

#### **DEDICATION AND RESERVATIONS**

LINE OF SAID PHEASANT WAY AND THE SOUTH LINE OF SAID TRACT "A", BOCAIRE GOLF CLUB NO. 3 TRACT "G" REPLAT, A DISTANCE OF 225.08 FEET TO THE POINT OF BEGINNING.

# BOCAIRE GOLF CLUB NO. 7 PUD

BEING A REPLAT OF TRACT "A". BOCAIRE GOLF CLUB NO. 1. AS RECORDED IN PLAT BOOK 46, PAGES 34 THROUGH 37 AND TRACT "A", BOCAIRE GOLF CLUB NO. 3 TRACT "G" REPLAT, AS RECORDED IN PLAT BOOK 92, PAGES 143 AND 144 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:

ROBERT J. CAJAL IN THE OFFICE OF WALLACE SURVEYING, A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 561-640-4551

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 3:27 P M. THIS 30 DAY OF MAY A.D. 2025AND DULY RECORDED IN PLAT BOOK 139 ON PAGES 133 AND 135.

JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT & COMPTROLLER



SHEET 1 OF 3



CLERK OF THE CIRCUIT COURT & COMPTROLLER

### **SURVEYOR & MAPPER'S CERTIFICATE**

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: THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL

DATED THIS 8" DAY OF May

ROBERT J. CAJAL PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 6266 WALLACE SURVEYING CORPORATION

#### **SURVEYOR & MAPPER'S NOTES**

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 4. **NOTICE**: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. ALL RECORDED INFORMATION REFERS TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 7. EXISTING RECORDED EASEMENTS SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT. 8. ALL BEARINGS SHOWN HEREON ARE GRID (NAD83/1990 ADJUSTMENT) AND ARE BASED ON THE EAST LINE OF THE
- SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, WHICH BEARS NORTH 01°08'06" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 9. COORDINATES SHOWN ARE GRID
- 10. DATUM = NAD 83, 1990 ADJUSTMENT. 11. ZONE = FLORIDA EAST
- 12. LINEAR UNIT = US SURVEY FEET
- 13. TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GROUND UNLESS LABELED OTHERWISE AS MEASURED ON HORIZONTAL PLANE.
- 15. SCALE FACTOR = 1.00003668 16. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

#### **COUNTY APPROVAL:**

SURVEYOR'S SEAL

**BOCAIRE COUNTRY** 

CLUB, INC. SEAL

THIS PLAT IS HEREBY APPROVED FOR THE RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2). F.S., THIS 29 DAY OF \_\_\_\_\_\_\_, 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

OFFICE: S.W.

C'K'D: C.W.

DAVID L. RICKS, P.E. COUNTY ENGINEER

## SITE DATA

ZONING CONTROL #: 1981-00006

#### COUNTY ENGINEER'S SEAF **BOCAIRE GOLF CLUB NO. 7 PUD**



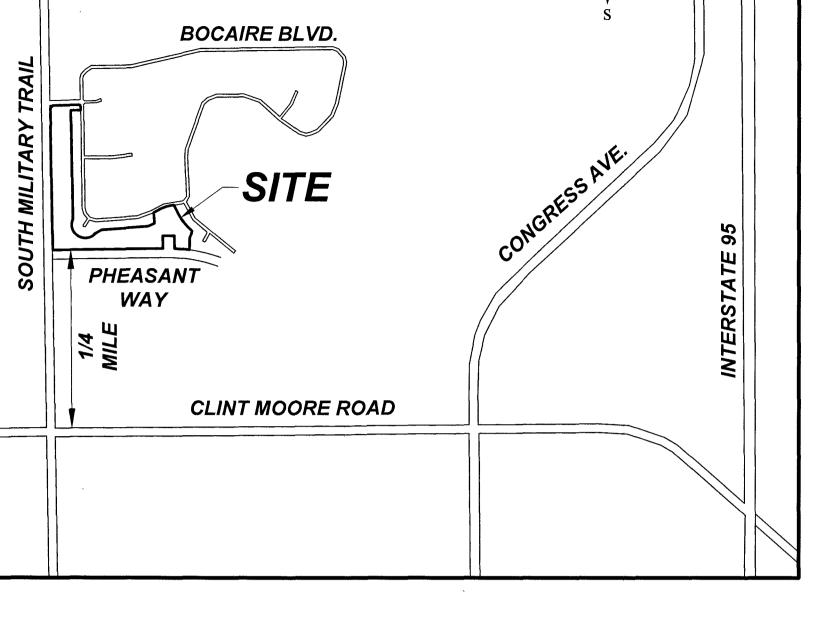
LLC, LB #8598 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551 FIELD: JOB No.: 18-1056.29

