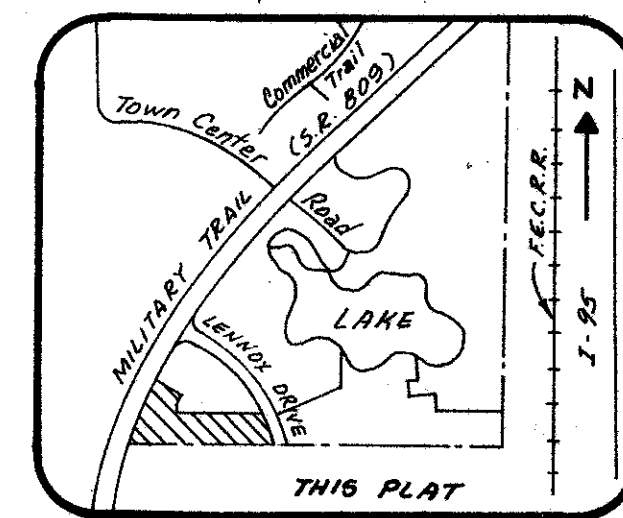


# FAIRFIELD AT BOCA PLAT NO. FOUR OF CEDAR GROVE P.U.D.

BEING A REPLAT OF A PORTION OF PARCEL "A" OF CEDAR GROVE - P.U.D. RECORDED IN PLAT BOOK 41, PAGES 39 AND 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

# 170



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 12/29/86  
at 9:29 a.m. day of JANUARY  
1987, and duly recorded in Plat Book No. 55  
on page 170 & 171  
JOHN B. DUNKLE, Clerk Circuit Court  
Shakara O. Platt

SHEET 1 OF 2

LOCATION SKETCH  
A PORTION OF SECTION 33, 47S, 42E  
(Not to Scale)



### DEDICATION AND RESERVATION :

KNOW ALL MEN by these presents that Fairfield Communities, Inc. a Delaware Corporation licensed to do business in the State of Florida, the owner of land shown hereon as, "Fairfield at Boca Plat No. Four of Cedar Grove, P.U.D.", being a replat of a portion of Parcel "A" of Cedar Grove - P.U.D., recorded in Plat Book 41, Pages 39 and 40 of the Public Records, Palm Beach County, Florida and lying in Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows :

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows :

- 1.) The Street and Access Tracts as shown hereon are for Private Roads and installation and maintenance of utilities and drainage .
- 2.) Parcels "A", "C" and "E" - P.U.D. buffer as shown hereon are hereby dedicated to Fairfield at Boca Association, Inc., for open space and buffer purposes and is the perpetual maintenance obligation of same Association, without recourse to Palm Beach County, Florida.
- 3.) Parcel "J" - Access Tract and Parcels "B", "D", "F", "G", "H", "K" and "L" - Common Areas are hereby dedicated to Court Homes Association No. 3, Inc. and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County, Florida.
- 4.) The Drainage Easements as shown hereon are hereby dedicated to Fairfield at Boca Association, Inc., and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County, Florida. Palm Beach County, Florida has the right but not the obligation to maintain any portion of said Drainage Easement.
- 5.) The Utility Easements shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities.

Commence at the Southeast Corner of said Parcel "A"; thence S 89°51'25" W along the Southerly boundary of said Parcel "A" for 1518.22 feet to the Point Of Beginning, thence continue along the last described course for 731.17 feet to a Point on a curve, said Point bears N 84°49'35" W from the radius point, thence Northeasterly along a circular curve to the right and along the Easterly Right-Of-Way of County Road No. 809, having a radius of 1849.86 feet, a central angle of 13°17'31" for an arc distance of 429.15 feet; thence S 60°08'35" E for 215.31 feet; thence S 29°51'25" W for 15.00 feet; thence S 00°08'35" E for 72.45 feet; thence N 89°51'25" E for 376.68 feet; thence S 20°25'08" E for 239.86 feet to the Point Of Beginning.

The above described parcel containing an area of 4.192 Acres more or less.

