

TOTAL AREA 0.4315 ACRES = 18,798 S. F.
NUMBER OF UNITS 4 1&2 STORY TOWNHOUSES
DENSITY 7.5 DU/AC.
COUNTY ZONING PETITION NO. 81-1
BOCA GOLF AND TENNIS PUD-TRACT C-PHASE 2.

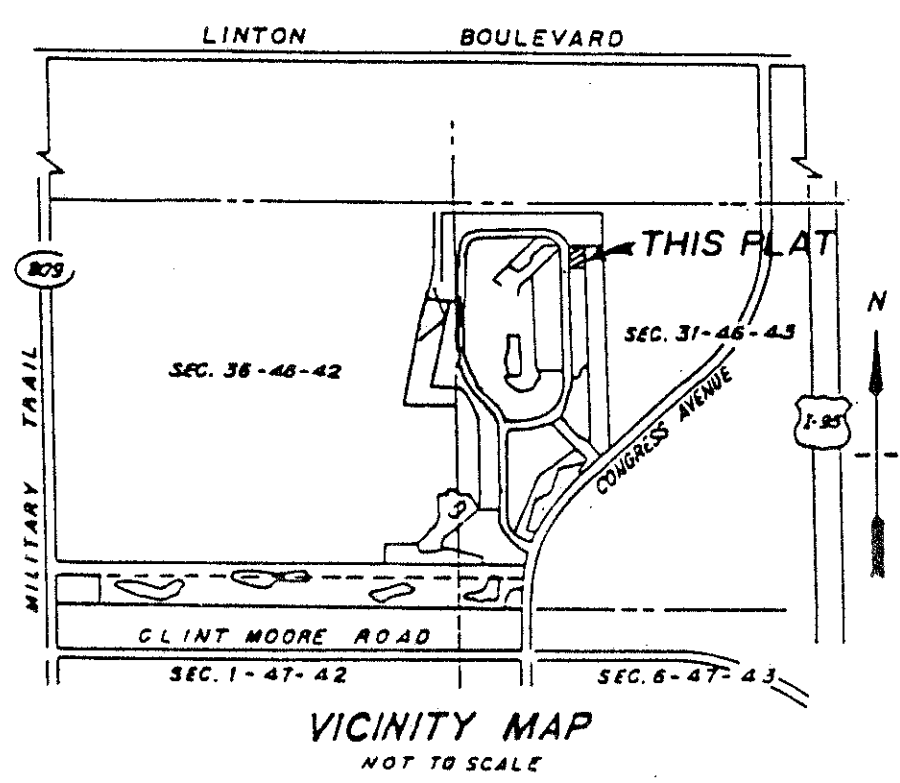
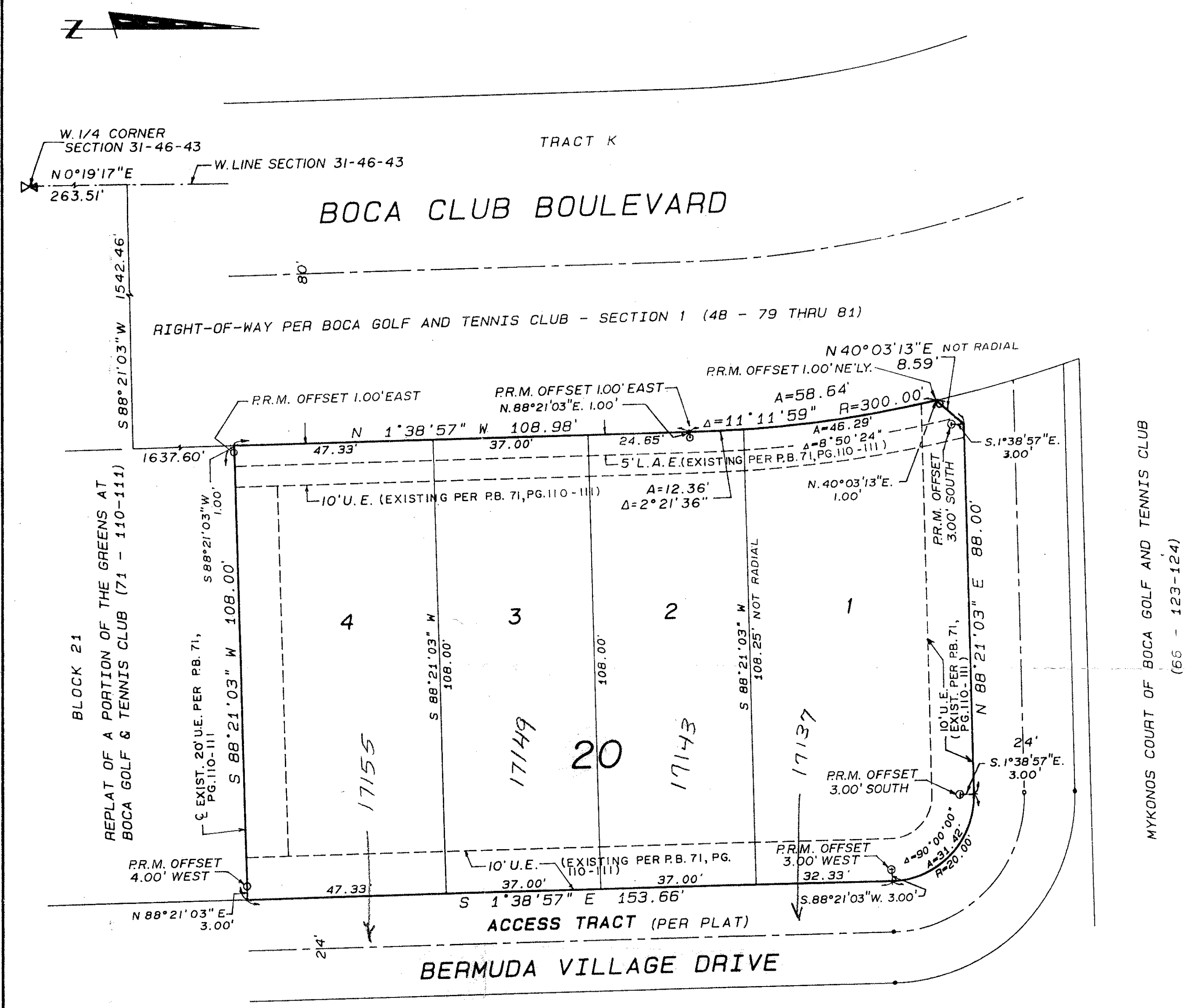
THE GREENS AT BOCA GOLF AND TENNIS CLUB-REPLAT OF TRACT Z PALM AIRE EAST P.U.D.

