

# FAIRFIELD AT BOCA PLAT NO. ONE OF CEDAR GROVE P.U.D.

BEING A REPLAT OF PARCEL "C" and part of PARCELS "A" AND "B" OF CEDAR GROVE - P.U.D.  
RECORDED IN PLAT BOOK 41, PAGES 39 AND 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
BEING SAME PROPERTY AS VACATED BY O.R.B. 4544 PGS. 1829

IN PART OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
IN 5 SHEETS SHEET NO. 1

### DESCRIPTION

Being a REPLAT of PARCEL "C" and part of PARCELS "A" and "B" of CEDAR GROVE-P.U.D., recorded in Plat Book 41, Pages 39 and 40, of the Public Records of Palm Beach County, Florida, situated in Section 23, Twp. 47 South, Rge. 42 East, being more particularly described as follows:

Commencing at the Northeast Corner of the Northeast 1/4 of said Section;

thence South 00°35'30" East, along the East Line of said Section, a distance of 1721.11 feet;

thence West, along a line, a distance of 676.89 feet, to a point on a curve, concave to the north, the tangent bears North 71°34'51" East, said point also being the POINT OF BEGINNING; thence Southwesterly and Northwesterly, along the arc of said curve, having a radius of 400.00 feet and a central angle of 46°38'54", a distance of 325.67 feet, the tangent bears North 61°46'15" West, at this point;

thence South 83°59'28" West, a distance of 203.38 feet;

thence North 48°48'51" West, a distance of 106.30 feet;

thence North 16°41'57" West, a distance of 104.40 feet;

thence North 40°36'05" East, a distance of 92.20 feet;

thence North 04°50'46" West, a distance of 72.74 feet;

thence North 35°29'23" West, a distance of 440.00 feet, to the Easterly Right-of-Way Line of MILITARY TRAIL (County Road 809 as recorded in Road Plat Book 4, Pages 139, 140, 141, and 142);

thence the next two courses along the said Right-of-Way Line, South 54°30'37" West, a distance of 264.67 feet, to the beginning of a curve;

thence Southwesterly, along the arc of said curve, concave to the southeast, having a radius of 1849.86 feet and a central angle of 20°39'58", a distance of 667.23 feet, the tangent bears South 33°50'39" West, at this point;

thence North 80°01'19" East, along a line, a distance of 36.07 feet;

thence South 53°48'01" East, along a line, a distance of 172.00 feet;

thence South 66°55'04" East, along a line, a distance of 105.74 feet, to a point on a curve, the tangent bears North 53°08'55" West, at this point;

thence Southeasterly, along the arc of said curve, concave to the southwest, having a radius of 186.60 feet and a central angle of 58°24'30", a distance of 190.23 feet;

thence South 05°15'36" West, along a line, a distance of 203.43 feet, to the beginning of a curve;

thence Southeasterly, along the arc of said curve, concave to the northeast, having a radius of 252.00 feet and a central angle of 24°06'29", a distance of 106.03 feet, the tangent bears South 18°50'53" East, at this point;

thence North 77°09'42" East, along a line, a distance of 560.74 feet;

thence North 00°41'12" East, along a line, a distance of 262.26 feet, to a point on a curve, the tangent bears South 47°25'59" East, at this point;

thence Southeasterly, along the arc of said curve, concave to the southwest, having a radius of 455.00 feet and a central angle of 03°51'36", a distance of 30.65 feet;

thence South 43°34'23" East, along a line, a distance of 50.00 feet, to the beginning of a curve;

thence Southeasterly, along the arc of said curve, concave to the northeast, having a radius of 80.00 feet and a central angle of 73°30'00", a distance of 102.62 feet, to the beginning of a reverse curve;

thence Southeasterly, along the arc of said curve, concave to the southeast, having a radius of 83.00 feet and a central angle of 83°00'00", a distance of 120.24 feet;

thence South 34°04'23" East, along a line, a distance of 62.00 feet, to the beginning of a curve;

thence Northeasterly, along the arc of said curve, concave to the northeast, having a radius of 85.00 feet and a central angle of 76°30'00", a distance of 113.49 feet, the tangent bears North 69°25'37" East, at this point;

thence North 80°10'37" East, along a line, a distance of 110.71 feet;

