

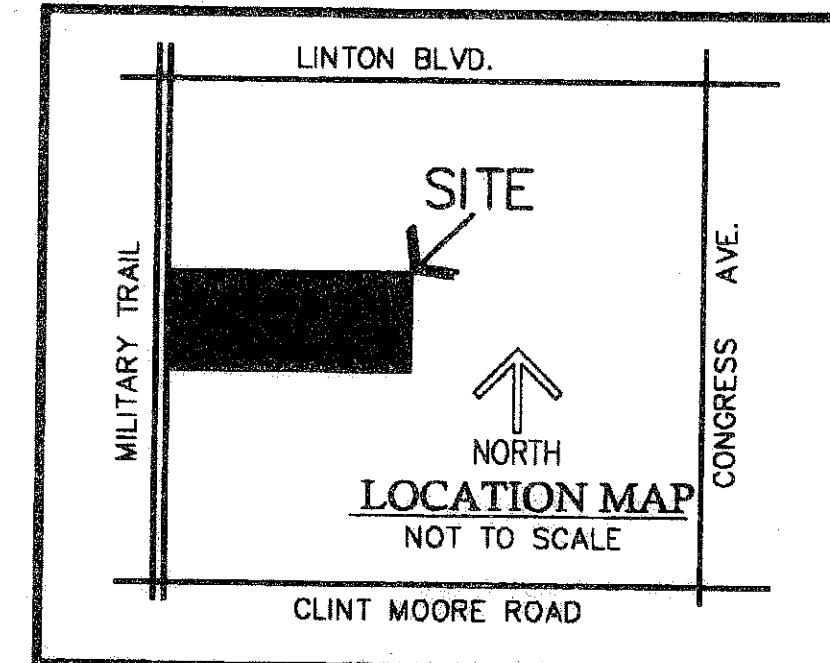
2007-0310572

PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
AUGUST - 2006

BOCAIRE GOLF CLUB NO. 4

A REPLAT OF LOTS 2 AND 3, BLOCK D, BOCAIRE GOLF CLUB NO. 1,
AS RECORDED IN PLAT BOOK 46, PAGES 34 THROUGH 37,
TOGETHER WITH A PORTION OF TRACT "B", BOCAIRE GOLF CLUB NO. 2,
AS RECORDED IN PLAT BOOK 46, PAGES 38 THROUGH 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

00286-303



31
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:57 P.M.
THIS 27 DAY OF June
A.D. 2007 AND DUPLICATED
IN PLAT BOOK 46 ON
PAGES 31 AND 33
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *Sharon Bock*
DEPUTY CLERK

TABULAR DATA:

TOTAL AREA OF THIS PLAT	1.592 ACRES
AREA OF LOTS	1.592 ACRES
TOTAL NUMBER OF UNITS THIS PLAT	2
DENSITY THIS PLAT	0.80 UNITS/ACRE
ZONING PETITION NO.	85-7

DEDICATIONS AND RESERVATIONS:

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
KNOW ALL MEN BY THESE PRESENTS THAT FERN F. STEINFELD AS TRUSTEE OF THE FERN F. STEINFELD LIVING TRUST, UNDER TRUST AGREEMENT DATED SEPTEMBER 5, 1997 AND BOCAIRE COUNTRY CLUB, INC. A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS BOCAIRE GOLF CLUB NO. 4, BEING A REPLAT OF LOTS 2 AND 3, BLOCK D, BOCAIRE GOLF CLUB NO. 1, AS RECORDED IN PLAT BOOK 46, PAGES 34 THROUGH 37, TOGETHER WITH A PORTION OF TRACT "B", BOCAIRE GOLF CLUB NO. 2, AS RECORDED IN PLAT BOOK 46, PAGES 38 THROUGH 42, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PORTION BEING FURTHER DESCRIBED AS FOLLOWS:

LOTS 2 AND 3, BLOCK D, BOCAIRE GOLF CLUB NO. 1, AS RECORDED IN PLAT BOOK 46, PAGES 34 THROUGH 37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
TOGETHER WITH:
A PORTION OF TRACT "B", BOCAIRE GOLF CLUB NO. 2, AS RECORDED IN PLAT BOOK 46, PAGES 38 THROUGH 42, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT "B"; THENCE S.40°37'20"E. ALONG THE NORTH LINE THEREOF, A DISTANCE OF 184.80 FEET; THENCE S.30°29'23"W., A DISTANCE OF 103.03 FEET; THENCE N.75°58'57"W., A DISTANCE OF 246.57 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT "B"; THENCE N.20°10'30"E. ALONG SAID WEST LINE, A DISTANCE OF 16.28 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 53°46'59"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 234.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 69,327 SQUARE FEET OR 1.592 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, I, FERN F. STEINFELD AS TRUSTEE OF THE FERN F. STEINFELD LIVING TRUST, UNDER TRUST AGREEMENT DATED SEPTEMBER 5, 1997, OWNER OF THE LANDS SHOWN HEREON AS LOT 2A, DO HEREBY SET MY HAND AND SEAL THIS 14th DAY OF February, 2007.

