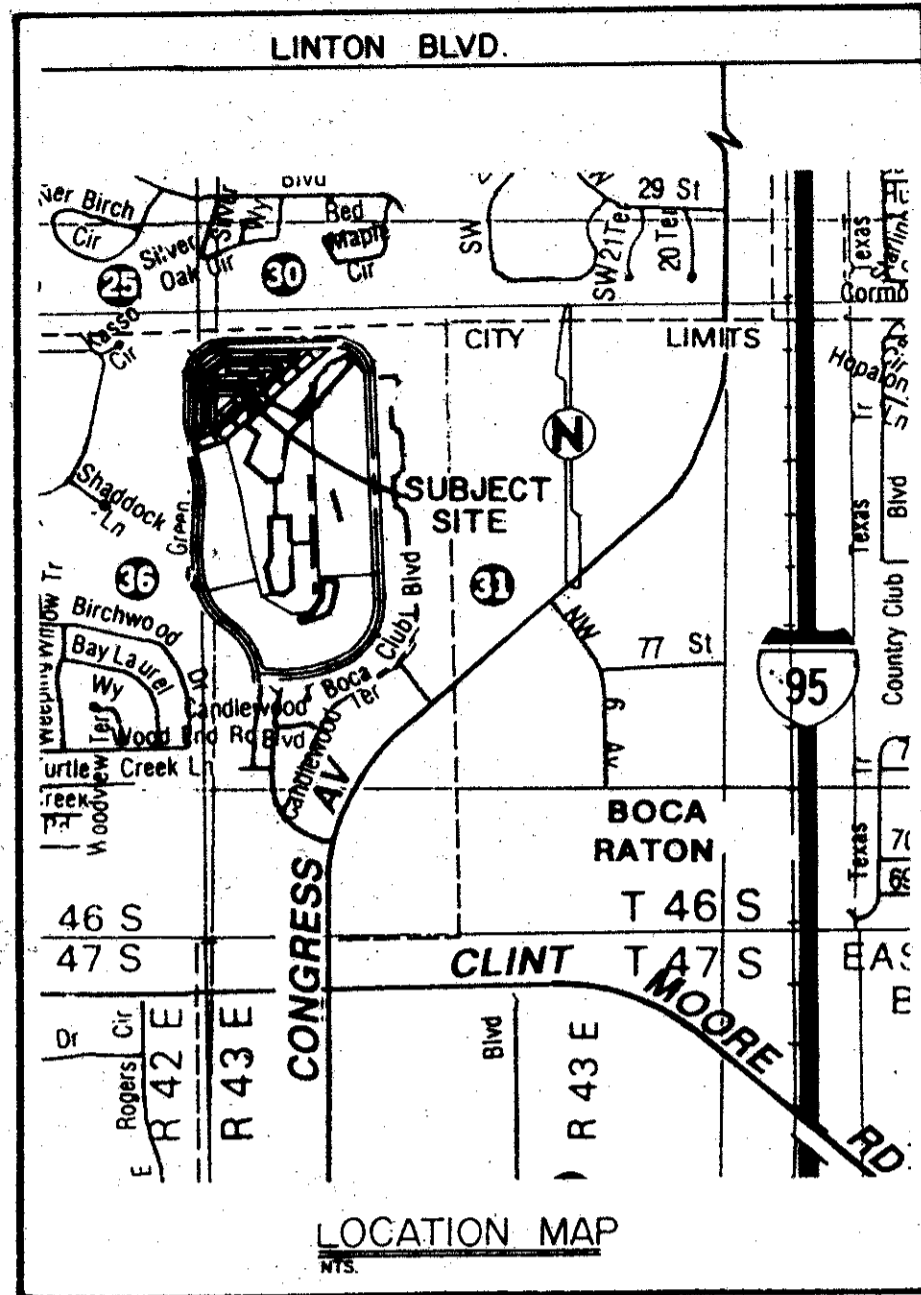


PLAT OF ST. TROPEZ BOCA GOLF AND TENNIS CLUB, A P. U. D.

LYING IN THE WEST ONE HALF OF SECTION 31
TOWNSHIP 46 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, STATE OF FLORIDA
MARCH 1992 IN 2 SHEETS SHEET NO. 1

10



P.U.D. DENSITY TABULATION	
TOTAL NUMBER OF UNITS PROPOSED THIS PLAT	117
DENSITY PROPOSED THIS PLAT	14.15 UNITS/ACRES
AREA OF RESIDENTIAL PARCELS	9.9895791 ACRES
TOTAL AREA THIS PLAT	10.4243 ACRES
RECREATION AREA	0.4347209 ACRES

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

This plat was filed for record at 3:29 P.M. this day of May 1992 and duly recorded in Plat Book No. 68 on page 1041.

MILTON T. BAUER, Clerk Circuit Court
By: *Joshua Q. Platt, P.C.*

DEDICATION CON'T.

- LIMITED ACCESS EASEMENTS**
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.
- RECREATION AREA:**
TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED FOR RECREATION PURPOSES TO ST. TROPEZ AT BOCA GOLF PROPERTY OWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RONALD TUTTLE AND TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND VICE PRESIDENT OF THE ABOVE NAMED FLORA REAL ESTATE MANAGEMENT COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4TH DAY OF MARCH, 1992.

COUNTY AND ZONING

PALM BEACH COUNTY ZONING CODE: RS/SE
THE WEST HALF OF SECTION 31, TWP. 46S, RGE. 43E

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF May, A.D., 1992.

BY: *Karen Marcus*
KAREN MARCUS, CHAIR

ATTEST:
MILTON T. BAUER, CLERK
BY: *George T. Webb*
GEORGE T. WEBB P.E., COUNTY ENGINEER

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF May, A.D., 1992.

BY: *George T. Webb*
GEORGE T. WEBB P.E., COUNTY ENGINEER

NOTES:

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: P.R.M.
- PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: P.C.P.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY.
- A. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.
C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS, CONSTRUCTION, OPERATION MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
- BEARING DATUM: THE NORTH LINE OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST IS ASSUMED TO BEAR SOUTH 89° 26' 07" EAST AND ALL BEARINGS RECITED HEREIN ARE RELATED THERETO.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

SURVEYOR'S CERTIFICATION:

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 THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND/OR FOUND TO BE ACCEPTABLE, THAT THE (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.

DATE: 3/16/92 BY: *Rafael Salas*
RAFAEL SALAS, P.L.S.
REGISTRATION NUMBER 2345
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY PEDRO B. MORALES IN THE OFFICES OF F.R.S. & ASSOCIATES, 901 NORTHPOINT PARKWAY, SUITE 301, WEST PALM BEACH, FLORIDA, (407) 478-7178

F. R. S. & ASSOCIATES
LAND SURVEYORS AND LAND PLANNERS
901 NORTHPOINT PARKWAY, SUITE 301
WEST PALM BEACH, FLORIDA 33407 (407) 478-7178

SCALE: N/A APPROVED BY: F. B. PLOTTED BY: PEDRO B. MORALES
DATE: _____ JOB NO. 91-S-07

PLAT OF ST. TROPEZ BOCA GOLF AND TENNIS CLUB, A PUD.
IN 2 SHEETS SHEET NO. 1

DESCRIPTION:

A PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF TRACT X-6 ACCORDING TO THE PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1, AS RECORDED IN PLAT BOOK 48 OF PAGES 79 THROUGH 81 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN NORTH 89° 26' 07" WEST (ON AN ASSUMED BEARING) 809.97 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TRACT K (BOCA CLUB BOULEVARD) AS SHOWN ON SAID PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1 TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 220 FEET AND A CENTRAL ANGLE OF 89° 13' 53", RUN SOUTH-WESTERLY AND SOUTHERLY 342.62 FEET, TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID TRACT K; THENCE RUN SOUTH 01° 20' 00" WEST 449.04 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 560 FEET AND A CENTRAL ANGLE OF 13° 26' 43"; THENCE RUN SOUTHERLY 131.41 FEET; THENCE RUN NORTH 70° 32' 23" EAST 249.65 FEET; THENCE RUN NORTH 48° 30' 00" EAST 1061.18 FEET ALONG A LINE ALSO FORMING THE WESTERLY BOUNDARY OF TRACTS X-4, L-6 AND X-6 TO THE POINT OF BEGINNING. SAID LAND IS SITUATED IN THE COUNTY OF PALM BEACH, FLORIDA.

CONTAINING 10.4243 ACRES, MORE OR LESS.

DEDICATION:

STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT ST. TROPEZ AT BOCA GOLF, INC., OWNER OF THE LAND SHOWN AND DESCRIBED HEREON BEING IN SECTION 31 TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, STATE OF FLORIDA AND SHOWN HEREON AS PLAT OF ST. TROPEZ BOCA GOLF AND TENNIS CLUB, A P.U.D. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. INGRESS-EGRESS, DRAINAGE AND UTILITY EASEMENT

THE 34 FOOT INGRESS-EGRESS, DRAINAGE AND UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO ST. TROPEZ AT BOCA GOLF PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS-EGRESS AND CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE T.V.

3. DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ST. TROPEZ AT BOCA GOLF PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS OR ASSIGNS FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES A COUNTY ROAD.

4. RESIDENTIAL TRACT:

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED TO ST. TROPEZ AT BOCA GOLF, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF CONSTRUCTION OF RESIDENTIAL DWELLING UNITS AND ALL OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 6TH DAY OF MARCH, 1992.

Alec Englestein
ALEC ENGLESTEIN, PRESIDENT
ST. TROPEZ AT BOCA GOLF, INC.
A FLORIDA CORPORATION

ATTEST: *Patricia Jones*
PATRICIA JONES, SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED ALEC ENGLESTEIN AND PATRICIA JONES TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED ST. TROPEZ AT BOCA GOLF, INC., A CORPORATION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTFULLY 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 6TH DAY OF MARCH, A.D., 1992.

MY COMMISSION EXPIRES: Nov 30, 1992
NOTARY PUBLIC
Dawn McCaffrey
DAWN McCAFFREY

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF Palm Beach

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 4402 AT PAGE 410 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 EXECUTIVE VICE PRESIDENT ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4TH DAY OF MARCH, 1992.

FLORA REAL ESTATE MANAGEMENT COMPANY,
A DELAWARE CORPORATION

BY: *Ronald Tuttle*
RONALD TUTTLE, EXECUTIVE VICE PRESIDENT

ATTEST: *Carl A. Blomquist*
CARL A. BLONQUIST
SPECIAL DEPUTY INSURANCE COMMISSIONER
for Executive Life Insurance Company in
Rehabilitation

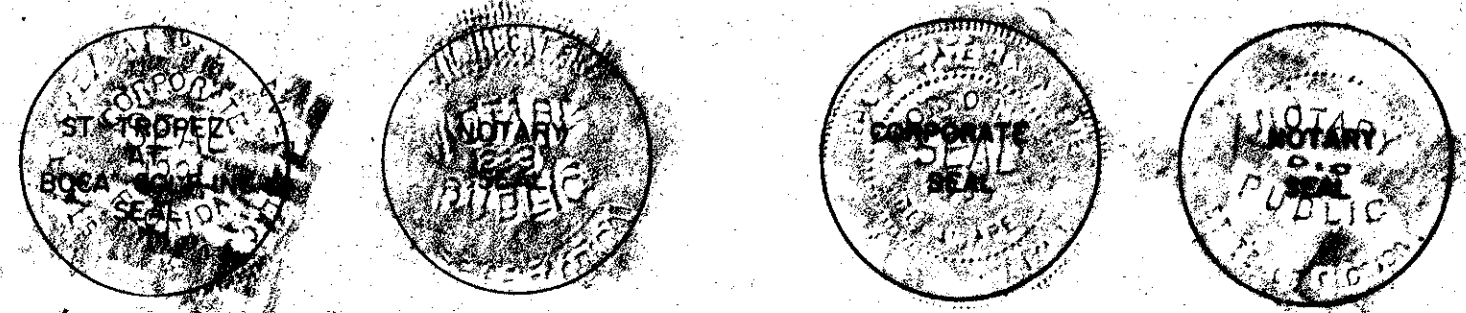
TITLE CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, KOEPEL, COOKE & GOTTLIEB, P.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN ST. TROPEZ AT BOCA GOLF, INC., A FLORIDA CORPORATION. THAT THE REAL ESTATE TAXES FOR THE YEAR 1991 AND PRIOR YEARS HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER MORTGAGES OF RECORD; THAT THERE ARE NO APPLICABLE DEED RESERVATIONS WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE 3/16/92 KOEPEL, COOKE & GOTTLIEB, P.A.

BY: *John F. Koepfel*
JOHN F. KOEPEL, ESQUIRE
Stuart M. Gottlieb



0285-015
ALLOC #0001 PET. 81-1
COLLECT

TAZ = 593

SUBDIVISION # ST. TROPEZ BOCA GOLF & TENNIS CLUB
BOOK 48 PAGE 10
FLOOD ZONE # 12 FLOOD MAP # 2208
QUAD # 22 ZONING RS/SE
ZIP CODE 33431

PUD NAME BOCA GOLF & TENNIS CLUB