A REPLAT OF TRACT Z, REPLAT OF A PORTION OF THE GREENS AT BOCA GOLF & TENNIS CLUB (PLAT BOOK 71, PAGES 110-111, PALM BEACH COUNTY RECORDS)
IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

C.C. WINNINGHAM CORP. - LAND SURVEYORS - 1040 N.E. 45TH STREET - OAKLAND PARK, FLORIDA 33334
SCALE: 1" = 20'

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

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 11:02 AM
the 13 day of October 1994
and duly recorded in Plat Book No. 76
on page 3
BENJAMIN H. SMITH, Clerk of the Court
By Charles C. Winningham II D.C.



SURVEYORS NOTES

- ALL BEARINGS SHOWN HEREON REFER TO A RECORDED BEARING OF N. 01 38' 57" W. ALONG THE WEST 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.A.)
- U.E. DENOTES UTILITY EASEMENT
- L.A.E. DENOTES LIMITED ACCESS EASEMENT
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SHOWN THUS: O AND STAMPED LB 46
P.C.P. DENOTES PERMANENT CONTROL POINT SHOWN THUS: * AND STAMPED L.B. 46. WHERE P.C.P.'S FALL ON MANHOLES AT INTERSECTIONS, SAID MANHOLES SHALL BE STRADDLED WITH P.C.P.'S.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN INSTANCES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE.
- THE BUILDING SETBACK SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT INDICATED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE BUILDING SETBACK SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING CODE.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT PALM BAY INVESTMENTS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE GREENS AT BOCA GOLF AND TENNIS CLUB-REPLAT OF TRACT Z, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACT Z, ACCORDING TO THE PLAT OF REPLAT OF A PORTION OF THE GREENS AT BOCA GOLF & TENNIS CLUB, AS RECORDED IN PLAT BOOK 71 AT PAGES 110 & 111 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 0.4315 ACRES MORE OR LESS,
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, 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 14 DAY OF JUNE, 1995.

PALM BAY INVESTMENTS, INC., A FLORIDA CORPORATION
BY Adolfo Malave, PRESIDENT
ATTEST Rafael Landa, SECRETARY

PET. 81-1
ALOC #0001
5/3/3/J
TRACT C PH 2

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ADOLFO MALAVE AND RAFAEL LANDA WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED PL AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF PALM BAY INVESTMENTS, INC. A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGE 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 14 DAY OF JUNE, 1995.

MY COMMISSION EXPIRES: APR. 5, 1999
NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Daniel D. Louisa, 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 PALM BAY INVESTMENTS, INC., A FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 7-31-95
BY: Daniel D. Louisa, ATTORNEY-AT-LAW LICENSED IN FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 7437 AT PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AND INSTRUMENT WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ~~SECRETARY~~ AND ATTESTED BY ITS ~~SECRETARY~~ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF JULY, 1995.

ATTEST: Maribel Mendula, Maribel Mendula, Asst. Sec.
BY: Daniel D. Louisa, SA, Vice Pres.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DANILLO PEREZ AND DANILLO PEREZ WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DANILLO PEREZ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRES. AND ASST. SEC. AND SEVERALLY ACKNOWLEDGE TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SAID 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 14 DAY OF JULY, 1995.

MY COMMISSION EXPIRES: 12/18/96
Commission # CC 24666
NOTARY PUBLIC - STATE OF FLORIDA

SURVEYORS 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 (PRM'S.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW;

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 TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH IN CHAPTER 61617-6 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE: 7/15/94
C.C. WINNINGHAM CORP.
Charlie C. Winningham II
CHARLIE C. WINNINGHAM II,
REG. LAND SURVEYOR NO. 1580
STATE OF FLORIDA

THE GREENS AT BOCA GOLF & TENNIS CLUB REPLAT TRACT Z
76/3

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 13 DAY OF Oct. 1995.
BY: George T. Webb
GEORGE T. WEBB
P.E.
COUNTY ENGINEER
0285-020

ACCEPTANCE OF RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE BERMUDA VILLAGE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF OCTOBER, 1994.

BERMUDA VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
BY: Rafael Landa, PRES.
ATTEST: Rafael Landa, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED RENIE ALONSO AND RAFAEL LANDA WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED RENIE ALONSO AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BERMUDA VILLAGE HOMEOWNERS ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGE 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 10th DAY OF OCTOBER, 1994.

NOTARY PUBLIC, STATE OF FLORIDA

THE GREENS AT BOCA GOLF AND TENNIS CLUB
BLOCK 21
FLOOD MAP #270B
ZONING RS
ZIP CODE 33444
PUD NAME PALM AIRE EAST

TAZ-593