

FAIRFIELD AT BOCA

PLAT No. FIVE OF CEDAR GROVE P.U.D.

BEING A REPLAT OF A PORTION OF PARCELS 'A' & 'B' OF CEDAR GROVE P.U.D. (VACATED) - AS RECORDED IN PLAT BOOK 41, PAGES 39 & 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA } SS
 COUNTY OF PALM BEACH }

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 AND DESCRIBED HEREIN UNDER DESCRIPTION, TO BE KNOWN AS FAIRFIELD AT BOCA PLAT NO. FIVE OF CEDAR GROVE P.U.D., BEING A REPLAT OF A PORTION OF PARCELS 'A' AND 'B' OF CEDAR GROVE - P.U.D., AS RECORDED IN PLAT BOOK 41, PAGES 39 AND 40 (NOW VACATED PER RESOLUTION NO. R 85-682 AND RECORDED IN O.R.B. 4544, PAGES 1889 THROUGH 1891, INCLUSIVE) OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA HAS CAUSED THE LAND TO BE SURVEYED AND REPLATTED AS SHOWN AND DOES HEREBY DEDICATE AS FOLLOWS:

PARCEL 'D' (ACCESS TRACT), AS SHOWN, IS A PRIVATE ACCESS TRACT FOR, BUT NOT LIMITED TO, INGRESS, EGRESS, DRAINAGE AND UTILITIES AND IS HEREBY DEDICATED TO THE COURT HOMES IV ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT ASSOCIATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

PARCEL 'E' (ACCESS TRACT), AS SHOWN, IS A PRIVATE ACCESS TRACT FOR, BUT NOT LIMITED TO, INGRESS, EGRESS, DRAINAGE AND UTILITIES AND IS HEREBY DEDICATED TO THE TOWNHOMES II OF FAIRFIELD, INC., A FLORIDA NOT FOR PROFIT ASSOCIATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

PARCELS 'F', 'G', AND 'H' (COMMON AREAS), AS SHOWN, ARE HEREBY DEDICATED TO THE TOWNHOMES II OF FAIRFIELD, INC., A NOT FOR PROFIT ASSOCIATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

PARCELS 'I' AND 'Q' (COMMON AREAS), AS SHOWN, ARE HEREBY DEDICATED TO FAIRFIELD AT BOCA ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT ASSOCIATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

PARCEL 'M' (INGRESS AND EGRESS EASEMENT) AS SHOWN, IS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, EMERGENCY ACCESS, DRAINAGE AND UTILITIES AND IS HEREBY DEDICATED TO THE FAIRFIELD AT BOCA ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT ASSOCIATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

PARCELS 'N' AND 'O' (ACCESS TRACTS), AS SHOWN, ARE PRIVATE ACCESS TRACTS FOR, BUT NOT LIMITED TO, INGRESS, EGRESS, DRAINAGE AND UTILITIES AND ARE HEREBY DEDICATED TO THE FAIRFIELD AT BOCA ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT ASSOCIATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

PARCELS 'P' AND 'R' (P.U.D. LANDSCAPE BUFFER ZONE), AS SHOWN, ARE FOR THE PURPOSE OF OPEN SPACE, LANDSCAPING, WALLS, FENCES, AND OTHER LANDSCAPE ARCHITECTURAL FEATURES AND ARE HEREBY DEDICATED TO THE FAIRFIELD AT BOCA ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT ASSOCIATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE DRAINAGE EASEMENTS, AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND ARE HEREBY DEDICATED TO THE FAIRFIELD AT BOCA ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT ASSOCIATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. PALM BEACH COUNTY, FLORIDA HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES A PUBLIC RIGHT-OF-WAY.

THE PAVED WALKWAY EASEMENT, AS SHOWN, IS FOR CONSTRUCTION AND MAINTENANCE OF PAVED WALKWAY AND IS HEREBY DEDICATED TO THE FAIRFIELD AT BOCA ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT ASSOCIATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE UTILITY EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS.

RIGHT OF ACCESS IS HEREBY GRANTED TO THE CITY OF BOCA RATON AND PALM BEACH COUNTY OVER PARCELS 'D', 'E', 'O', 'M' AND 'N' FOR EMERGENCY SERVICES, WATER AND SEWER MAINTENANCE, AND SOLID WASTE COLLECTION PURPOSES.

IN WITNESS WHEREOF, FAIRFIELD COMMUNITIES, INC., DELAWARE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF FEB 1989.

FAIRFIELD COMMUNITIES, INC.
 A DELAWARE CORPORATION
 ATTEST: *Eddie Ruth Ewing* SECRETARY BY: *Vincent W. Dean* SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARKANSAS } SS
 COUNTY OF PULASKI }

BEFORE ME PERSONALLY APPEARED VINCENT W. DEAN AND EDDIE RUTH EWING OF FAIRFIELD COMMUNITIES, INC., A DELAWARE CORPORATION, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS SUCH OFFICERS OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE DEDICATION AS SUCH OFFICERS OF SAID CORPORATION ON BEHALF OF SAID CORPORATION AND THAT THE SEAL AFFIXED HEREON IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HEREBY BY DUE AND REGULAR CORPORATE AUTHORITY AND THE DEDICATION IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF February, 1989.

