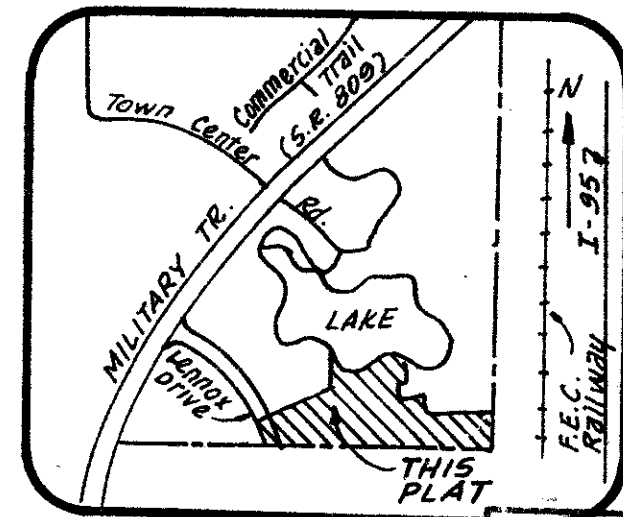


# FAIRFIELD AT BOCA PLAT NO. TWO OF CEDAR GROVE P.U.D.

BEING A REPLAT OF PORTIONS OF PARCELS "A" AND "B" OF CEDAR GROVE - P.U.D. RECORDED IN PLAT BOOK 41, PAGES 39 AND 40 AND A PORTION OF PARCEL "B", FAIRFIELD AT BOCA PLAT NO. ONE OF CEDAR GROVE P.U.D. RECORDED IN PLAT BOOK 51, PAGES 90, 91, 92, 93 & 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This plat was filed for record at 11:48 AM on the 24th day of July 1986 and duly recorded in Plat Book No. 54 on pages 19 + 20  
JOHN B. DUNKLE, Clerk, Circuit Court  
D. C. 15

### 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. Two of Cedar Grove, P.U.D.", being a replat of portions of Parcels "A" and "B" of "Cedar Grove - P.U.D.", recorded in Plat Book 41, Pages 39 and 40 and a portion of Parcel "B", Fairfield at Boca Plat No. Two of Cedar Grove P.U.D. recorded in Plat Book 51, Pages 91 through 94, all 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:

BEGIN at the Southeast Corner of Parcel "A" of "Cedar Grove P.U.D."; thence S 89° 51' 25" W along the South boundary of said "Cedar Grove P.U.D." for 1518.22 feet; thence N 20° 25' 08" W for 244.08 feet to a Point of Curvature; thence Northwest along a Circular Curve to the Right, having a Radius of 252.00 feet, a Central Angle of 01° 34' 15" for an Arc distance of 6.91 feet; thence N 77° 09' 42" E for 560.74 feet; thence N 00° 41' 12" E for 262.26 feet to a Point on a Curve, said Point bears N 42° 34' 01" E from the Radius Point of the next described Curve; thence Southeast along a Circular Curve to the Right, having a Radius of 455.00 feet, a Central Angle of 03° 51' 36" for an Arc distance of 30.65 feet to a Point of Tangency; thence S 43° 34' 23" E for 30.00 feet to a Point of Curvature; thence Southeast and Northeast along a Circular Curve to the Left, having a Radius of 80.00 feet, a Central Angle of 73° 30' 00" for an arc distance of 102.63 feet to a Point of Reverse Curvature; thence Northeast along a Circular Curve to the Right, having a Radius of 83.00 feet, a Central Angle of 83° 00' 00" for an Arc distance of 120.24 feet to a Point of Tangency; thence S 34° 04' 23" E for 62.00 feet; thence Southeast along a Circular Curve to the Left, having a Radius of 85.00 feet, a Central Angle of 76° 30' 00" for an Arc distance of 113.49 feet; thence N 80° 10' 37" E for 110.71 feet; thence N 88° 10' 37" E for 28.97 feet; the last twelve mentioned courses being coincident with the Boundary of said Plat of "Fairfield at Boca Plat No. One of Cedar Grove P.U.D."; thence S 00° 08' 35" E for 57.69 feet; thence S 29° 51' 25" W for 30.00 feet; thence S 00° 08' 35" E for 50.75 feet; thence N 89° 51' 25" E for 77.33 feet to a Point of Curvature; thence Northeast along a Circular Curve to the Left, having a Radius of 170.00 feet, a Central Angle of 15° 13' 02" for an Arc distance of 45.15 feet to a Point of Reverse Curvature; thence Northeast along a Circular Curve to the Right, having a Radius of 190.00 feet, a Central Angle of 04° 20' 31" for an Arc distance of 14.40 feet; thence S 00° 08' 35" E for 119.21 feet; thence N 89° 51' 25" E for 415.44 feet; thence S 00° 35' 30" E along the East Line of said Section 23 for 225.01 feet to the POINT OF BEGINNING.

