FOR THIS AREA SEE SHEET 3 OF 4

FOR THIS AREA SEE

SHEET 2 OF 4

GOLF COURSE

STATE OF FLORIDA

COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR

RECORD AT 9:12 A M.
THIS 16 TH DAY OF June
AD., 1977 AND DULY REC-

ORDED IN PLAT BOOK 33

JOHN B. DUNKLE, CLERK

CIRCUIT COURT.

ON PAGES AND 38 439

OF BOCA LAGO, A PLANNED UNIT DEVELOPMENT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF HOUSING TRACT NO. 7. AS SHOWN ON SAID REPLAT OF BOCA LAGO. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 INCLUSIVE. PUBLIC RECORDS: PALM BEACH COUNTY, FLORIDA;

THENCE, NORTH 11000'00" WEST, ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 7, A DISTANCE OF 223.00 FEET TO THE SOUTH LINE OF PRESERVATION / CONSERVATION AREA NO. 10. AS SHOWN ON SAID REPLAT OF BOCA LAGO:

THENCE, NORTH 6400000 EAST, CONTINUING ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 7, A DISTANCE OF 60.00 FEET;

THENCE, NORTH 06000100" EAST, CONTINUING ALONG SAID LINE A DISTANCE OF 283.00 FEET;

THEMCE, NORTH 38000'00" WEST, CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 137.00 FEET;

THENCE, NORTH 67000'00" WEST, CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 74.00 FEET;

THENCE, SOUTH 78°00'00" WEST, A DISTANCE OF 40.00 FEET;

DEDICATION:

THENCE, NORTH 12000'00" WEST, A DISTANCE OF 292.77 FEET

THENCE, NORTH 38000'00" WEST, A DISTANCE OF 197.94 FEET TO THE SOUTH LINE OF PRESERVATION / CONSERVATION AREA NO. 9. AS SHOWN ON SAID REPLAT OF BOCA LAGO:

THENCE, NORTH 810000 EAST. A DISTANCE OF 45.73 FEET TO THE BOUNDARY LINE OF SAID HOUSING

THENCE, NORTH 0600000 WEST, ALONG SAID BOUNDARY LINE A DISTANCE OF 95.43 FEET;

THENCE, NORTH 25"58'00" WEST, ALONG THE EASTERLY LINE OF SAID PRESERVATION / CONSERVATION AREA NO. 9, A DISTANCE OF 44.99 FEET;

THENCE, SOUTH 88°44'00" EAST, A DISTANCE OF 540.67 FEET:

THENCE, NORTH 74°22'00" EAST, A DISTANCE OF 246.77 FEET;

THENCE, SOUTH 15"38"00" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT. HAVING A RADIUS OF 745.54 FEET:

THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE BOUNDARY LINE OF SAID HOUS-ING TRACT NO. 7 THROUGH A CENTRAL ANGLE OF 13046'00", A DISTANCE OF 179.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 146.47 FFFT:

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 50°33'00", A DISTANCE OF 129.23 FEET TO THE POINT OF TANGENCY;

THENCE, SOUTH 21709'00" WEST, CONTINUING ALONG SAID BOUNDARY, LINE, A DISTANCE OF 93.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 67.24 FEET;

THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 73°16'00". A DISTANCE OF 85.98 FEET TO THE END OF SAID CURVE;

THENCE, SOUTH 37053'00" WEST, CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 135.00 FEET:

THENCE, SOUTH 2000'00" WEST, CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 292.00 FEET

THENCE, SOUTH 23719'00" EAST, CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 196.00 FEET

THENCE, NORTH 90 '00'00" EAST, CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 250.00 FEET

THENCE, NORTH 00"00'00" EAST, CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 50.00 FEET:

THENCE, NORTH 66"54'90" EAST, CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 247.00 FEET;

THENCE, NORTH 23"32'00" EAST, CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 806.00 FEET TO THE SOUTHWEST CORNER OF PRESERVATION / CONSERVATION AREA NO: 18, AS SHOWN ON SAID REPLAT OF SOCA LAGO:

THENCE, NORTH 84°24'19" EAST, CONTINUING ALONG THE BOUNDARY LINE OF HOUSING TRACT NO. 7, AND ALONG THENCE, SOUTH 78°37'00" WEST, CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 424.42 FEET THE SOUTHERLY LINE OF SAID PRESERVATION / CONVERSATION AREA NO. 18,A DISTANCE OF 274.60 FEET;

THENCE, SOUTH 14"31'00" EAST, ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 7, A DISTANCE OF 798.14 FEET;

THENCE, SOUTH 77 38 00" WEST, CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 256.79 FEET;

THENCE, SOUTH 08°12'00" EAST, CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 172.00 FEET;