DATE: OCT. 2023

REF.: 18-1056-7.DWG

DWG. No.: 18-1056-8

SHEET 1 OF 3



KNOW ALL MEN BY THESE PRESENTS THAT BOCAIRE COUNTY CLUB INC, A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BOCAIRE GOLF CLUB NO. 7 PUD, BEING A REPLAT OF TRACT "A", BOCAIRE GOLF CLUB NO. 1, AS RECORDED IN PLAT BOOK 46, PAGES 34 THROUGH 37 AND TRACT "A", BOCAIRE GOLF CLUB NO. 3 TRACT "G" REPLAT, AS RECORDED IN PLAT BOOK 92, PAGES 143 AND 144, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "A", ACCORDING TO SAID PLAT OF BOCAIRE GOLF CLUB NO. 3 TRACT "G" REPLAT. SAID SOUTHEAST CORNER OF TRACT "A" BEING COMMON WITH THE SOUTHWEST CORNER OF LOT 6 ACCORDING TO THE PLAT OF BOCAIRE GOLF CLUB NO. 3 AS RECORDED IN PLAT BOOK 49, PAGE 151, SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE CONTINUE ALONG THE COMMON LINE BETWEEN SAID PLAT OF BOCAIRE GOLF CLUB NO. 3 AND SAID TRACT "A", BOCAIRE GOLF CLUB NO. 3 TRACT "G" REPLAT THROUGH THE FOLLOWING FOUR COURSES; NORTH 00°55'39" EAST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 184.25 FEET TO THE SOUTHWEST CORNER OF LOT ACCORDING TO SAID PLAT OF BOCAIRE GOLF CLUB NO. 3; THENCE NORTH 23°43'54" EAST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 105.09 FEET TO THE SOUTHEAST CORNER OF LOT 4 ACCORDING TO SAID PLAT OF BOCAIRE GOLF CLUB NO. 3, SAID CORNER BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 23°28'47" AND A RADIAL BEARING AT THIS POINT OF NORTH 39°26'07" EAST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE BEING THE SOUTHWESTERLY LINE OF LOTS 2, 3 AND 4 ACCORDING TO SAID PLAT OF BOCAIRE GOLF CLUB NO. 3, A DISTANCE OF 338.08 FEET; THENCE NORTH 27°05'06 WEST ALONG THE WEST LINE OF SAID LOT 2 AND LOT 1 ACCORDING TO SAID PLAT (SAID WEST LINE BEING TANGENT TO PREVIOUSLY DESCRIBED CURVE), A DISTANCE OF 175.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER BEING COMMON WITH THE NORTHEAST CORNER OF TRACT "A", SAID BOCAIRE GOLF CLUB NO. 3 TRACT "G" REPLAT AND THE SOUTH LINE OF TRACT "K-1", ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF BOCAIRE BOULEVARD, A 50 FOOT WIDE PRIVATE RIGHT-OF-WAY ACCORDING TO SAID PLAT OF BOCAIRE GOLF CLUB NO. 1, AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 22°08'38" AND A RADIAL BEARING AT THIS POINT OF SOUTH 06°44'28" EAST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID COMMON LINE BETWEEN SAID RIGHT-OF-WAY LINE AND SAID BOCAIRE GOLF CLUB NO 3 TRACT "G" REPLAT A DISTANCE OF 222.23 FEET: THENCE CONTINUE ALONG SAID COMMON LINE, SOUTH 61°06'54" WEST, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 92.33 FEET TO THE NORTHEAST CORNER OF LOT 28, BLOCK B ACCORDING TO SAID PLAT OF BOCAIRE GOLF CLUB NO. 1, SAID CORNER ALSO BEING COMMON WITH THE NORTHWEST CORNER OF TRACT "A", SAID BOCAIRE GOLF CLUB NO. 3 TRACT "G" REPLAT; THENCE SOUTH 04°26'06" EAST, ALONG THE COMMON LINE BETWEEN THE LAST TWO DESCRIBED PLATS, A DISTANCE OF 190,05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK B: THENCE CONTINUE ALONG THE COMMON LINE BETWEEN TRACT "A" AND BLOCK B ACCORDING TO SAID PLAT OF BOCAIRE GOLF CLUB NO. 1 THROUGH THE FOLLOWING SIX COURSES; SOUTH 66°00'06" WEST, ALONG THE SOUTH LINE OF SAID LOT 28, BLOCK B, A DISTANCE OF 106.13 FEET TO THE SOUTHEAST CORNER OF LOT 27, SAID BLOCK B; THENCE SOUTH 85°33'54" WEST, ALONG THE SOUTH LINE OF LOTS 21 THROUGH 27, SAID BLOCK B, A DISTANCE OF 700.00 FEET TO THE SOUTHEAST CORNER OF LOT 20, SAID BLOCK B; THENCE SOUTH 60°38'20" WEST, ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 110.27 FEET TO THE SOUTHEAST CORNER OF LOT 19, SAID BLOCK B, AND THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 163°51'51" AND A RADIAL BEARING AT THIS POINT OF NORTH 49°34'39" WEST; THENCE SOUTHWESTERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 571.99 FEET TO THE SOUTHWEST CORNER OF LOT 16, SAID BLOCK B; THENCE NORTH 01°08'06" WEST ALONG A NON-TANGENT LINE TO THE LAST DESCRIBED CURVE BEING THE WEST LINES OF LOTS 1 THROUGH 16, SAID BLOCK B, A DISTANCE OF 1600.