Polyn J. Simlar
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-1-90

SHEET 1 OF 2
 THIS INSTRUMENT PREPARED BY:
 MANUEL GUTIERREZ, P.L.S.
 IN THE OFFICES OF:



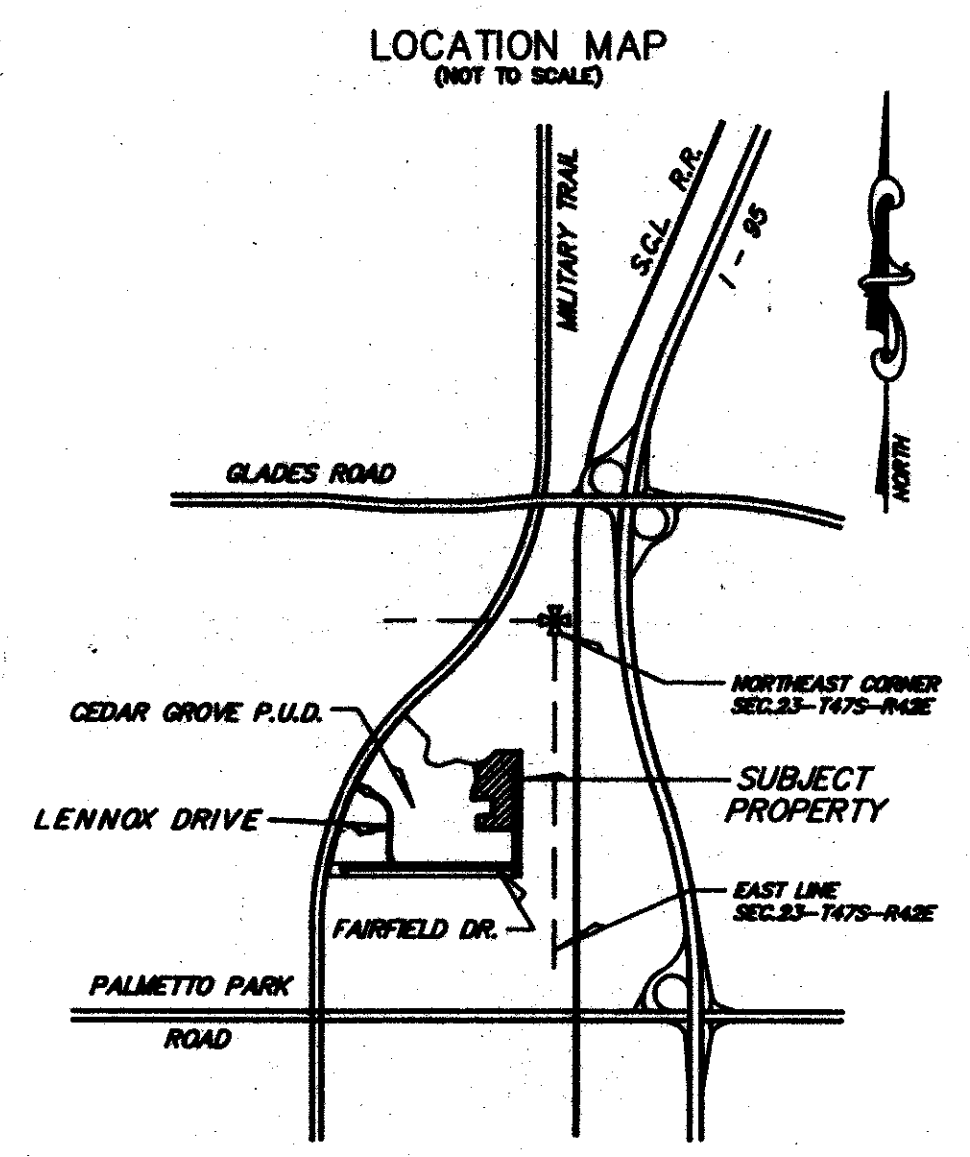
SHEREMETA ASSOCIATES
 CONSULTING ENGINEERS
 land planning • engineering • surveying
 101 S.E. 8th Avenue, Suite F • Delray Beach, Florida 33483 • (407)276-7300

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA } SS
 COUNTY OF PALM BEACH }

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 GUARANTEE POSTED WITH PALM BEACH COUNTY, FLORIDA 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.

MANUEL A. GUTIERREZ, P.L.S.
 REGISTERED SURVEYOR NO. 4102



DESCRIPTION

A PARCEL OF LAND BEING A PARTIAL REPLAT OF CEDAR GROVE-P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 39 AND 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT; THENCE SOUTH 00°35'30" EAST ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 724.99 FEET TO THE NORTHEAST CORNER OF FAIRFIELD AT BOCA PLAT NO. 2 OF CEDAR GROVE-P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 (1) THENCE SOUTH 89°51'25" WEST, A DISTANCE OF 415.44 FEET;
 (2) THENCE NORTH 00°08'35" WEST, A DISTANCE OF 119.22 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 190.00 FEET, AND WHOSE RADIUS-POINT BEARS SOUTH 11°00'31" EAST, THE PREVIOUSLY DESCRIBED TWO (2) COURSES BEING COINCIDENT WITH THE BOUNDARY LINE OF SAID PLAT OF FAIRFIELD AT BOCA PLAT NO. 2-P.U.D.;
 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°37'10", A DISTANCE OF 25.27 FEET;
 THENCE NORTH 86°36'39" EAST, A DISTANCE OF 100.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 410.00 FEET;
 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°14'46", A DISTANCE OF 23.23 FEET TO A POINT OF NON-TANGENCY;
 THENCE NORTH 00°35'30" WEST, A DISTANCE OF 164.02 FEET;
 THENCE SOUTH 86°36'39" WEST, A DISTANCE OF 196.54 FEET TO THE CURVED EASTERLY BOUNDARY LINE OF FAIRFIELD AT BOCA PLAT NO. ONE OF CEDAR GROVE-P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGES 90 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 273.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 88°10'37" EAST;
 (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°30'00", A DISTANCE OF 159.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 77.00 FEET;
 (2) THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°00'00", A DISTANCE OF 61.82 FEET;
 (3) THENCE NORTH 14°19'23" WEST, A DISTANCE OF 80.40 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF FAIRFIELD AT BOCA PLAT NO. ONE-P.U.D., SAID POINT LYING ON THE CURVED NORTHERLY BOUNDARY LINE OF SAID PLAT OF CEDAR GROVE -P.U.D., SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 400.00 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 18°24'52" EAST; THE PREVIOUSLY DESCRIBED THREE (3) COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF FAIRFIELD AT BOCA PLAT NO. ONE OF CEDAR GROVE P.U.D. (PLAT BOOK 51, PAGES 90-94).
 (1) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°03'35", A DISTANCE OF 258.73 FEET TO A POINT OF NON-TANGENCY;
 (2) THENCE NORTH 89°24'30" EAST, A DISTANCE OF 224.64 FEET TO THE POINT OF BEGINNING, THE PREVIOUSLY DESCRIBED TWO (2) COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY LINE OF SAID PLAT OF CEDAR GROVE-P.U.D.

SAID PARCEL OF LAND SITUATE, LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINS 6.07 ACRES, MORE OR LESS.

LAND USE

PRIVATE ACCESS TRACT	1.686	ACRES
OPEN SPACE	1.368	ACRES
LANDSCAPE BUFFER	0.481	ACRES
FEE SIMPLE RESIDENTIAL (50 LOTS)	2.532	ACRES
TOTAL	6.067	ACRES

TITLE CERTIFICATION

STATE OF FLORIDA } SS
 COUNTY OF PALM BEACH }

WE, GOLD COAST TITLE COMPANY, 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 ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

GOLD COAST TITLE COMPANY
Herbert F. Kahlert 2-10-89
 PRESIDENT

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
 COUNTY OF PALM BEACH }

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED HEREBY BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, AND OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4575, AT PAGE 1794 AND MODIFIED BY THE MORTGAGE SPREADER AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 4776 AT PAGE 1213 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BARNETT BANK OF SOUTH FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT OF COMMERCIAL REAL ESTATE AND ATTESTED TO BY ITS VICE PRESIDENT OF ADMINISTRATION AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 DAY OF February, 1989.

BARNETT BANK OF SOUTH FLORIDA, N.A.
 A NATIONAL BANKING ASSOCIATION
 ATTEST: *Ella L. Lindsay* BY: *Phillip C. Fenner*
 ELLA L. LINDSAY VICE PRESIDENT, ADMINISTRATION PHILLIP C. FENNER VICE PRESIDENT, COMMERCIAL REAL ESTATE

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
 COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED PHILIP C. FENNER AND ELLA L. LINDSAY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMMERCIAL REAL ESTATE AND VICE PRESIDENT OF ADMINISTRATION, RESPECTIVELY, OF BARNETT BANK OF SOUTH FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION, A CORPORATION, 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 10th DAY OF February, 1989.

Carol J. Elmquist
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/3/90

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF APRIL, 1989.

BY: *Carol J. Elmquist*
 CAROL J. ELMQUIST, CLERK

ATTEST: *John B. Dunkle*
 JOHN B. DUNKLE, CLERK

BY: *Dr. J. J. O'Connell*
 Pet- 78-262
 COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF APRIL, 1989.

BY: *Herbert F. Kahlert*
 HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

BARNETT BANK OF SOUTH FLORIDA, N.A. FAIRFIELD COMMUNITIES, INC.

NOTARY SURVEYOR'S SEAL NOTARY COUNTY ENGINEER CLERK OF CIRCUIT COURT

0346-005 62/113

FAIRFIELD AT BOCA, PLAT No. 5 OF CEDAR GROVE P.U.D.

SUBDIVISION: Fairfield at Boca
 BOOK: 62
 PAGE: 113
 FLOOD MAP: 4-23-85
 ZONING: R-262 RM
 QUAD: 39
 SE
 PUD NAME: Cedar Homes, Inc.
 134112