THENCE, SOUTH 20'22'00" EAST, CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 99.61 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. L-47. AS SHOWN ON SAID REPLAT OF BOCA LAGO;

THENCE, SOUTH 58°18'00" WEST, CONTINUING ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 7, AND ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 75.84 FEET;

THENCE, SOUTH 43"30"00" EAST, A DISTANCE OF 78.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 322.77 FEET;

THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°11'11". A DISTANCE OF 91.19' FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 492.00'FEET:

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°57'38", A DIS-TANCE OF 188.58 FEET TO THE END OF SAID CURVE:

THENCE, SOUTH 52°01'36" EAST, A DISTANCE OF 36.37'FEET;

THENCE, NORTH 81°18'00" EAST, A DISTANCE OF 38.96' FEET;

THENCE, SOUTH 08^42'00" EAST, A DISTANCE OF 42.00 REET:

THENCE, SOUTH 81"18'00" WEST, A DISTANCE OF 52.72' FEET;

THENCE, SOUTH 43°08'06" WEST. A DISTANCE OF 30.90'FEET TO A POINT ON A CURVE CONCAVE WESTERLY. HAVING A RADIUS OF 492.00' FEET AND WHOSE RADIUS POINT BEARS NORTH 85001'48" WEST:

THENCE, WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°22'13", A DISTANCE OF 183.51'FEET TO THE END OF SAID CURVE;

THENCE, SOUTH 16 49 47" EAST, A DISTANCE OF 34.21 FEET;

THENCE, SOUTH 60'00'00" EAST, A DISTANCE OF 25.20 FEET;

THENCE, SOUTH 30 '00 '00" WEST, A DISTANCE OF 42.00 FEET;

THENCE, NORTH 6000000 WEST, ADDISTANCE OF 20.00 FEET;

THENCE, SOUTH 75°00'00" WEST, A DISTANCE OF 35.56 FEET;

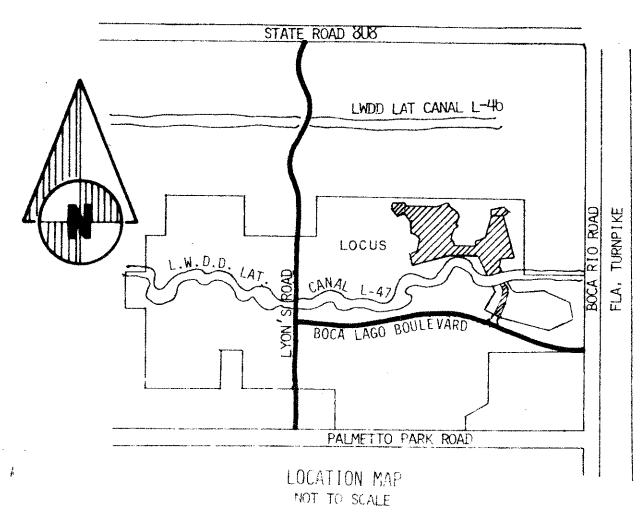
THENCE, SOUTH 300000 WEST, A DISTANCE OF 120.00 FEET TO THE SOUTHERLY BOUNDARY LINE OF HOUSING TRACT NO. 8 AS SHOWN ON SAID REPLAT OF BOCA LAGO;

THENCE, NORTH 60 '00'00" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID HOUSING TRACT NO. 8, A DISTANCE OF 50.00 FEET;

THENCE, NORTH 3000000 EAST, A DISTANCE OF 120.00 FEET;

THE FAIRWAYS OF BOCA LAGO

BEING A REPLAT OF A PART OF THE "REPLAT OF BOCA LAGO (PU.D.)" AS RECORDED IN PLAT BOOK 31, PAGES 62-71 (INCLUSIVE), PUBLIC RE-CORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 20, TWP. 47 SO., RGE 42 EAST. **MARCH 1977**



THENCE. NORTH 33°52'09" EAST. A DISTANCE OF 59.28 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 450.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 60700100" WEST;

THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°18'49", A DISTANCE OF 450.14 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.77 FEET:

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°11'11". A DIS-TANCE OF 79.32 FEET TO THE POINT OF TANGENCY:

THENCE, NORTH 43°30'00" WEST, A DISTANCE OF 87.42 FEET TO THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 7 AND THE NORTHERLY RIGHT OF WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-47 AS SHOWN ON SAID REPLAT OF BOCA LAGO;

THENCE, SOUTH 58°18'90" WEST, ALONG THE SAID LINE A DISTANCE OF 250.25 FEET;

THENCE, NORTH 37"18'00" WEST, CONTINUING ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 7. A DISTANCE OF 224.48 FEET;

THENCE, NORTH 87237'00" WEST, CONTINUING ALONG THE BOUNDARY LINE OF SAID HOUSING TRACT NO. 7, A DISTANCE OF 309.35 FEET;

THENCE, NORTH 90200'00" WEST, CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 329.89 FEET; TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING 33.714 ACRES, MORE OR LESS.

