

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

BEING A REPLAT OF PARCELS "A", "S", "U", "V", "W", "X", "Y"  
AND BLOCKS 11, 12, 13, 16, 17, 18, 19, 20, 21, 22 AND 23, FAIRFIELD AT BOCA PLAT NO. TWO  
OF CEDAR GROVE P.U.D. RECORDED IN PLAT BOOK 54 AT PAGE 19 AND 20, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

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### 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 - First Addition - of Cedar Grove, P.U.D." being a replat of Parcels "A", "S", "U", "V", "W", "X", "Y", and Blocks 11, 12, 13, 16, 17, 18, 19, 20, 21, 22 and 23, Fairfield at Boca Plat No. Two of Cedar Grove P.U.D., according to the Plat thereof as recorded in Plat Book 54 at Page 19 and 20, Public Records, Palm Beach County, Florida, being more particularly described as follows:

Begin at the Northwest Corner of said Parcel V, thence North 77°08'42" East for 508.38 feet; thence North 00°41'42" East for 262.26 feet to a Point on the next described curve; said point bears North 42°34'01" East from the radius point; thence Southeasterly 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 South 43°34'23" East for 30.00 feet to a Point of Curvature; thence Southeasterly and Northeasterly 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 Northeasterly and Southeasterly along a circular curve to the left 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 South 34°04'23" East for 62.00 feet to a Point of Curvature; thence Southeasterly along a circular curve to the left having a radius of 85.00 feet, a central angle of 18°08'42" for an arc distance of 26.92 feet, the last eight mentioned courses being coincident in part with the boundaries of said plat of Fairfield at Boca Plat No. Two of Cedar Grove P.U.D.; thence South 00°08'35" East for 64.53 feet; thence South 29°51'25" West 34.39 feet; thence South 00°08'35" East for 28.47 feet; thence South 36°53'27" East for 18.71 feet; thence South 00°08'35" East for 301.38 feet; the last mentioned courses being coincident in part with the boundaries of said Parcel "Y", "X" and "U"; thence South 89°51'25" West for 244.11 feet to a Point of Curvature; thence Southwesterly along a circular curve to the left, having a radius of 555.00 feet, a central angle of 11°28'42" for an arc distance of 111.19 feet to a Point of Reverse Curvature; thence Southwesterly along a circular curve to the right having a radius of 445.00 feet, a central angle of 02°16'53" for an arc distance of 17.72 feet; thence North 53°28'49" West for 2.85 feet; thence North 05°52'58" West for 147.58 feet; the last five mentioned courses being coincident in part with the boundaries of said Parcel "U"; thence South 84°07'04" West for 50.00 feet; thence South 05°52'56" East for 117.50 feet; thence South 41°59'14" West for 2.93 feet to a Point on the next described curve, said point bears South 02°20'51" East from the radius point, thence Southwesterly along a circular curve to the right, having a radius of 445.00 feet, a central angle of 02°12'16" for an arc distance of 17.12 feet to a Point of Tangency; thence South 89°51'25" West for 256.18 feet; the last four mentioned courses being coincident with the boundaries of said Parcel "S"; thence North 20°25'08" West along the boundaries of said Parcel "A" and "S" for 257.96 feet to the Point of Beginning.

Less Blocks 14 and 15 of said Plat of Fairfield at Boca Plat No. Two of Cedar Grove P.U.D.

Said Parcel of land containing an area of 6.141 acres more or less.

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.

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

- 1.) Parcel "A" is hereby dedicated to Fairfield at Boca Association, Inc., for ingress, egress, utility and drainage purpose and is the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to Palm Beach County.
- 2.) The Drainage Easements as shown hereon are hereby dedicated to Fairfield at Boca Association, Inc., its successors and/or assigns, and are the perpetual maintenance obligation of said Association without recourse to Palm Beach County, Florida.
- 3.) The Utility Easements shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities and cable television system. Palm Beach County shall have the right but not the obligation to maintain any portion of the drainage system which drains a public right or way.
- 4.) Parcels "S", "U", "V", "W", "X" and "Y" - Common Areas - are hereby dedicated to Townhomes of Fairfield Association, Inc., its successors and/or assigns and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.
- 5.) Blocks 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, and 23 as shown hereon are hereby reserved to Fairfield Communities, Inc., its successors and/or assigns for building purposes.
- 6.) The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

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 28th day of January, 1988.

FAIRFIELD COMMUNITIES, INC.  
A DELAWARE CORPORATION

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

### ACKNOWLEDGEMENT:

State of Florida Before me personally appeared Brian Keller and County of Palm Beach Bernie Buchanan, Authorized Signatures 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 28th day of January, 1988.

My commission expires: 8-14-89. *Judith A. Duncan*  
Notary Public - State of Florida

### MORTGAGEE'S CONSENT:

State of Florida The undersigned hereby certifies that it is County of Palm Beach the holder of 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 attest by *Ella L. Lindsay*, Assistant Secretary, and its Corporate Seal to be affixed hereon by and with the authority of the Board of Directors this 28th day of January, 1988.

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

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

Attest: *Ella L. Lindsay*  
Ella L. Lindsay, Asst. Secretary

### TITLE CERTIFICATION:

State of Florida We, Town and Country Title, Inc., County of Palm Beach a title insurance company, 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 to Fairfield Communities, Inc.; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct; and that there are no other encumbrances of record.

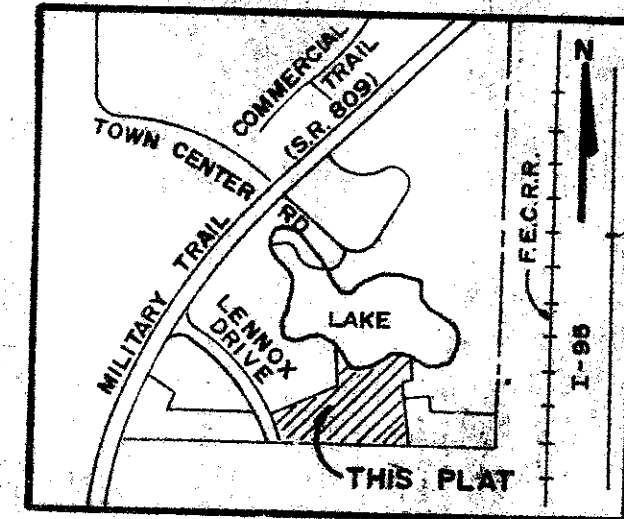
Date: 28th January, 1988  
Teresa Hanselman, Asst. Vice President

### LAND USE:

Roadway	2.233 +/- Acres
Open Space	1.945 +/- Acres
Residential	1.963 +/- Acres
	6.141 +/- Acres

THIS INSTRUMENT PREPARED BY  
*ISHMAEL S. MOHAMED*  
**C.C.L. CONSULTANTS, INC.**  
ENGINEERS, SURVEYORS & PLANNERS  
2200 PARK CENTRAL BLVD. N., SUITE 100, POMPANO BEACH,  
FLORIDA 33064 (305) 974 - 2200  
DATED: DEC, 1987 DRAWN BY: C.C.L.

IMPACT FEE  
Per 98-262  
3000 D.U.  
COLLECT-  
PAY L.C.  
Zone 36



LOCATION SKETCH  
A PORTION OF SECTION 33, 47S, 42E  
(NOT TO SCALE)

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 28th day of MARCH 1988 and duly recorded to Plat Book No. 59 on pages 38 & 39  
JOHN B. DUNKLE, Clerk Circuit Court  
*Carlene A. Plad*

SHEET 1 OF 2



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

This plat is hereby approved for record this 8th day of March, 1988.

ATTEST: JOHN B. DUNKLE, Clerk By: *Carol A. Roberts*  
Board of County Commissioners CAROL A. ROBERTS, Chair  
By: *Rudolph H. Compton*  
Deputy Clerk

### COUNTY ENGINEER:

This plat is hereby approved for record this 8th day of March, 1988.

By: *H.F. Kahler*  
H.F. KAHLER PE., 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 Before me personally appeared Roger L. Saxton, County of Palm Beach and *Ishmael S. Mohamed* to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice-President, *Ishmael S. Mohamed* respectively of Barnett Bank of South Florida, N.A., a National Banking Association and 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 28th day of January, 1988.

My commission expires: *8-14-89*  
Notary Public - State of Florida

### SEALS:

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

SUBDIVISION: Fairfield at Boca Plat No. 2  
 PLAT BOOK: 59  
 PAGES: 38 & 39  
 SEE PUD 78-202  
 PUD. NAME: Cedar Grove P.U.D.  
 TAZ 698

FAIRFIELD AT BOCA PLAT # 2 1st Add. of CEDAR