

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

0346-006

55

BEING A REPLAT OF A PORTION OF PARCEL "A" OF CEDAR GROVE - P.U.D. 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, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 3:54 P.M. THIS 7 DAY OF July 1992, AND DULY RECORDED IN PLAT BOOK No. 69 ON PAGE 55-56  
MILTON T. BAUER  
CLERK CIRCUIT COURT  
BY: *Lucia Platt, et al.*



DEDICATION AND RESERVATION

SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME CORPORATION A MICHIGAN CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, THE OWNER OF THE LAND SHOWN HEREON AS "FAIRFIELD AT BOCA PLAT NO. SIX OF CEDAR GROVE P.U.D. BEING A REPLAT OF A PORTION OF PARCEL "A" OF CEDAR GROVE - P.U.D. 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, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

THIS INSTRUMENT PREPARED BY:

Manuel Gutierrez, P.E.S.  
IN THE OFFICES OF:



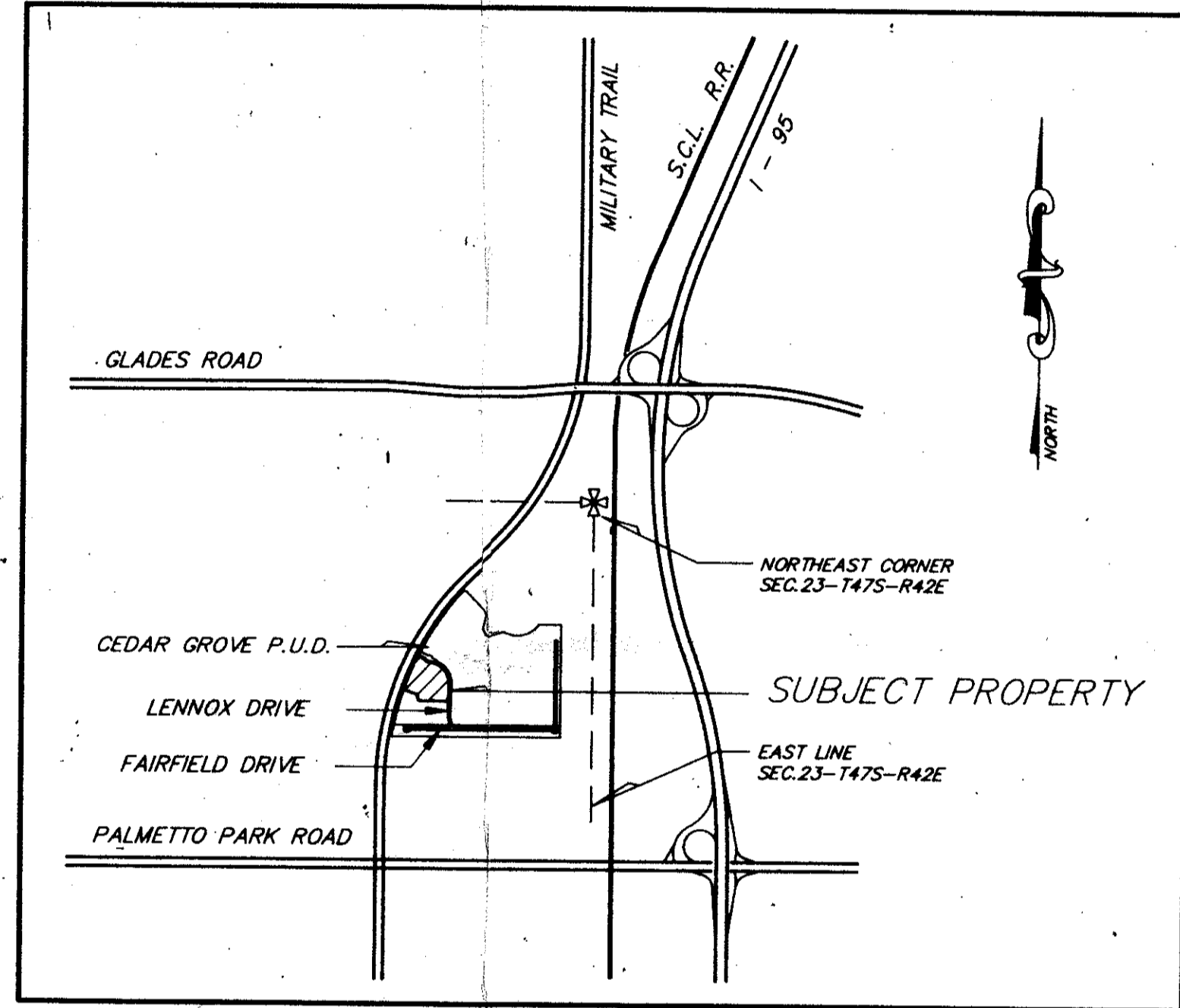
SHEREMETA ASSOCIATES, INC.  
CONSULTING ENGINEERS

