

# MYKONOS COURT OF BOCA GOLF AND TENNIS CLUB

0285-010

123

PALM AIRE EAST PUD  
A PLAT OF A PORTION OF SECTION 31 TOWNSHIP 46 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA

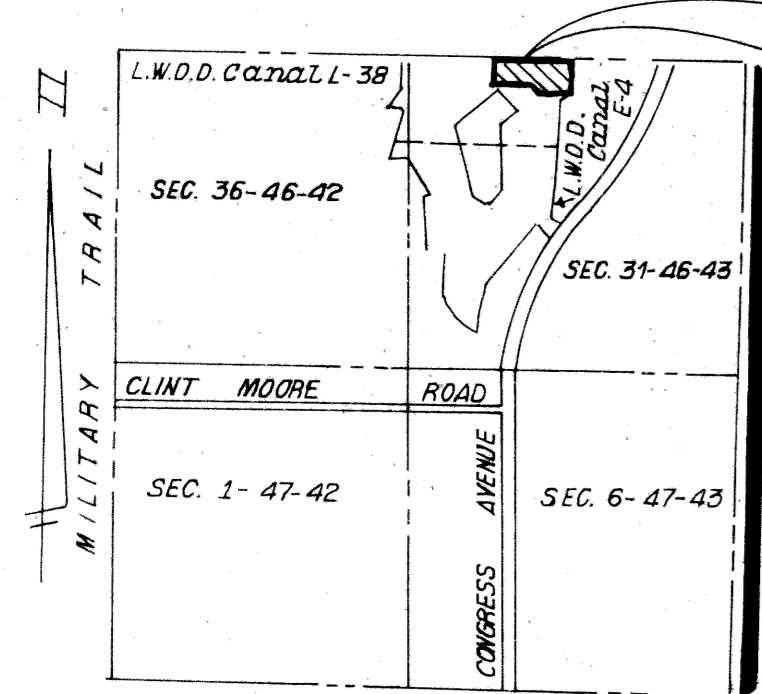
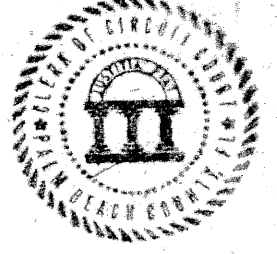
C.C. WINNINGHAM CORPORATION - LAND SURVEYORS-1040 N.E. 45TH STREET - OAKLAND PARK, FLORIDA, 33334

TOTAL AREA 394,288 S.F. 9.0516 ACRES.  
NUMBER OF UNITS 66 TOWNHOUSE UNITS.  
DENSITY 7.29 DU/AC.  
COUNTY ZONING PETITION NO. 81-1.

APRIL, 1989

SHEET 1 OF 2

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 5<sup>th</sup> day of Sept. 1990  
and duly recorded in Plat Book 66 on pages 123 & 124  
C.C. WINNINGHAM CORPORATION  
Barbara A. Platt



LOCATION SKETCH  
SECTION 31, TWP. 46 S., RGE. 43 E.  
NOT TO SCALE

THIS PLAT

### 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 HAVE BEEN SET 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. THIS PLAT MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH IN CHAPTER 21 HH-6 OF THE FLORIDA ADMINISTRATIVE CODE.

THIS INSTRUMENT PREPARED BY:  
CHARLIE C. WINNINGHAM II  
C.C. WINNINGHAM CORPORATION  
1040 N.E. 45th STREET  
OAKLAND PARK, FLORIDA,  
33334

DATE 12-27-89 BY: Charlie C. Winningham II  
CHARLIE C. WINNINGHAM II - REGISTERED LAND SURVEYOR  
NO. 1580 - STATE OF FLORIDA

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT FLORA REAL ESTATE MANAGEMENT COMPANY, A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LANDS DESCRIBED AS:

A PARCEL OF LAND IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE RUN SOUTH 00°19'17" WEST (ON AN ASSUMED BEARING) 105.00 FEET ALONG THE WEST LINE OF SAID SECTION 31, TO AN INTERSECTION WITH A LINE 105.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE NORTH LINE OF SAID SECTION 31; THENCE RUN SOUTH 89°26'07" EAST 746.99 FEET ALONG SAID PARALLEL LINE, ALSO FORMING THE SOUTH RIGHT-OF-WAY LINE OF THE L.W.D.D. CANAL L-38, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°26'07" EAST 1225.19 FEET, TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-4; THENCE RUN SOUTH 00°33'09" EAST 415.10 FEET ALONG SAID WEST RIGHT-OF-WAY LINE, TO THE NORTHEAST CORNER OF TRACT "X-3", ACCORDING TO THE PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1, AS RECORDED IN PLAT BOOK 48 AT PAGES 79 THRU 81 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°52'46" WEST 270.56 FEET ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "X-3" TO A POINT OF INTERSECTION, BEING THE NORTHEAST CORNER OF TRACT "C", ACCORDING TO THE PLAT OF THE GREENS AT BOCA GOLF AND TENNIS CLUB, AS RECORDED IN PLAT BOOK 57, AT PAGES 30 AND 31 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTH 88°21'03" WEST 244.61 FEET ALONG THE NORTH BOUNDARY OF SAID TRACT "C" TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING NORTHWESTERLY TO THE LEFT, A RADIAL AT SAID POINT BEARING SOUTH 70°23'42" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, ALSO FORMING THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "K", BOCA CLUB BOULEVARD, AS SHOWN ON SAID PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 69°49'49" RUN NORTHWESTERLY 365.63 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 89°26'07" WEST 436.94 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING THE TANGENT EXTENDED; THENCE RUN NORTH 00°33'53" EAST 230.00 FEET, TO THE POINT OF BEGINNING.