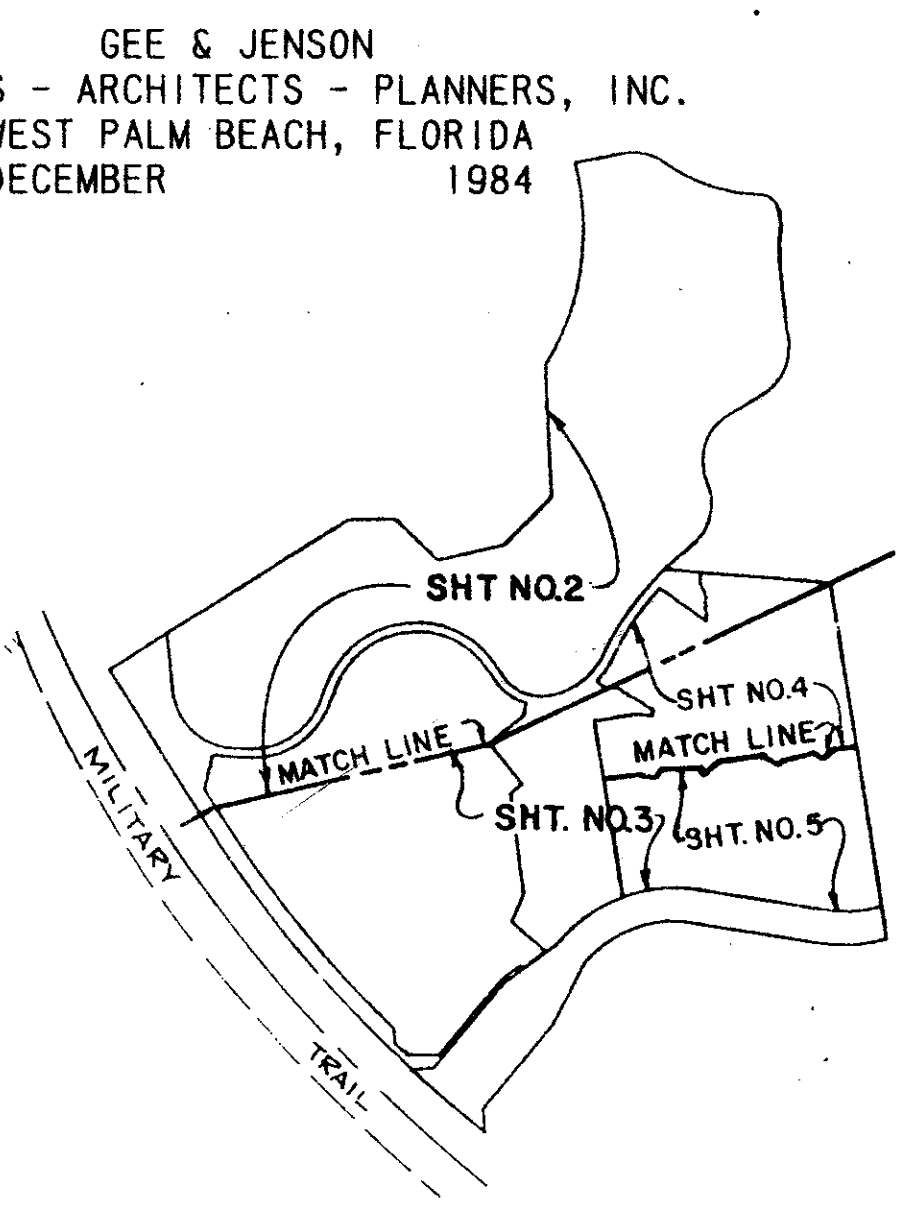
thence North 88°10'37" East, along a line, a distance of 67.14 feet, to the beginning of a curve;

thence Northeasterly, along the arc of said curve, concave to the northwest, having a radius of 35.00 feet and a central angle of 90°00'00", a distance of 54.98 feet, to the beginning of a reverse curve;

thence Northeasterly, along the arc of said curve, concave to the southeast, having a radius of 273.00 feet and a central angle of 33°30'00", a distance of 159.62 feet, to the beginning of a reverse curve;

thence Northeasterly and Northwesterly, along the arc of said curve, concave to the northwest, having a radius of 77.00 feet and a central angle of 46°00'00", a distance of 61.82 feet;

thence North 14°19'23" West, along a line, a distance of 80.41 feet, to the POINT OF BEGINNING.



