46/36

A PART OF PALM-AIRE WEST P.R.D.

BOCAIRE GOLF CLUB NO. 1

A PLAT OF A PORTION OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. — CONSULTING ENGINEERS AND LAND SURVEYORS — BOCA RATON, FLORIDA

JANUARY 1983

SHEET 3 OF 4

SCALE 1" = 100'

46/36

DEL AIRE GOLF CLUB P.B. 35 P. 1-4

NORTH RIGHT-OF-WAY LINE OF L.W.D.D. LATERAL NO. 38

DEL AIRE GOLF CLUB FIRST ADDITION P.B. 37 P. 163-166

L.W.D.D. LATERAL NO. 38

NORTH LINE OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST

S89°57'05"E 1903.82

PLAT LIMIT

SUBDIVISION
BOOK
PAGE
FLOOD ZONE
FLOOD MAP #
QUAD
ZONING
RE
2ND SCORE
PUD NAME

CURVE TABLE

TRACT "C"
13.034 AC.

TRACT "D"
39.903 AC.

TRACT "I"
7.657 AC.

TRACT "A"
23.235 AC.

TRACT "L-6"
1.972 AC.

TRACT "L-7"
2.464 AC.

TRACT "L-8"
2.088 AC.

TRACT "L-9"
3.153 AC.

TRACT "M"

TRACT "J"

TRACT "K-1"

TRACT "K-2"

BOCAIRE BLVD.

PACAYA CIRCLE

SIGNATURE CODE

STATE ROAD 809 — MILITARY TRAIL

WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL — WEST LINE OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST — CENTERLINE OF PAVING

N00°00'00"E 3146.34

S00°02'55"W 80.89

S74°56'00"W 132.41

N74°56'00"E 377.79

S89°57'05"E 360.00

S79°31'05"E 569.69

S85°22'05"E 432.80

S69°49'30"E 125.00

S20°10'30"W 36.01

S69°49'30"E 300.72

S00°00'00"W 285.49

N00°00'00"E 666.26

S00°00'00"W 550.00

N89°57'05"W 1903.82

NOT INCLUDED TRACT "E"

NOT INCLUDED TRACT "B"

SEE SHEET 4 OF 4

SEE DETAIL "A"

DETAIL "A"
SCALE : 1" = 20'

SOUTH RIGHT-OF-WAY LINE OF BOCAIRE BOULEVARD

WEST RIGHT-OF-WAY LINE OF BOCAIRE BOULEVARD

EASEMENT & LAKE WATER MAINTENANCE AGREEMENT O.R. BOOK 3950/P.1457

O.R. BOOK 3950/P.1457 P.O.B. & 12' U.E.

SEE PAGE 41 AND 42 FOR THE SAME IN BLOCK 61

MAINTAINED BY BOCAIRE HOMEOWNERS ASSOCIATION, INC.

WATER MANAGEMENT TRACT

20' LAKE MAINTENANCE EASEMENT

25' BUFFER

CURVE TABLE					
NUMBER	RADIUS	ARC	DELTA	TAN	CHORD
1	1187.00	367.71	012°37'46"	185.09	367.11
2	2450.00	269.33	006°18'21"	134.80	269.19
3	2550.00	282.59	006°20'51"	141.65	282.45
4					
5	150.00	288.63	034°32'30"	149.50	284.22
6	100.00	157.08	090°00'00"	100.00	141.42
7	100.00	157.08	090°00'00"	100.00	141.42
8	300.00	313.21	059°49'30"	172.15	299.27
9	150.00	266.27	050°48'00"	145.39	258.01
10	1325.00	349.20	015°06'05"	175.60	348.24
10-1		58.64	002°31'50"	29.33	N82°43'05"E
10-2		109.09	004°43'26"	54.58	N87°58'40"E
10-3		103.09	004°45'02"	54.56	N83°01'01"E
10-4		78.83	003°19'21"	39.43	N78°49'21"E
11	1375.00	362.74	015°06'05"	182.43	N82°43'05"E
11-1		46.30	001°55'45"	23.15	N81°45'28"E
11-2		100.21	004°10'46"	50.16	N85°51'15"E
11-3		101.06	004°12'40"	50.55	N89°50'08"E
11-4		102.93	004°16'06"	51.24	S87°48'48"E
11-5		12.59	000°31'28"	6.29	S85°11'01"E
12	1325.00	349.20	015°06'05"	175.60	348.24
12-1		58.28	002°31'48"	29.16	S82°43'05"W
12-2		108.98	004°43'02"	54.58	S87°58'40"W
12-3		103.09	004°43'02"	54.58	S83°01'01"W
12-4		78.96	003°25'02"	39.50	S78°49'21"W
13	225.00	125.09	031°51'25"	64.11	S74°01'53"W
13-1		9.80	002°29'20"	4.90	S88°57'48"W
13-2		108.98	027°22'05"	55.62	S75°45'05"W
13-3		10.30	002°37'08"	5.15	S62°30'08"W
14	25.00	42.31	096°56'53"	27.61	N74°32'32"W
15	50.00	84.62	096°56'53"	55.27	S74°32'32"E
15-1		78.59	090°03'07"	50.00	N74°57'18"E
15-2		97.61	077°21'58"	60.03	S89°20'03"E
15-3		55.66	063°36'48"	30.80	N52°08'07"E
16	25.00	42.31	096°56'53"	27.61	N74°32'32"W
17	50.00	78.93	090°48'11"	50.23	S15°21'58"E
18	225.00	124.92	031°48'25"	64.05	S74°01'53"W
18-1		234.67	065°48'58"	128.78	S41°49'53"E
19	300.00	305.66	058°22'30"	166.36	S58°08'15"E
19-1					
19-2	300.00	91.27	017°25'53"	45.85	S81°15'59"E
19-3		91.27	017°25'53"	45.85	N81°18'07"E
19-4		18.68	014°56'41"	9.39	S73°38'50"E
20	200.00	262.83	075°18'58"	163.08	N37°47'26"E
20-1		262.83	075°18'58"	163.08	N37°29'32"E
20-2		270.08	077°21'58"	167.13	S89°20'03"E
20-3		7.25	002°04'03"	3.63	S77°03'01"E
21	100.00	246.60	282°58'30"	214.01	S39°05'15"E
21-1		117.38	067°14'30"	67.09	N34°28'30"E
21-2		136.36	077°43'58"	85.66	N42°36'07"W
21-3		196.91	077°43'58"	123.66	N81°15'59"W

TOTAL AREA	162.655 AC.
TOTAL UNITS ALLOWED	162
NO. UNITS PROPOSED	94
DENSITY PROPOSED	0.58 UNITS/AC.
ZONING	R/S
AREA OF LOTS	36.081 AC.
AREA OF GOLF COURSE (TRACTS A,C & D)	76.192 AC.

AREA FOR FUTURE DEVELOPMENT (TRACTS F & G)	9.916 AC.
AREA OF CLUBHOUSE (TRACT I)	7.657 AC.
AREA OF ROAD R/W (TRACTS J & K-1)	9.981 AC.
AREA OF WATER MANAGEMENT TRACTS	22.828 AC.

This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida 33431

NOTES:
Bearings shown hereon are based on the assumed bearing of S89°57'05"E along the South line of Section 36, Township 46 South, Range 42 East.
P.B. Indicates Plat Book
P.P.R. Indicates Palm Beach County Records
P.C.P. Indicates Permanent Control Point
U.E. Indicates Utility Easement
D.E. Indicates Drainage Easement
L.A.E. Indicates Limited Access Easement
No buildings or any kind of construction shall be placed on any of the easements shown.
No encroachments shall be made on any of the easements shown.

Request for Plat Book 322 Page 36

Request for Plat Book 322 Page 36