

# FAIRWAYS AT BOCA GOLF & TENNIS PLAT NO. 3

A PART OF PALM AIRE EAST (P.U.D.)  
A PORTION OF THE N 1/2 OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST,  
AND A PORTION OF THE N 1/2 OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST,  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COSCAN FLORIDA INC., A FLORIDA CORPORATION, OWNER OF THE LAND HEREON, BEING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "FAIRWAYS AT BOCA GOLF AND TENNIS PLAT NO. 3," BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND A PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "FAIRWAYS AT BOCA GOLF & TENNIS PLAT NO. 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°19'17" WEST ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 105.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-38 AND THE NORTH LINE OF THE PLAT OF "FAIRWAYS BOCA GOLF & TENNIS PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 156 & 157, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°58'37" WEST ALONG SAID NORTH LINE OF FAIRWAYS AT BOCA GOLF & TENNIS PLAT NO. 2, A DISTANCE OF 96.54 FEET TO THE NORTHWEST CORNER OF SAID PLAT AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 89°58'37" WEST A DISTANCE OF 99.01 FEET; THENCE SOUTH 00°01'23" WEST A DISTANCE OF 522.49 FEET; THENCE SOUTH 123°35'56" WEST, A DISTANCE OF 440.00 FEET; THENCE SOUTH 16°52'30" EAST, A DISTANCE OF 239.40 FEET TO AN INTERSECTION WITH THE NORTH LINE OF TRACT X-5 AS SHOWN ON THE PLAT OF "BOCA GOLF & TENNIS CLUB SECTION 1, AS RECORDED IN PLAT BOOK 48, PAGES 79, 80 AND 81, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°50'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 119.50 FEET TO THE NORTHWEST CORNER OF THE PLAT OF "THE FAIRWAYS AT BOCA GOLF & TENNIS," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 62 & 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 70°32'23" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 148.40 FEET TO THE NORTHEAST CORNER OF SAID "FAIRWAYS AT BOCA GOLF & TENNIS," SAID POINT BEING FURTHER DESCRIBED AS BEING ON THE WESTERLY RIGHT OF WAY LINE OF BOCA CLUB BOULEVARD (TRACT K) AS SHOWN ON THE PLAT OF "BOCA GOLF & TENNIS CLUB SECTION 1"; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE ALONG THE CLUB SECTION 1; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 76°57'53" EAST, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 142°2'05", AND AN ARC DISTANCE OF 160.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°20'00" EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY; A DISTANCE OF 423.47 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID "FAIRWAYS AT BOCA GOLF & TENNIS PLAT NO. 2, SAID POINT BEING FURTHER DESCRIBED AS REFERENCE POINT 'A'; THENCE NORTH 44°19'19" WEST ALONG SAID SOUTH LINE OF "FAIRWAYS AT BOCA GOLF & TENNIS PLAT NO. 2, A DISTANCE OF 35.76 FEET; THENCE NORTH 89°58'37" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 105.22 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°01'23" EAST, ALONG THE WEST LINE OF SAID "FAIRWAYS AT BOCA GOLF & TENNIS PLAT NO. 2", A DISTANCE OF 526.32 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND A PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST BEING FURTHER DESCRIBED AS THAT "NOT A PART OF THIS PLAT" PARCEL SHOWN ON THE PLAT OF "FAIRWAYS AT BOCA GOLF & TENNIS PLAT NO. 2" AS RECORDED IN PLAT BOOK 61, PAGES 156 & 157 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT REFERENCE POINT 'A' OF THE ABOVE PREVIOUSLY DESCRIBED PROPERTY; THENCE NORTH 01°20'00" EAST ALONG THE WEST RIGHT OF WAY LINE OF BOCA CLUB BOULEVARD (TRACT K) AND THE EASTERLY LINE OF TRACT 'R' OF SAID "FAIRWAYS AT BOCA GOLF & TENNIS PLAT NO. 2", A DISTANCE OF 25.57 FEET TO A POINT OF CURVATURE; THENCE CONTINUE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 10°55'25" AND AN ARC DISTANCE OF 57.20 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTHERLY AND EASTERLY ALONG SAID RIGHT OF WAY LINE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 25°37'17" AND AN ARC DISTANCE OF 135.90 FEET TO THE SOUTHEASTERLY CORNER OF TRACT 'T' OF SAID "FAIRWAYS AT BOCA GOLF & TENNIS PLAT NO. 2"; THENCE NORTH 49°52'41" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT 'T', A DISTANCE OF 39.67 FEET; THENCE NORTH 00°01'23" EAST ALONG THE WEST LINE OF SAID TRACT 'T', A DISTANCE OF 89.00 FEET; THENCE NORTH 89°58'37" WEST A DISTANCE OF 89.00 FEET; THENCE SOUTH 00°01'23" WEST, A DISTANCE OF 222.00 FEET; THENCE SOUTH 77°09'20" EAST, A DISTANCE OF 78.05 FEET; THENCE NORTH 51°08'24" EAST, A DISTANCE OF 31.39 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

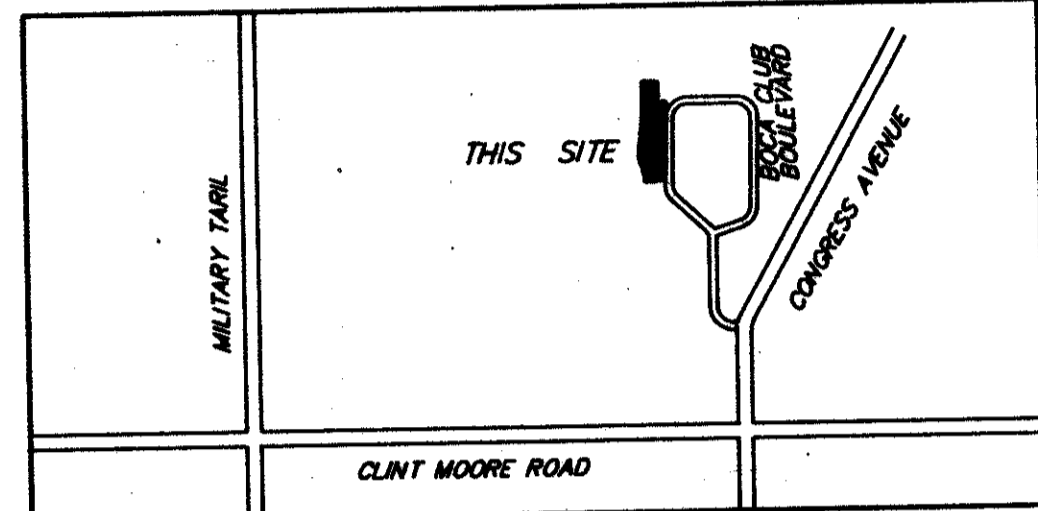
THE ABOVE DESCRIBED PARCELS CONTAINING 5.8932 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- ACCESS TRACTS  
TRACT R AND R-1, AS SHOWN HEREON, ARE DEDICATED TO "SOMERSET AT BOCA GOLF & TENNIS HOMEOWNERS ASSOCIATION, INC." FOR INGRESS, EGRESS AND DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- EASEMENTS
  - THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE T.V.
  - THE DRAINAGE EASEMENTS, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES TO "SOMERSET AT BOCA GOLF & TENNIS HOMEOWNERS ASSOCIATION, INC.", AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- BUILDABLE AREA.  
TRACTS C, C-1 & C-2 ARE RESERVED FOR RESIDENTIAL USE AND ARE HEREBY DEDICATED TO "FAIRWAYS AT SOMERSET CONDOMINIUM ASSOCIATION, INC." AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF SAID COSCAN FLORIDA, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF October, 1989.