### KEY MAP

N.T.S.

### LAND USE

RIGHT-OF-WAY	1.44 ACRES
PARCEL "C"	1.45 ACRES
LAKE	7.31 ACRES
RESIDENTIAL (108) UNITS	4.21 ACRES
PARCEL "A"	5.46 ACRES
TOTAL	19.87 ACRES

DENSITY 5.44 UNITS/ACRE

### NOTES

- denotes Permanent Reference Monument.
- o denotes Permanent Control Point.

Bearings shown hereon are relative to an assumed meridian used throughout Via Verde.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

No buildings or any kind of construction shall be placed on Utility or Drainage Pipe Easements

No structures, trees or shrubs shall be placed within the 12 foot wide Drainage Easements, with the exception of paved surfaces, which shall be permitted.

Approval of landscaping on Utility Easements shall be only with approval of all utilities occupying same.

Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage Easements cross, Drainage Easements take precedence.

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 22 day of JUNE, 1985.

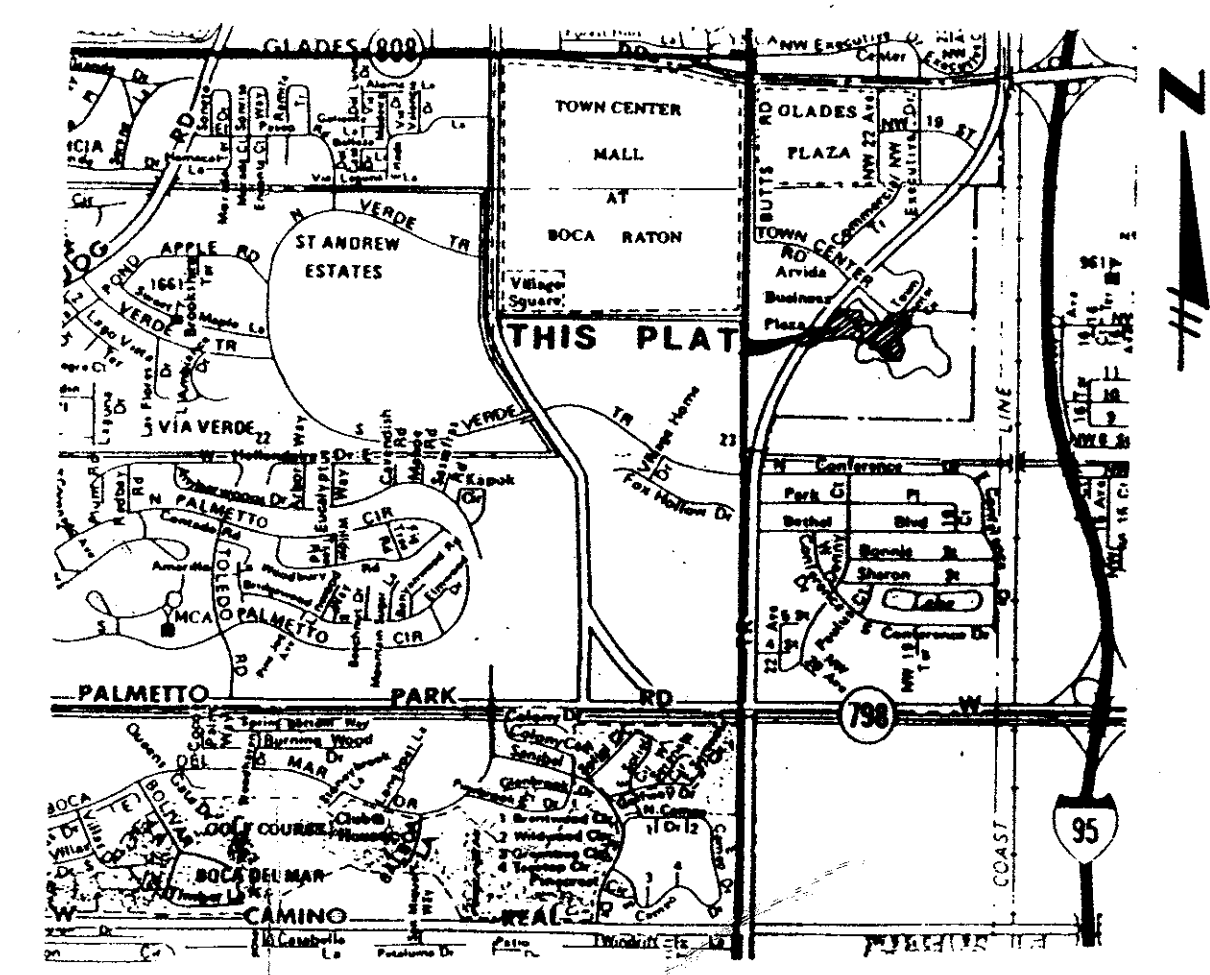
By: *Kenneth M. Adams, Chairman, Vice*  
*KAREN MARCUS*

