Beach) ss

I, Carl Siegel, Esquire, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Hampton Club Development Corp., a Florida 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 are shown, and are true and correct, and that there are no other encumbrances of record.

Dated this 2nd day of March, A.D., 1988
By: Carl Siegel
Carl Siegel, Esquire

Surveyor's Certification:

State of Florida)
County of Palm Beach) ss

I Hereby 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 (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 date complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida; and further, that the boundary survey encompassing the property described hereon is in compliance with Chapter 21H-6, F.A.C.

Dated this 17 day of Feb., A.D., 1988
By: Wm R. Van Campen, R.L.S.
Florida Registration No. 2424

Surveyor's Notes:

1. Bearings shown or stated hereon, are based on, or relative to the bearing of South 01°03'59" East, along the East boundary of Tract "C", "The Newport Bay Club, A P.U.D.", according to the Plat thereof, as recorded in Plat Book 56, Pages 10 through 12, inclusive, Public Records, Palm Beach County, Florida.
2. ☐ Denotes a Permanent Reference Monument (P.R.M.)
3. ○ Denotes a Permanent Control Point (P.C.P.)
4. Lot lines and/or boundary lines which intersect a curve are radial to said curve unless otherwise noted

General/Easement Notes & Restrictive Covenants:

- (As Required By Palm Beach County)
1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
 2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and / or Ordinances of Palm Beach County.
 3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.
 4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
 5. In instances where drainage, utility and landscape easements intersect, drainage shall have first priority, utility, second priority and landscaping, third priority.
 6. There may be additional restrictions that are not recorded on this Plat, that may be found in the Public Records of Palm Beach County, Florida.

County Approvals:

State of Florida)
County of Palm Beach) ss

Board of County Commissioners:

This Plat is hereby approved for record this 5th day of April, A.D., 1988
By: Carl A. Roberts
Carl A. Roberts, Chair
Board of County Commissioners, Palm Beach County, Florida

Attest:
John B. Dunkle, Clerk
By: Herbert F. Kahlert
Herbert F. Kahlert, P.E., Deputy Clerk

County Engineer:

This Plat is hereby approved for record this 5th day of April, A.D., 1988
By: Herbert F. Kahlert
Herbert F. Kahlert, P.E., Certificate No. 12284
County Engineer, Palm Beach County, Florida

State of Florida)
County of Palm Beach) ss

This Plat was filed for record at 10:51 A.M. this 11 day of April, A.D., 1988, and duly recorded in Plat Book 59 on Pages 72 and 73.

John B. Dunkle,
Clerk of the Circuit Court.
By: Subra S. Nair
D.C.

Seal
Hampton Club Development Corp.

Seal
Hampton Club Development Corp.
Notary

Seal
American Savings & Loan

Seal
Margo Rodgers
American Savings & Loan
Notary

Seal
Board of County Commissioners
Palm Beach County

Seal
Herbert F. Kahlert, P.E.
County Engineer
Palm Beach County

0505-002

59/72

This instrument was prepared by Wm R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 W. Blue Heron Boulevard, Suite 121, Riviera Beach, FL.

BENCH MARK
LAND SURVEYING & MAPPING, INC.
WEST PALM BEACH, FLORIDA

-Record Plat-
Hampton Club