The above described Parcel contains 12.678 Acres more or less.

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 "B", "C", "P" and "R" - 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 "D" - Access Tract and Parcels "E", "F", "G", "H", "J", "K", "L" and "M" - Common Areas are hereby dedicated to Court Homes Association No. 2, Inc., and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County, Florida.
  - 4) Parcels "N" and "Q" - Private Roadway is hereby dedicated to Fairfield at Boca Association, Inc., and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County, Florida.
  - 5) The Drainage Easements as shown hereon are hereby dedicated to Fairfield at Boca Association, Inc., and are the perpetual maintenance obligation of said Association without recourse to Palm Beach County, Florida.
  - 6) The Utility Easements shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities.
  - 7) Parcels "A" - Access Tract, Parcel "T" - Private Roadway and Parcels "S", "U", "V", "W", "X" and "Y" - Common Areas - are hereby dedicated to Townhomes of Fairfield Association, Inc. and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.
- IN WITNESS WHEREOF, the above named Corporation have caused these presents to be signed by their officers and the Corporate Seal to be affixed hereto by and with the authority of Board of Directors this 23rd day of April, 1986.

FAIRFIELD COMMUNITIES, INC.  
A DELAWARE CORPORATION

By: Brian J. Keller  
Brian Keller  
Authorized Signature

Attest: Bernie Buchanan  
Bernie Buchanan  
Authorized Signature

Judith L. Duncan  
Witness

Martha J. Fenner  
Witness

### ACKNOWLEDGEMENT :

State of Florida } ss Before me personally appeared Brian Keller and County of Palm Beach } 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 23rd day of April, 1986.

My commission expires: August 14, 1988 Judith L. Duncan  
Notary Public - State of Florida

### MORTGAGEE'S CONSENT :

State of Florida } ss The undersigned hereby certifies that it is the holder of County of Palm Beach } a mortgage upon a portion of the property described hereon 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 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 19 day of MAY, 1986.

Blair L. Lindsey By: Roger L. Saxon  
Witness Roger L. Saxon, Vice-President

### TITLE CERTIFICATION :

State of Florida } ss Town and Country Title, Inc., a duly licensed Title County of Palm Beach } 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. 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: Michelle A. McGraw Date: 5-30-86  
Michelle A. McGraw v.p.

### LAND USE :

Roadway	3.508 ± Acres
Open Space	2.727 ± Acres
Residential (134) Units	6.443 ± Acres
	12.678 ± Acres

THIS INSTRUMENT PREPARED BY  
**C.C.L. CONSULTANTS, INC.**  
ENGINEERS - SURVEYORS & PLANNERS  
2200 PARK CENTRAL BLVD., N. SUITE 100 - POMPANO BEACH, FLORIDA - 33064 - 974 - 2200

DATED : OCTOBER, 1985 DRAWN BY : L.L.L.

### APPROVALS :

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

This plat is hereby approved for record this 22 day of July, 1986.

ATTEST: JOHN B. DUNKLE, Clerk By: Karen T. Marcus  
Board of County Commissioners KAREN T. MARCUS, CHAIR

By: Lucy H. Roper  
Deputy Clerk

### COUNTY ENGINEER :

This plat is hereby approved for record this 22 day of July, 1986.

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 (P.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.

By: Ishmael S. Mohamed  
ISHMAEL S. MOHAMED  
Registered Surveyor No. 2464  
State of Florida

### ACKNOWLEDGEMENT :

State of Florida } ss Before me personally appeared Roger L. Saxon, Vice-President County of Palm Beach } 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 19 day of May, 1986.

My commission expires: 3/26/89 Edmund J. ...  
Notary Public

### SEALS :

Fairfield Communities, Inc.	Notary	Barnett Bank of South Florida, N.A.	Notary	County Engineer	Surveyor
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FAIRFIELD

DRAWING NUMBER 54719

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER