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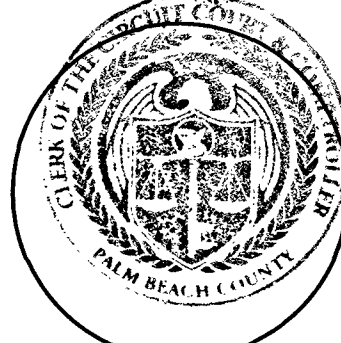
133

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. 2025 AND DULY RECORDED
IN PLAT BOOK 139 ON
PAGES 133 AND 135.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 3



CLERK OF THE CIRCUIT COURT
& COMPTROLLER

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

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
THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH
COUNTY, FLORIDA.

DATED THIS 8th DAY OF May, 2025

[Signature]

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.
- 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.
- 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.
- EXISTING RECORDED EASEMENTS SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE
NOT PART OF THIS PLAT.
- ALL BEARINGS SHOWN HEREON ARE GRID (NAD83/1980 ADJUSTMENT) AND ARE BASED ON THE EAST LINE OF THE
SOUTHEAST QUARTER (1/4) OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, WHICH BEARS NORTH 01°08'08"
WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- COORDINATES SHOWN ARE GRID
- DATUM = NAD 83, 1980 ADJUSTMENT.
- ZONE = FLORIDA EAST
- LINEAR UNIT = US SURVEY FEET
- TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GROUND UNLESS LABELED OTHERWISE AS MEASURED ON HORIZONTAL PLANE.
- SCALE FACTOR = 1.00003668
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

COUNTY APPROVAL:

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 May, 2025, AND HAS BEEN REVIEWED BY A
PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SITE DATA

ZONING CONTROL #: 1981-00006

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.

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

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.

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
OF PALM BEACH COUNTY, FLORIDA, AND IS 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.

GENERAL UTILITY EASEMENTS

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE
NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION,
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,
RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS
LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH
THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES
THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

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
DIRECTORS, THIS 18th DAY OF April, 2025.

BOCAIRE COUNTRY CLUB, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

BY: *[Signature]*
NAME: JASON LEVOY
TITLE: PRESIDENT

WITNESS: *[Signature]*
LORAINE ELVIS VIENNE
PRINTED NAME

WITNESS: *[Signature]*
SANDY MICHELLE MICHAELS-RUFFE
PRINTED NAME

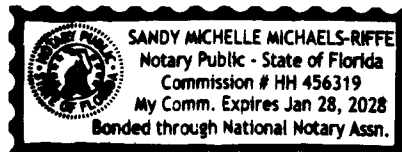
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE
NOTARIZATION, THIS 18th 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 ☒ PERSONALLY KNOWN TO
ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

January 28, 2028
MY COMMISSION EXPIRES

114456319
MY COMMISSION NUMBER



[Signature]
SIGNATURE OF NOTARY PUBLIC

[Signature]
SANDY MICHELLE MICHAELS-RUFFE
PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 PREJUDICE THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

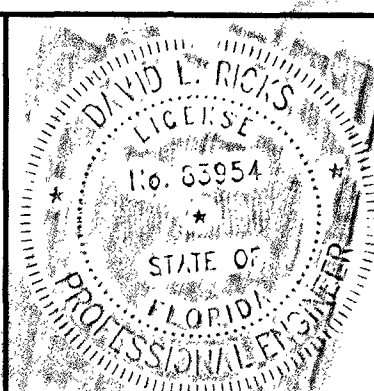
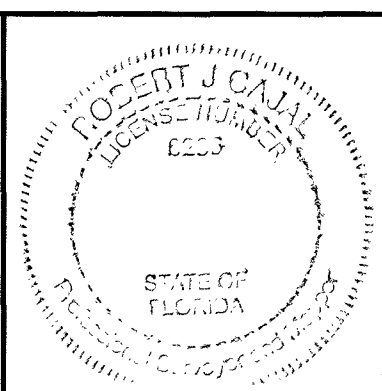
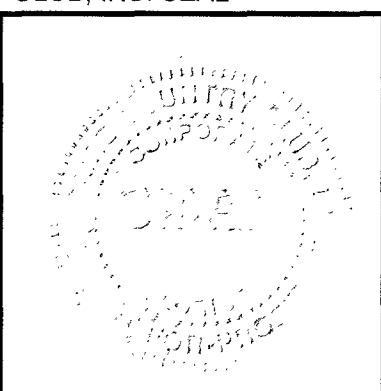
DATED THIS 18th DAY OF April, 2025.

[Signature]
MATTHEW H. SCOTT, ESQUIRE
ATTORNEY AT LAW
FLORIDA BAR NUMBER: 57147

BOCAIRE COUNTRY
CLUB, INC. SEAL

SURVEYOR'S SEAL

COUNTY ENGINEER'S SEAL



BOCAIRE GOLF CLUB NO. 7 PUD

WALLACE SURVEYING

A DIVISION OF LANDTEC CONSTRUCTION SURVEYING,
LLC, LB #8598 5553 VILLAGE BOULEVARD, WEST PALM
BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	JOB No.: 18-1056-29	F.B.	PG.
OFFICE: S.W.	DATE: OCT. 2023	DWG. No.: 18-1056-8	
CK'D: C.W.	REF.: 18-1056-7.DWG	SHEET	1 OF 3