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

GENERAL PARTNER OF THE ABOVE NAMED FRAM

PARTNER OF BOCA LAGO ASSOCIATES, LTD

SUBJECT TO THE 90 FOOT RIGHT OF WAY FOR LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. L-47 AS SHOWN ON SAID REPLAT OF BOCA LAGO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND SUBJECT TO EXISTING EASEMENTS, AS SHOWN ON SAID REPLAT OF BOCA LAGO.

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

- RECREATION TRACTS I AND II AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FAIRWAYS OF BOCA LAGO CONDOMINIUM ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE FAIRWAYS OF BOCA LAGO CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, FOR PERPETUAL USE FOR PROPER ROAD PURPOSES BY ALL OWNERS AND OCCUPANTS OF RESIDENTIAL DWELLING UNITS SITUATE UPON THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT. TOGETHER WITH THE GUESTS AND INVITEES OF SUCH OWNERS AND OCCUPANTS AND SUCH OTHER PERSONS AND ENTITIES AS THE FAIRWAYS OF BOCA LAGO CONDOMINIUM ASSOCIATION, INC. SHALL FROM TIME TO TIME PERMIT TO USE THE SAME.
- 3 THE UTILITY EASEMENTS, AND DRAINAGE EASEMENTS, AND MAINTENANCE EASEMENTS, AS, SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND

IN WITNESS WHEREOF, FRANKEL ASSOCIATES, A PENNSYLVANIA PARTNERSHIP, AS GENERAL PARTNER OF BOCA LAGO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BENJAMIN FRANKEL, AS GENERAL PARTNER OF FRANKEL ASSOCIATES THIS 6 DAY OF

> BOCA LAGO ASSOCIATES, LTD. BY IT'S GENERAL PARTNER, FRANKEL ASSOCIATES

BEFORE ME PERSONALLY APPEARED BENJAMIN FRANKEL. TO ME WELL KNOWN AND KNOWN TO ME TO BE THE

INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT A

MY COMMISSION EXPIRES ---

TITLE CERTIFICATION

COUNTY OF PALM BEACH

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA

APPROVAL: PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS COUNTY ENGINEER: AD 1977.

FOR THIS AREA SHEET 4 OF 4 (NOT TO SCALE) THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 TH DAY OF JUNE THIS PLAT IS HEREBY APPROVED FOR RECOF

> LINES SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ION / CONSERVATION AREA. MUNUMENTS, PRM's, ARE DESIGNATED THUS: POINTS, PCP's, ARE DESIGNATED THUS: -THERE SHALL BE TREES OR SHRUBS PLACED ON EASEMENTS. N. AND AS SHOWN HEREON, ARE BASE ALL BEARINGS STATED H SHOWN ON THE PLAT PLANNED UNIT DEVELOPMENT

MOK 30, PAGES 244 THROUGH 253 INCLUSIVE, IT: CON 🗝 STRUCTION A

THIS INSTRUMENT WAS PREPAR

H MAR LAND SURVEYING AN MAPPING, PHONE 689-2111. ENGINEERS, , 2001 PALM BEACH LAKES

CONRAD W. SCHAEFER CONSULTING ENGINEERS. INC.

THE FAIRWAYS OF

3005

STATE OF FLORIDA 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 SUFERVISION 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 PORT OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY. FLORIDA FOR THE THER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF S AMENDED, AND ORDINANCES OF PALM BEACH COUNTY

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT----- 33'. 70' ACRES

LESS ROAD RIGHTS OF WAY----- 5.52 ACRES EQUALS EFFECTIVE BASE RESIDENTIAL AREA----- 28.19 ACRES

AREA TABULATIONS

ARFA IN TRACT "A"------ 19.83 ACRES ARFA IN TRACT "B"----- 2.63 ACRES

AREA IN TRACT "C"----- 2.51 ACRES

ARFA IN TRACT "D"----- 2.11 ACRES

AREA OF INTERIOR ROAD R/W's----- 5.52 ACRES

TRACT I ----- --- 0.38 ACRES

TRACT II ----- 0.73 ACRES

WE. STATE TITLE & ABSTRACT COMPANY. INC., 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 BOCA LAGO ASSOCIATES, LTD., A

FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT

THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OF RECORD.

OPEN SPACE THIS PLAT------ 19.60 ACRES (PROPOSED)

33.71 ACRES

STATE TITLE & ABSTRACT COMPANY, INC.

DENSITY----- 10.57 UNITS PER ACRE

REGISTERED SURVEYOR NO. 24 STATE OF FLORIDA