### BOARD OF COUNTY COMMISSIONERS

APPROVALS  
BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19 \_\_\_\_\_

BY: Carol Elmquist  
CAROL J. ELMQUIST - CHAIRMAN  
BY: Julia Oswat  
DEPUTY CLERK

ATTEST:  
JOHN B. DUNKLE, CLERK

### COUNTY ENGINEER

THIS IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19 \_\_\_\_\_

BY: \_\_\_\_\_  
H.F. KARLERT, P.E., COUNTY ENGINEER

### SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON REFER TO A RECORDED BEARING OF N 89°56'42" W ALONG THE NORTH LINE OF TRACT X-3 ACCORDING TO THE PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1, AS RECORDED IN PLAT BOOK 48 AT PAGES 79-81 (P.B.C.R.)  
U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
L.A.E. DENOTES LIMITED ACCESS EASEMENT  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SHOWN THUS @  
P.C.P. DENOTES PERMANENT CONTROL POINT SHOWN THUS \*
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT THAT ARE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, ACCESS OR MAINTENANCE ACCESS EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 88-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING OR OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPE CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- THE BUILDING SETBACK SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING CODE.
- S.F. INDICATES SQUARE FEET.

- SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 9.0516 ACRES, MORE OR LESS, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND TO BE KNOWN AS MYKONOS COURT OF BOCA GOLF AND TENNIS CLUB AND DO HEREBY DEDICATE AS FOLLOWS:  
1. MYKONOS WAY AS SHOWN HEREON IS DEDICATED TO THE MYKONOS COURT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.  
2. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.  
3. THE ACCESS TRACT (MYKONOS COURT) AS SHOWN IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MYKONOS COURT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.  
4. THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED IN PERPETUITY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MYKONOS COURT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.  
5. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND CABLE TELEVISION.
- THE WALL EASEMENT AS SHOWN HEREON IS DEDICATED TO THE MYKONOS COURT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION AND MAINTENANCE FOR A PRIVACY WALL.

### TITLE CERTIFICATE

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH } I, LIBO B. FINEBERG, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN FLORA REAL ESTATE MANAGEMENT COMPANY, A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLA. THAT THE CURRENT TAXES HAVE BEEN PAID;

AND THAT THERE ARE NO MORTGAGES OF RECORD, AND THERE ARE NO APPLICABLE DEED RESERVATIONS WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.  
DATE: 6-27-1990 BY: Libo B. Fineberg  
LIBO B. FINEBERG, ATTORNEY

IN WITNESS WHEREOF SAID FLORA REAL ESTATE MANAGEMENT COMPANY, A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXEC. VICE PRES. ATTESTED BY ITS ASST. SECY. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS  
THIS 26<sup>th</sup> DAY OF June, 1990.  
M. ALLEN COFFIN, ASST. SECY.  
RONALD G. TUTTLE - EXECUTIVE VICE PRESIDENT  
Libo B. Fineberg  
LIBO B. FINEBERG, WITNESS  
Eddie Waters  
EDDIE WATERS, WITNESS

### ACKNOWLEDGEMENT

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH } BEFORE ME PERSONALLY APPEARED RONALD G. TUTTLE AND M. ALLEN COFFIN KNOWN TO ME TO BE EXEC. VICE PRES. AND ASST. SECY. RESPECTIVELY OF FLORA REAL ESTATE MANAGEMENT COMPANY, A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF FLORA REAL ESTATE MANAGEMENT COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF FLORA REAL ESTATE MANAGEMENT COMPANY, AND 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. WITNESS MY HAND AND OFFICIAL SEAL THIS 26<sup>th</sup> DAY OF June, 1990.

MY COMMISSION EXPIRES: 6-29-90  
Notary Public - State of Florida  
Betty Goodwin

MyKONOS COURT OF BOCA GOLF AND TENNIS CLUB

TAZ 593  
SUBDIVISION MYKONOS COURT OF BOCA GOLF & TENNIS CLUB  
20-X-66  
FLOOD MAP 2206  
SOME A7-12  
22  
61-1  
31/4/43 PALM AIRE EAST  
ZIP CODE 33431