COSCAN FLORIDA INC.  
A FLORIDA CORPORATION  
*Mary B. Prevatte*  
MARY B. PREVATTE  
VICE-PRESIDENT  
*C. J. Hopper*  
C. J. HOPPER  
PRESIDENT



LOCATION MAP  
NO SCALE

### NOTE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### SURVEY NOTES

- IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR, UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1, AS RECORDED IN PLAT BOOK 48, PAGES 79-81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEARING S 88°50'00" E ALONG THE SOUTH PROPERTY LINE.
- P.R.M. - INDICATES 4"x4"x24" PERMANENT REFERENCE MONUMENT
- P.C.P. - INDICATES PERMANENT CONTROL POINT
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- L.A.E. - INDICATES LIMITED ACCESS EASEMENT.

### ACKNOWLEDGEMENT

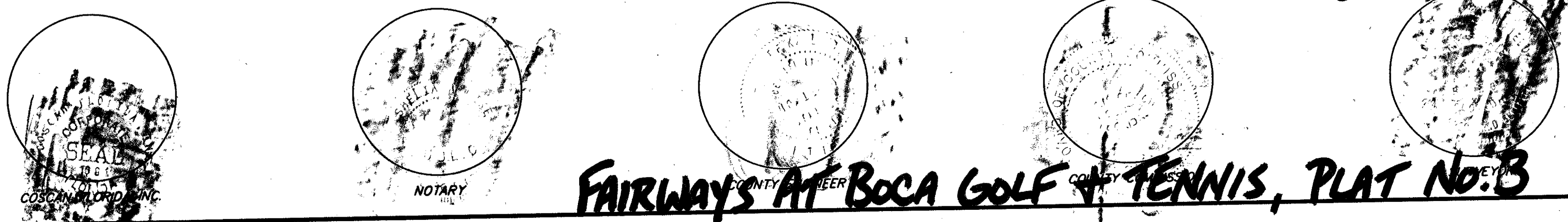
STATE OF FLORIDA  
COUNTY OF PALM BEACH ss.

BEFORE ME PERSONALLY APPEARED C.J. HOPPER AND MARY B. PREVATTE TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF COSCAN FLORIDA INC., A FLORIDA CORPORATION, SEVERALLY ACKNOWLEDGED 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 17th DAY OF October, 1989.

MY COMMISSION EXPIRES: 11-8-91

*Shelvia A. Pickett*  
NOTARY PUBLIC  
STATE OF FLORIDA



PREPARED BY  
GEORGE W. CAULFIELD  
**CAULFIELD AND WHEELER, INC.**  
LAND SURVEYORS - CONSULTING ENGINEERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (407)392-1991  
FEBRUARY, 1989

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 10:47 A.M. THIS 12th DAY OF MARCH A.D. 1990, AND DULY RECORDED IN PLAT BOOK 65 ON PAGES 85 & 86  
JOHN B. DUNKLE,  
CLERK CIRCUIT COURT  
*Shelvia A. Pickett*  
DEPUTY CLERK



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss.

I, PETER M. BROOKE, A 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 COSCAN FLORIDA, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: October 17, 1989  
UP-DATED: January 23, 1990  
*Peter M. Brooke*  
PETER M. BROOKE  
ATTORNEY AT LAW

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF MARCH 1990.

ATTEST:  
JOHN B. DUNKLE, CLERK  
BY *Shelvia A. Pickett* DEPUTY CLERK  
BY *Karen Marcus* VICE CHAIR - KAREN MARCUS

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF MARCH 1990.

*H.F. Kahlert*  
H.F. KAHLERT, P.E.  
COUNTY ENGINEER

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA, AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 21HH-6 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO FLORIDA STATUTES 472.027.

DATE: 10/17/89

*George W. Caulfield*  
GEORGE W. CAULFIELD  
REGISTERED SURVEYOR NO. 1930  
STATE OF FLORIDA

0285-009

FAIRWAYS AT BOCA GOLF & TENNIS, PLAT NO. 3

FAIRWAYS AT BOCA GOLF & TENNIS PLAT 3  
SUBDIVISION  
BOOK 65  
PAGE 85  
FILED MAP # 2208  
COUNTY OF PALM BEACH  
DATE 11-22-89  
BY 81-1  
33431  
PALM AIRE EAST

TAB 573