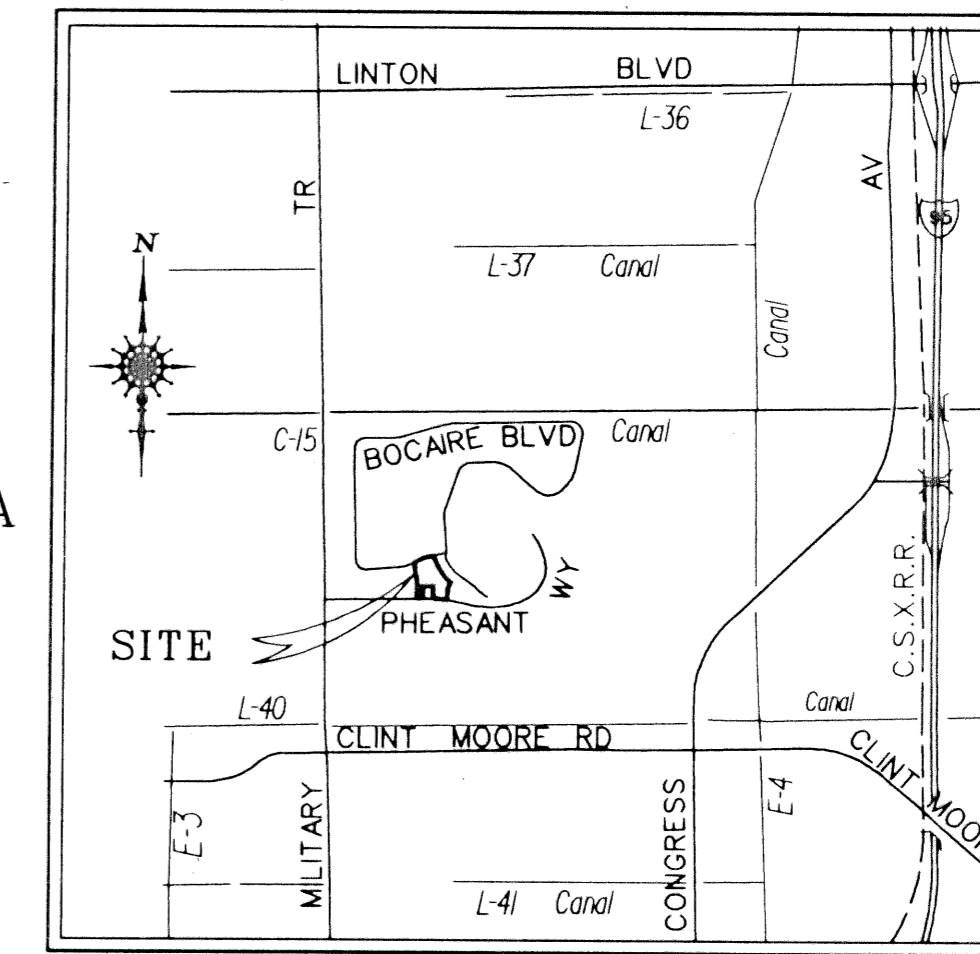


BOCAIRE GOLF CLUB No. 3 TRACT "G" REPLAT

BEING A REPLAT OF A PORTION OF TRACT "G",
BOCAIRE GOLF CLUB No. 3 (A PART OF PALM AIRE WEST P.R.D.) AS RECORDED
IN PLAT BOOK 49, PAGE 151 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

JUNE 2001

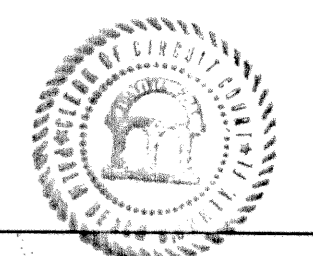
PROJECT NO. 2000014-002



LOCATION MAP
NOT TO SCALE

143

COUNTY OF PALM BEACH
STATE OF FLORIDA
This plat was filed for record at 2:41 P.M.
on the 5th day of December 2001.
and duly recorded in Plat Book No. 49
on pages 143-144
Deputy H. Wilken, Clerk of Circuit Court
by *Shawn James*