Attest: JOHN B. DUNKLE, Clerk  
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 25 day of JUNE, 1985.

By: *H.F. Kahlert*  
H.F. Kahlert, County Engineer



### LOCATION MAP

N.T.S.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF Palm Beach

BEFORE ME personally appeared Robert P. Burnett and Brian D. Keller authorized signatory & authorized signatory respectively of FAIRFIELD COMMUNITIES INC., a Delaware Corporation licensed to do business in Florida, to me well known and to me to be the individuals described in and who executed the foregoing instrument as such officers of said Corporation, and severally acknowledged to and before me that they executed such instrument as such officers, and that the seal affixed to said instrument is the 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 28th day of MAY, 1985.

My commission expires: 10-9-81  
*Patricia A. Williams*  
Notary Public State of Florida at large

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF Broward

BEFORE ME personally appeared Thomas J. Crickman and J. J. Moore respectively of TRAIL EAST PROPERTY OWNERS ASSOCIATION INC., a Non-Profit Corporation licensed to do business in Florida, to me well known and to me to be the individuals described in and who executed the foregoing instrument as such officers of said Corporation, and severally acknowledged to and before me that they executed such instrument as such officers, and that the seal affixed to said instrument is the 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 27th day of MAY, 1985.

My commission expires: \_\_\_\_\_  
*Harmon Lynn Khumoi*  
Notary Public State of Florida at large

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF Palm Beach

GOLD COAST TITLE COMPANY, a duly licensed Title Insurance Company in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to FAIRFIELD COMMUNITIES INC. and TRAIL EAST PROPERTY OWNERS ASSOCIATION, Inc.; that the current taxes have been paid and that I find there are no other encumbrances of record, other than as shown hereon.

GOLD COAST TITLE COMPANY  
By: *J. Herman Dance, President*  
Date: 2-20-85

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This is to certify that the plat hereon is a true and correct representation of a survey made under responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief, and that the Permanent Reference Monuments have been set and are in accordance with the laws of the State of Florida and that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended and Minimum Technical Standards for Land Surveying in the State of Florida, and Ordinance No. 73-4 of Palm Beach County, Florida.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM  
2090 Palm Beach Lakes Boulevard  
West Palm Beach, Florida

GEE & JENSON - Engineers, Architects, Planners, Inc.  
*Stuart H. Cunningham*  
Stuart H. Cunningham, Professional Land Surveyor  
Florida Registration No. 3896 Date: 5-28-85

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This plat was filed for record at 10:11 AM this 27th day of June, 1985, and duly recorded in Plat Book No. 51 on Pages 90, 91, 92, 93, 94

JOHN B. DUNKLE  
Clerk Circuit Court  
By: *John B. Dunkle* C.C.



DRAWING NUMBER 51/90

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER