

# FAIRWAYS AT BOCA GOLF & TENNIS

## PLAT NO. 2

156

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:50 A.M.  
THIS 4<sup>TH</sup> DAY OF JAN  
A.D. 1988 AND DULY  
RECORDED IN PLAT BOOK  
61 ON PAGE 156-157  
JOHN B. DUNKLE,  
CLERK CIRCUIT COURT  
By *Jacobson A. Platt*  
DEPUTY CLERK

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. 2", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S00°19'17"W ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING; THENCE N89°58'37"W ALONG A LINE 105.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 96.54 FEET; THENCE S00°01'23"W, A DISTANCE OF 526.32 FEET; THENCE S89°58'37"E, A DISTANCE OF 105.22 FEET; THENCE S44°19'19"E, A DISTANCE OF 35.76 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE 80.00 FOOT WIDE RIGHT-OF-WAY FOR "BOCA CLUB BOULEVARD" (TRACK K) AS SHOWN ON THE PLAT OF "BOCA GOLF AND 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 N01°20'00"E ALONG SAID WEST LINE, A DISTANCE OF 25.57 TO A POINT OF CURVATURE; THENCE NORTHERLY CONTINUING ALONG SAID WEST 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", AN ARC DISTANCE OF 57.20 FEET; THENCE S51°08'24"W, A DISTANCE OF 31.39 FEET; THENCE N77°09'20"W, A DISTANCE OF 78.05 FEET; THENCE N00°01'23"E, A DISTANCE OF 222.00 FEET; THENCE S89°58'37"E, A DISTANCE OF 88.00 FEET; THENCE S00°01'23"W, A DISTANCE OF 39.67 FEET; THENCE S49°52'41"E, A DISTANCE OF 90.11 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID "BOCA CLUB BOULEVARD" (TRACK K); THENCE NORTHERLY AND EASTERLY ALONG THE WESTERLY AND NORTHERLY LINE OF SAID "BOCA CLUB BOULEVARD" (TRACK K) ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S51°47'18"E, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 52°21'11", AN ARC DISTANCE OF 274.12 FEET TO A POINT OF TANGENCY; THENCE S89°26'07"E ALONG THE NORTHERLY LINE OF SAID "BOCA CLUB BOULEVARD" (TRACK K), A DISTANCE OF 407.78 FEET; THENCE N00°33'53"E, A DISTANCE OF 230.00 FEET TO A POINT OF INTERSECTION WITH A LINE 105.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 31; THENCE N89°26'07"E ALONG SAID PARALLEL LINE, A DISTANCE OF 746.99 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 5.1818 ACRES, MORE OR LESS.

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

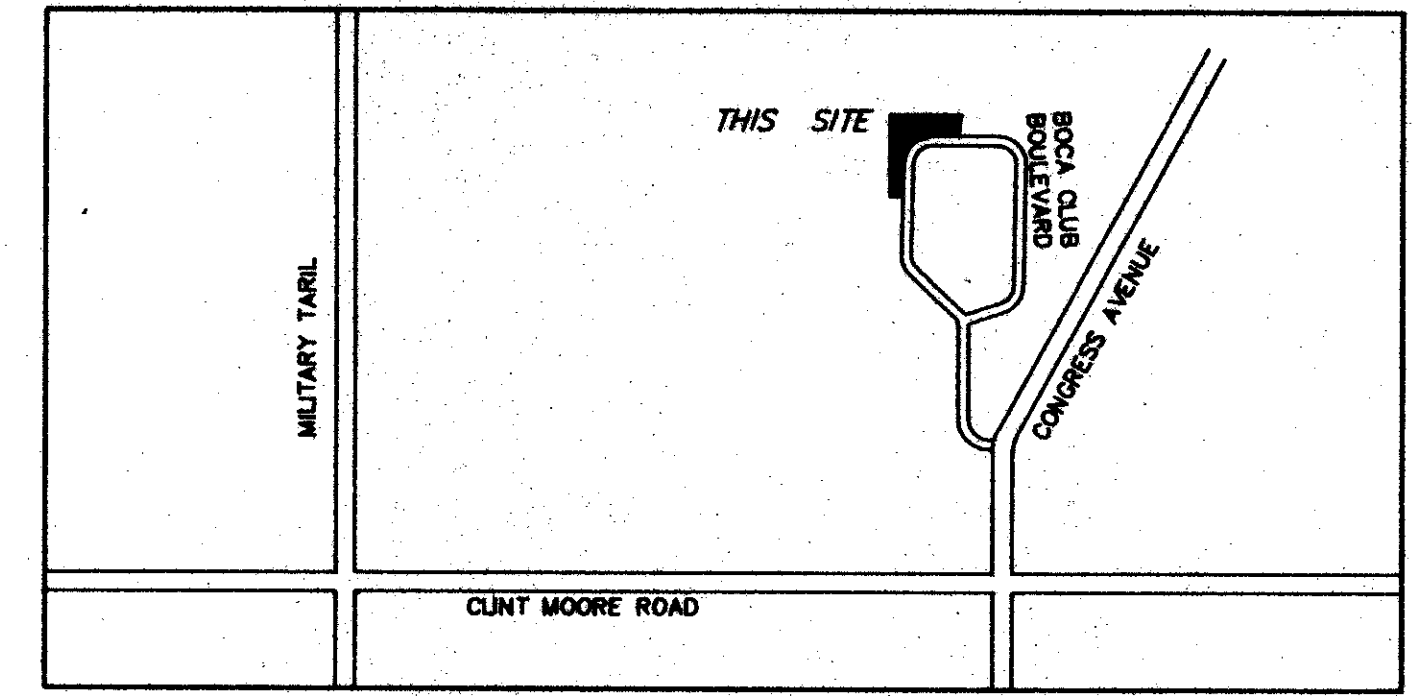
- STREETS  
TRACT R, AS SHOWN HEREON, IS DEDICATED TO THE "SOMERSET AT BOCA GOLF AND TENNIS" HOMEOWNERS ASSOCIATION FOR INGRESS/EGRESS AND DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS
  - THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE, INCLUDING CABLE T.V.
  - THE DRAINAGE EASEMENTS, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE TO "SOMERSET AT BOCA GOLF AND 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.
- RECREATION AREA:  
THE RECREATION AREA, SHOWN HEREON AS TRACT "F", IS HEREBY DEDICATED TO "SOMERSET AT BOCA GOLF AND TENNIS" HOMEOWNERS ASSOCIATION, INC., FOR RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
- OPEN SPACES  
TRACTS "A" AND "B" FOR OPEN SPACE AND PARKING PURPOSES ARE HEREBY DEDICATED TO THE "SOMERSET AT BOCA GOLF AND TENNIS" HOMEOWNERS 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 2<sup>ND</sup> DAY OF OCTOBER, 1988.

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**

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 S89°26'07"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.

IN INSTANCES 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 THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

**TITLE CERTIFICATION**

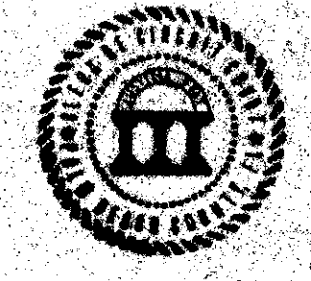
STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 26, 1988

*Peter M. Brooke*  
PETER M. BROOKE  
ATTORNEY AT LAW

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  
AUGUST - 1988



**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 2<sup>ND</sup> DAY OF OCTOBER, 1988.

MY COMMISSION EXPIRES: 1/14/92  
*George W. Caulfield*  
NOTARY PUBLIC  
STATE OF FLORIDA

**APPROVALS**

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3<sup>RD</sup> DAY OF JANUARY, 1988.

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
By *Carol J. Elmquist* CAROL J. ELMQUIST CHAIRMAN

**COUNTY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3<sup>RD</sup> DAY OF JANUARY, 1988.

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

**SURVEYOR'S CERTIFICATE**

0285-006

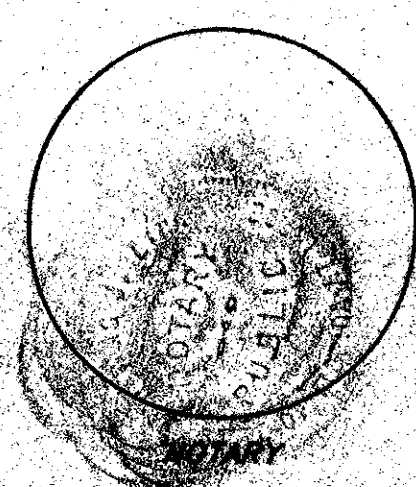
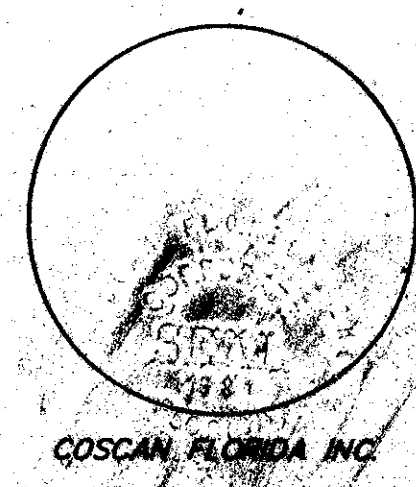
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS 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: MAY 23, 1988

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

TRC DI photo prep 9

61/156



SUBDIVISION # 61  
 BOOK 61  
 PLAT NO. 2  
 QUAD # 22  
 SECTION 36  
 TOWNSHIP 46 S  
 RANGE 43 E  
 TAZ 573