TABULAR DATA
ZONING PETITION # 73-196
TOTAL AREA: 5.820 ACRES
TRACT A: 5.820 ACRES

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCAIRE COUNTRY CLUB INC., A FLORIDA CORPORATION NOT FOR PROFIT, OWNER OF THE LAND SHOWN HEREON AS BOCAIRE GOLF CLUB NO. 3 TRACT "G" REPLAT BEING A REPLAT OF A PORTION OF TRACT "G", BOCAIRE GOLF CLUB NO. 3 (A PART OF PALM AIRE WEST P.R.D.) AS RECORDED IN PLAT BOOK 49, PAGE 151 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "G", BOCAIRE GOLF CLUB NO. 3, RECORDED IN PLAT BOOK 49, PAGE 151, PUBLIC RECORDS OF SAID PALM BEACH COUNTY:
THENCE NORTH 62° 15' 00" EAST, A DISTANCE OF 92.33 FEET TO THE BEGINNING OF A CURVE WHOSE RADIUS POINT BEARS SOUTH 27° 45' 00" EAST, A DISTANCE OF 575.00 FEET;
THENCE EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 08' 38" A DISTANCE OF 222.23 FEET TO A POINT ON A NON-TANGENT LINE;
THENCE SOUTH 25° 57' 00" EAST, A DISTANCE OF 175.61 FEET TO THE BEGINNING OF A CURVE WHOSE RADIUS POINT BEARS NORTH 64° 03' 00" EAST, A DISTANCE OF 825.00 FEET;
THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 28' 47" A DISTANCE OF 338.08 FEET TO A POINT ON A NON-TANGENT LINE;
THENCE SOUTH 24° 52' 00" WEST, A DISTANCE OF 105.09 FEET;
THENCE SOUTH 2° 03' 45" WEST, A DISTANCE OF 184.25 FEET TO A POINT ON A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 8° 47' 04" WEST A DISTANCE OF 2400.00 FEET;
THENCE WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 22' 24" A DISTANCE OF 225.08 FEET (THE PREVIOUS COURSES FOLLOW THE BOUNDARY OF SAID TRACT "G" AND ITS PROLONGATION);
THENCE NORTH 0° 00' 00" EAST, A DISTANCE OF 193.97 FEET (THE REMAINDER OF THE COURSES FOLLOW THE BOUNDARY OF SAID TRACT "G");
THENCE NORTH 89° 40' 13" WEST, A DISTANCE OF 174.00 FEET;
THENCE SOUTH 0° 00' 00" EAST, A DISTANCE OF 190.50 FEET;
THENCE NORTH 89° 40' 13" WEST, A DISTANCE OF 91.82 FEET;
THENCE NORTH 0° 00' 00" EAST, A DISTANCE OF 335.60 FEET;
THENCE NORTH 29° 33' 27" WEST, A DISTANCE OF 48.80 FEET;
THENCE NORTH 3° 18' 00" WEST, A DISTANCE OF 190.05 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5.820 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) TRACT A AS SHOWN HEREON, IS HEREBY RESERVED TO BOCAIRE COUNTRY CLUB INC. A FLORIDA CORPORATION NOT FOR PROFIT ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL 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 ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF October, 2001.

BOCAIRE COUNTRY CLUB INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *Elizabeth C Barr*
PRINT NAME Elizabeth L Barr

BY: *R. Paul Kashden*
PRESIDENT
R. PAUL KASHDEN

WITNESS: *Luciano Farina*
PRINT NAME LUCIANO FARINA

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *R. Paul Kashden* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOCAIRE COUNTRY CLUB INC. A FLORIDA CORPORATION NOT FOR PROFIT 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 22 DAY OF October, 2001.

MY COMMISSION EXPIRES:



Roni Cantrell
NOTARY PUBLIC

RELEASE OF RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

BOCAIRE COUNTRY CLUB INC., A FLORIDA CORPORATION NOT FOR PROFIT, SUCCESSOR IN INTEREST TO THE F.P.A. CORPORATION, A DELAWARE CORPORATION HEREBY RELEASES ITS RESERVATION FOR TRACT "G", BOCAIRE GOLF CLUB NO. 3 (A PART OF PALM AIRE WEST P.R.D.) AS RECORDED IN PLAT BOOK 49, PAGE 151 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA THIS 22nd DAY OF October, 2001.

BOCAIRE COUNTRY CLUB INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *Elizabeth C Barr*
PRINT NAME Elizabeth L Barr

BY: *R. Paul Kashden*
PRESIDENT
R. PAUL KASHDEN

WITNESS: *Luciano Farina*
PRINT NAME LUCIANO FARINA

PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY GLENN W. MARK, P.L.S., IN THE OFFICE OF THE SURVEY SECTION OF THE DEPARTMENT OF ENGINEERING & PUBLIC WORKS FOR PALM BEACH COUNTY, FLORIDA, AT 160 AUSTRALIAN AVENUE, ROOM # 405, WEST PALM BEACH, FLORIDA 33406.