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88°51'54" EAST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK B, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE CONTINUE ALONG THE COMMON LINE BETWEEN SAID TRACT "A" AND SAID TRACT "K-1", BOCAIRE GOLF CLUB NO. 1 THROUGH THE FOLLOWING THREE COURSES; NORTH 01°08'06" WEST A DISTANCE OF 55.00 FEET; THENCE NORTH 46°08'06" WEST A DISTANCE OF 35.36 FEET; THENCE SOUTH 88°51'54" WEST A DISTANCE OF 390.39 FEET TO THE NORTHEAST CORNER OF AN ADDITIONAL RIGHT-OF-WAY TAKING FOR MILITARY TRAIL AS RECORDED IN OFFICIAL RECORDS BOOK 10059, PAGE 16, SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE CONTINUE ALONG THE EASTERLY LIMITS OF SAID RIGHT-OF-WAY TAKING THROUGH THE FOLLOWING THREE COURSES; SOUTH 43°52'08" WEST A DISTANCE OF 56.57 FEET; THENCE SOUTH 01°07'52" EAST A DISTANCE OF 233.74 FEET; THENCE SOUTH 11°16'33" WEST A DISTANCE OF 38.63 FEET TO A POINT ON THE END OF SAID ADDITIONAL RIGHT-OF-WAY TAKING. SAID POINT BEING 45.00 EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 01°07'52" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MILITARY TRAIL, SAID EAST RIGHT-OF-WAY LINE BEING 45.00 FEET EAST OF, AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 A DISTANCE OF 1251.16 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 01°08'06 EAST, ALONG A LINE 45.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST A DISTANCE OF 571.27 FEET TO A POINT ON THE SOUTH LINE OF TRACT "A", ACCORDING TO SAID PLAT OF BOCAIRE GOLF CLUB NO. 1; THENCE CONTINUE NORTH 89°11'41" EAST, ALONG THE SOUTH LINE OF SAID TRACT "A" (SAID SOUTH LINE BEING COMMON WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PHEASANT WAY, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO THE PLAT OF PHEASANT WALK SECTION ONE AS RECORDED IN PLAT BOOK 31, PAGE 232 AND THE PLAT OF PHEASANT WALK SECTION THREE AS RECORDED IN PLAT BOOK 33, PAGE 15, SAID PUBLIC RECORDS OF PALM BEACH COUNTY) AND ITS EASTERLY PROLONGATION THEREOF, A DISTANCE OF 1653.79 FEET TO THE SOUTHWEST CORNER OF TRACT "A" ACCORDING TO THE PLAT OF FIRE STATION NO. 52 AS RECORDED IN PLAT BOOK 93, PAGE 62, SAID PUBLIC RECORDS; THENCE CONTINUE ALONG THE WEST LINE OF SAID PLAT OF FIRE STATION NO 52, NORTH 01°08'06" WEST A DISTANCE OF 190.50 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°11'41" EAST ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 174.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 01°08'06" EAST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 193.97 FEET TO THE SOUTHEAST CORNER THEREOF, SAID CORNER BEING COMMON WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PHEASANT WAY AND THE SOUTH LINE OF SAID TRACT "A", BOCAIRE GOLF CLUB NO. 3 TRACT "G" REPLAT AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2400.00 FEET, A CENTRAL ANGLE OF 05°22'24" AND A RADIAL BEARING AT THIS POINT OF SOUTH 02°16'34" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE BEING THE COMMON LINE BETWEEN THE NORTHERLY RIGHT-OF-WAY