WITNESS: *MA Green*
PRINT NAME MAGGIE GREEN
BY: *Fern F. Steinfeld*
FERN F. STEINFELD AS TRUSTEE OF THE FERN F. STEINFELD LIVING TRUST, UNDER TRUST AGREEMENT DATED SEPTEMBER 5, 1997
WITNESS: *Lauren DiMartino*
PRINT NAME Lauren DiMartino

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, OWNER OF THE RESIDENTIAL LOT SHOWN HEREON AS LOT 3A, BEING A REPLAT OF AN EXISTING PARCEL DEDICATED FOR RECREATION 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 16th DAY OF February, 2007.

WITNESS: *MA Green*
PRINT NAME MAGGIE GREEN
BY: *Howard R. Cohen*
BOCAIRE COUNTRY CLUB, INC.,
A FLORIDA CORPORATION.
WITNESS: *Lauren DiMartino*
PRINT NAME Lauren DiMartino
HOWARD R. COHEN
PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED FERN F. STEINFELD AS TRUSTEE OF THE FERN F. STEINFELD LIVING TRUST, UNDER TRUST AGREEMENT DATED SEPTEMBER 5, 1997 WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF February, 2007.
MY COMMISSION EXPIRES: 8/13/07 *Susan D. Coker*
NOTARY PUBLIC
COMMISSION NUMBER: DD240963 *SUSAN D. COCKER*
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED HOWARD R. COHEN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOCAIRE COUNTRY CLUB, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE 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 14th DAY OF February, 2007.
MY COMMISSION EXPIRES: 8/13/07 *Susan D. Coker*
NOTARY PUBLIC
COMMISSION NUMBER: DD240963 *Susan D. Coker*
PRINT NAME

RELEASE OF RESERVATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BOCAIRE COUNTRY CLUB, INC., A FLORIDA CORPORATION HEREBY RELEASES THE RECREATION RESERVATION FOR THAT PORTION OF TRACT B, BOCAIRE GOLF CLUB NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 38 THROUGH 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA THAT IS BEING REPLATTED BY THIS PLAT; THIS 16th DAY OF February, 2007.

WITNESS: *Natalie Mitchell*
PRINT NAME Natalie Mitchell
BY: *Howard R. Cohen*
HOWARD R. COHEN
PRESIDENT
WITNESS: *MA Green*
PRINT NAME MAGGIE GREEN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 26 DAY OF June, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, MICHAEL S. WEINER, ESQ., 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 FERN F. STEINFELD AS TRUSTEE OF THE FERN F. STEINFELD LIVING TRUST, UNDER TRUST AGREEMENT DATED SEPTEMBER 5, 1997 AND BOCAIRE COUNTRY CLUB, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: 2/16/07
Michael S. Weiner
MICHAEL S. WEINER, ESQ.
ATTORNEY AT LAW
LICENSED IN FLORIDA

* ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED HOWARD R. COHEN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOCAIRE COUNTRY CLUB, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE 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 16th DAY OF February, 2007.
My commission expires August 13, 2007
Commission No. DD063560
Susan D. Coker
NOTARY PUBLIC
Susan D. Coker
PRINT NAME

NOTES

COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000368
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.
COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.
S40°37'20"E (PLAT BEARING) 01°07'59" = BEARING ROTATION
S41°45'19"E (GRID BEARING) (PLAT TO GRID COUNTER CLOCKWISE)
NORTH LINE OF TRACT "B"

SURVEY NOTES:

- 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 BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- PRM - INDICATES SET 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO BOCAIRE GOLF CLUB NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 38-42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BASED ON THE NORTH LINE OF TRACT "B", BEARING S40°37'20"E.
- CB - DENOTES CHORD BEARING
- CD - DENOTES CHORD DISTANCE
- ORB - DENOTES OFFICIAL RECORD BOOK

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I HEREBY 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE: 2-27-07
David P. Lindley
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB#3591

REPLAT BOCAIRE GOLF CLUB NO. 4
PAGE 31
FLOOR MAP 220B
ZONING RS
SEC 36
TWP 46S
RNG 42E
SUBDIVISION BOCAIRE GOLF CLUB NO. 4
BLOCK 110
FLOOR MAP 220B
ZONING RS
SEC 36
TWP 46S
RNG 42E

FERN STEINFELD
FERN STEINFELD
NOTARY
BOCAIRE COUNTRY CLUB
BOCAIRE COUNTRY CLUB
NOTARY
COUNTY ENGINEER
SURVEYOR