land planning • engineering • surveying  
101 S.E. 6th Avenue, Suite F • Delray Beach, Florida 33483 • (407)276-7300

BEGINNING AT THE NORTHEAST CORNER OF FAIRFIELD AT BOCA PLAT NO. FOUR OF CEDAR GROVE - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 170 AND 171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:  
(1) THENCE SOUTH 89° 51' 25" WEST A DISTANCE OF 376.68 FEET;  
(2) THENCE NORTH 00° 08' 35" WEST A DISTANCE OF 72.45 FEET;  
(3) THENCE NORTH 29° 51' 25" WEST A DISTANCE OF 15.00 FEET;  
(4) THENCE NORTH 60° 08' 35" WEST A DISTANCE OF 215.31 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1849.85 FEET, TO WHICH POINT OF INTERSECTION A RADIAL LINE BEARS NORTH 71° 02' 04" WEST; THE FOUR (4) PREVIOUSLY DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID PLAT NO. FOUR OF CEDAR GROVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY RIGHT-OF-WAY OF MILITARY TRAIL (COUNTY ROAD 809) THROUGH A CENTRAL ANGLE OF 14° 52' 44" A DISTANCE OF 480.38 FEET;  
THENCE NORTH 80° 01' 19" EAST A DISTANCE OF 36.06 FEET;  
THENCE SOUTH 83° 48' 01" EAST A DISTANCE OF 172.00 FEET;  
THENCE SOUTH 66° 55' 04" EAST A DISTANCE OF 105.75 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 186.60 FEET; TO WHICH POINT OF INTERSECTION A RADIAL LINE BEARS NORTH 36° 51' 05" EAST;  
THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 58° 24' 31" A DISTANCE OF 190.22 FEET;  
THENCE SOUTH 05° 15' 36" WEST A DISTANCE OF 203.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 252.00 FEET AND A CENTRAL ANGLE OF 25° 40' 44";  
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.94 FEET;  
THENCE SOUTH 20° 25' 08" EAST A DISTANCE OF 4.22 FEET TO THE POINT OF BEGINNING.  
SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA; CONTAINS 5.66 ACRES, MORE OR LESS; AND IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

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

- TRACT "A" AS SHOWN HEREON IS FOR PRIVATE ROAD PURPOSES AND INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE THERETO AND IS HEREBY RESERVED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GRAND FAIRFIELD HOMEOWNERS ASSOCIATION, INC. AND/OR ITS ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- PARCEL "D" P.U.D. BUTTER - AS SHOWN HEREON IS FOR OPEN SPACE, BUFFER OR OTHER COUNTY APPROVED PURPOSES AND IS HEREBY RESERVED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GRAND FAIRFIELD HOMEOWNERS ASSOCIATION, INC. AND/OR ITS ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- PARCELS "A", "B" AND "C" - COMMON AREAS - ARE HEREBY RESERVED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GRAND FAIRFIELD HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF FAIRFIELD AT BOCA ASSOCIATION, INC. AND/OR ITS ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE T.V.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OF ACCESS RIGHTS.



LOCATION MAP

A PORTION OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
I, **MONA S. WEISS**, a duly licensed attorney 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 PULTE HOME CORPORATION, A MICHIGAN CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, AND THERE ARE NO ENCUMBRANCES AGAINST THE PROPERTY WHICH WOULD PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED BY THIS PLAT.  
GOLDBERG & YOUNG, P.A.  
BY: *Mona S. Weiss* DATE: 4/2/92  
FOR THE FIRM

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORIES AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31 DAY OF March A.D., 1992.

WITNESS TO BOTH *Kimberly R. Cantamore*  
PULTE HOME CORPORATION  
A MICHIGAN CORPORATION  
BY: STEVEN J. FELDMAN  
AUTHORIZED SIGNATORY  
WITNESS TO BOTH *Shari Hanes*  
BY: STEVEN C. REEGER  
AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
BEFORE ME PERSONALLY APPEARED STEVEN J. FELDMAN AND STEVEN C. REEGER AUTHORIZED SIGNATORIES OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED SIGNATORIES OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS AUTHORIZED SIGNATORIES 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 31 DAY OF March 1992.  
NOTARY PUBLIC *Christine Carleton*  
MY COMMISSION EXPIRES: 2-13-95

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 PLACED AS REQUIRED BY LAW, 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.

MANUEL GUTIERREZ, P.E.S.  
REGISTERED SURVEYOR NO. 4102  
STATE OF FLORIDA

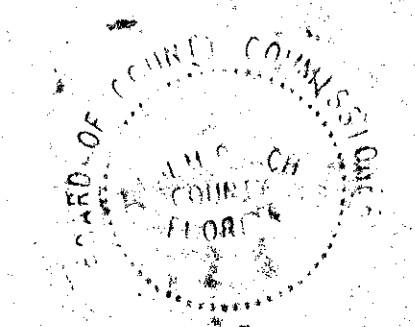
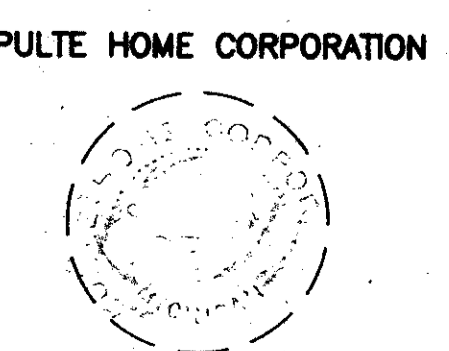
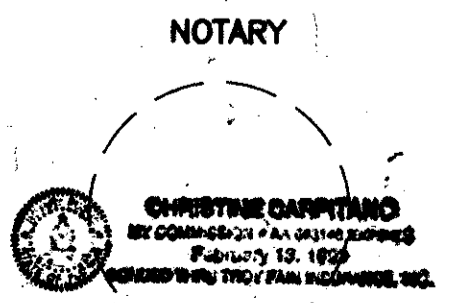
SITE DATA:

AREA:	5.66 ACRES
DWELLING UNITS:	76 UNITS
DENSITY:	13.4 UNITS/ACRE
SITE COVERAGE:	
BUILDINGS:	33%
IMPERVIOUS:	23%
OPEN SPACE:	44%

APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF May 1992.  
ATTEST:  
MILTON T. BAUER, CLERK  
BY: *Lucia Platt* DEPUTY CLERK  
COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF May 1992.  
BY: *George T. Webb* GEORGE T. WEBB, P.E., COUNTY ENGINEER

FAIRFIELD AT BOCA PLAT NO. SIX OF CEDAR GROVE P.U.D.  
PAGE 55  
FLOOD MAP # 235B  
ZONING  
QUAD # 39  
ZIP CODE 33433  
SUBDIVISION # OF CEDAR GROVE  
BOOK 69  
FLOOD ZONE B  
SE  
P.U.D. NAME CEDAR GROVE



Duplicate

REVISIONS: 3/13/92  
1/31/92