### MORTGAGEE'S CONSENT :

State of Florida }  
County of Palm Beach }<sup>ss</sup> The undersigned hereby certifies that it is the holder of a mortgage upon a portion of the property described herein and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that the mortgage recorded in Official Record Book 4575 at Page 1794 of the Public Records of Palm Beach County, Florida and modified by Mortgage Spreader Agreement recorded in Official Record Book 4793 at Page 552, Public Records, Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the above named Corporations have caused these presents to be signed by their officers and the Corporate Seal to be affixed hereto, by and with the authority of their Board of Directors this 14<sup>th</sup> day of OCTOBER, 1986.

FAIRFIELD COMMUNITIES, INC.  
A DELAWARE CORPORATION

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by Phillip C. Fenner, Vice-President and its Corporate Seal to be affixed hereon by and with the authority of the Board of Directors this 15 day of October, 1986.

Helen E. Galley  
witness to both  
  
Maureen T. ...  
witness to both

By: Brian Keller  
Authorized Signature  
  
Attest: Bernie C. Buchanan  
Bernie Buchanan  
Authorized Signature

BARNETT BANK OF SOUTH FLORIDA, N.A.  
A National Banking Association

Sandra Kelly  
witness

By: Phillip C. Fenner  
Phillip C. Fenner, Vice-President

### ACKNOWLEDGEMENT :

State of Florida }  
County of Palm Beach }<sup>ss</sup> Before me personally appeared Brian Keller and Bernie Buchanan, Authorized Signatories of Fairfield Communities, Inc., a Delaware Corporation licensed to do business in Florida, to me well known 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 14<sup>th</sup> day of October, 1986.

My commission expires: August 14, 1989 Judith L. Duncan  
Notary Public - State of Florida

### ACKNOWLEDGEMENT :

State of Florida }  
County of Palm Beach }<sup>ss</sup> Before me personally appeared Phillip C. Fenner, Vice President to me well known and known to me to be the individual described in and who executed the foregoing instrument as Vice-President of Barnett Bank of South Florida, N.A., a National Banking Association and severally acknowledged to and before me that he executed such instrument as such officer 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 15 day of October, 1986.

My commission expires: ... Sandra Kelly  
Notary Public - State of Florida

### TITLE CERTIFICATION :

State of Florida }  
County of Palm Beach }<sup>ss</sup> Town and Country Title, Inc., a duly licensed Title Insurance Company in the State of Florida does hereby certify that we have examined 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 we find there are no other encumbrances of record other than as shown hereon.

TOWN AND COUNTRY TITLE, INC.

By: ... Date: Dec 18, 1986

### APPROVALS :

#### BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY :

This plat is hereby approved for record this 21 day of Jan, 1987

ATTEST: JOHN B. DUNKLE, Clerk By: Carol A. Roberts  
Board of County Commissioners CAROL A. ROBERTS, Chair

By: Kathryn S. Miller  
Deputy Clerk

#### COUNTY ENGINEER :

This plat is hereby approved for record this 27 day of Jan, 1987

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

### SURVEYOR'S CERTIFICATION :

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 set, that (R.C.P.'s) Permanent Control Points will be set under guarantees posted with the Palm Beach County Board of County Commissioners for required improvements, that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended and ordinances of Palm Beach County, Florida.

0346-004 By: Ismael S. Mohamed  
ISHMAEL S. MOHAMED  
Registered Land Surveyor No. 2464  
23/47/42

### LAND USE :

- Roadway ..... 0.417 Acre
- Open Space ..... 0.403 Acre
- Residential (31) Units ..... 0.739 Acres
- Parcels "A", "C" and "E" (Buffer) ..... 0.633 Acre

SUBDIVISION #	Fairfield at Boca
BOOK	SS PAGE 170
FLOOD ZONE	B FLOOD MAP # 2350
QUAD #	39 ZONING
SE	ZIP CODE 33403
PUD NAME	Plat 4 of Boca Drive

4.192 Acres

### SEALS :

Fairfield Communities, Inc.	Notary Public	Barnett Bank of South Florida, N.A.	Notary Public	County Engineer	Surveyor
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THIS INSTRUMENT PREPARED BY  
**C.C.L. CONSULTANTS, INC.**  
ENGINEERS, SURVEYORS & PLANNERS  
2200 PARK CENTRAL BLVD., N., SUITE 100, POMPANO BEACH,  
FLORIDA 33064-9741

FAIRFIELD AT BOCA PLAT NO. 4 OF CEDAR GROVE 55/170