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA. CONTAINING IN ALL 1,283,564.1 S.F. OR 29.467 ACRES, MORE OR

DATED THIS 18th DAY OF April , 2025.

**GENERAL UTILITY EASEMENTS** 

DIRECTORS, THIS 1814 DAY OF April

**ACKNOWLEDGEMENT** 

COUNTY OF PALM BEACH

ME OR HAS PRODUCED

January 28, 2028

144456319

TITLE CERTIFICATION

COUNTY OF PALM BEACH

STATE OF FLORIDA

MY COMMISSION EXPIRES

MY COMMISSION NUMBER

STATE OF FLORIDA

MATTHEW H. SCOTT, ESQUIRE ATTORNEY AT LAW

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

Sandy Michelle Michaels-Riffe

Sandy Michelle Michaels-Riffe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR  $\_$  ONLINE

NOTARIZATION, THIS 184 DAY OF April ........................., 2025, BY JASON LEVOY AS PRESIDENT OF BOCAIRE COUNTRY CLUB,

INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS VERSONALLY KNOWN TO

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

TRACT "J-1", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH

TRACT "A-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR BOCAIRE COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD

FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY DIVISION. THE MAINTENANCE

OF THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BOCAIRE COUNTRY CLUB, INC., A FLORIDA NOT

FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE

THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES

OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE,

INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF

BOCAIRE COUNTRY CLUB, INC.

00 dry

NAME: JASON LEVOY

TITLE: PRESIDENT

A FLORIDA NOT FOR PROFIT CORPORATION

NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION,

RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS

THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES

LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH

TRACT "O-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR BOCAIRE COUNTRY CLUB, INC., A FLORIDA NOT FOR

PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS

INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCAIRE COUNTRY CLUB,

COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

I, MATTHEW H. SCOTT, 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 IN BOCAIRE COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SANDY MICHELLE MICHAELS-RIF

lotary Public - State of Florid

Commission # HH 456319

My Comm. Expires Jan 28, 202

**Bonded through National Notary Assi** 

FLORIDA BAR NUMBER: 57147