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Oct 19, 2001
DATE

William C. Etheridge
WILLIAM C. ETHERIDGE, P.L.S.
FLORIDA CERTIFICATE NO. 3173
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, PRESTIGE TITLE AGENCY, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED 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 IN BOCAIRE COUNTRY CLUB INC. A FLORIDA CORPORATION NOT FOR PROFIT THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS SUBDIVISION DEPICTED BY THIS PLAT.

10-23-01
DATE

PRESTIGE TITLE AGENCY, INC.

BY: *Patricia C. Ward*
Patricia C. Ward
TITLE: President

SURVEYORS NOTES

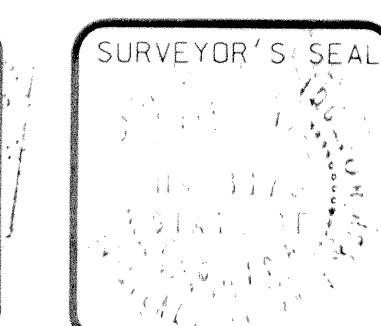
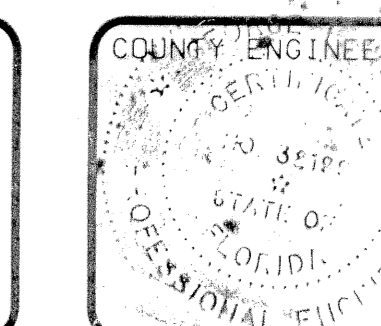
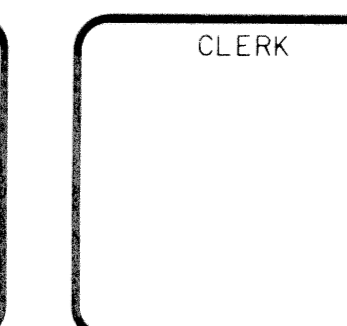
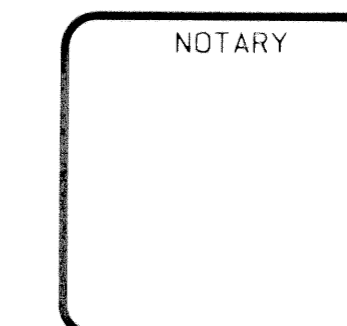
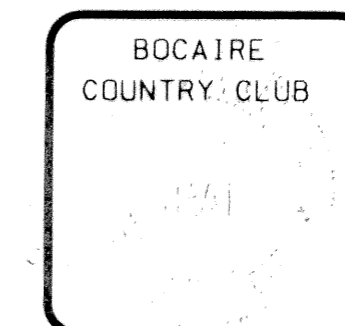
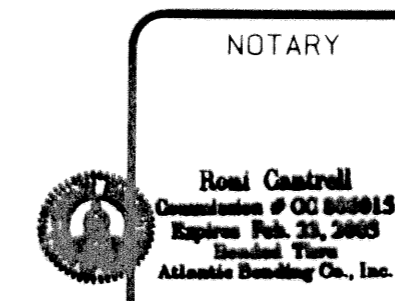
- 1) ALL BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE EAST LINE OF TRACT "A" PER BOCAIRE GOLF CLUB NO. 1, PLAT BOOK 46, PAGE 34, HAVING A BEARING OF N00°00'00"E AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- 2) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- 3) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 4) THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 5) ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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 5 DAY OF Dec, 2001 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER



PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
160 AUSTRALIAN AVENUE
WEST PALM BEACH, FL 33406



SCALE: AS NOTED
APPROVED: G.W.M.
DRAWN: A.B.F.
CHECKED: W.C.E.
DATE: 03/27/2000

BOCAIRE GOLF CLUB NO. 3
TRACT "G" REPLAT
DRAWING NO. S-3-00-1433
DESIGN FILE NAME: p:\dgn\gsmrk\trac-ig.dgn

SHEET: 1 OF 2
PROJECT NO. 2000014-002

SUBDIVISION: BOCAIRE GOLF CLUB No. 3 Tr. G REPLAT
BOOK: 49
PAGE: 143
FLOOD MAP # 220B
QUAD # 37
SE B1-6
TAZ: 595
ZIP CODE: 33406