

THIS INSTRUMENT WAS PREPARED BY:  
 JOHN T DOOGAN, P.L.S.  
**AVIROM & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 50 S.W. 2nd AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 (561) 392-2594  
 AUGUST, 2015

# FAIRWAY COMMONS

BEING A REPLAT OF PARCELS "A", "B", "C" AND "D", ARVIDA PARK OF COMMERCE PLAT NO. 10, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 149, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, TOGETHER WITH PARCEL "A", ARVIDA PARK OF COMMERCE PLAT NO. 11, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 151, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
 SAID LANDS LYING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

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STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 2015 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_  
 SHARON R. BOCK  
 CLERK AND COMPTROLLER  
 BY: \_\_\_\_\_  
 DEPUTY CLERK

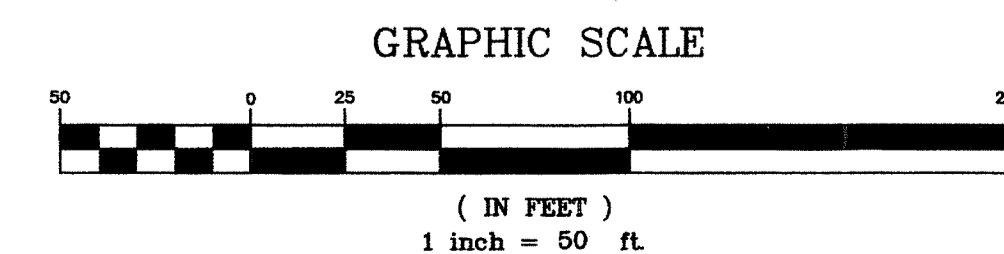
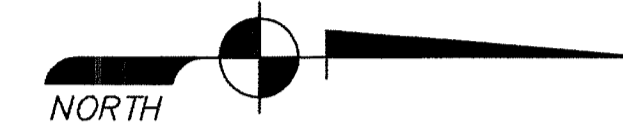
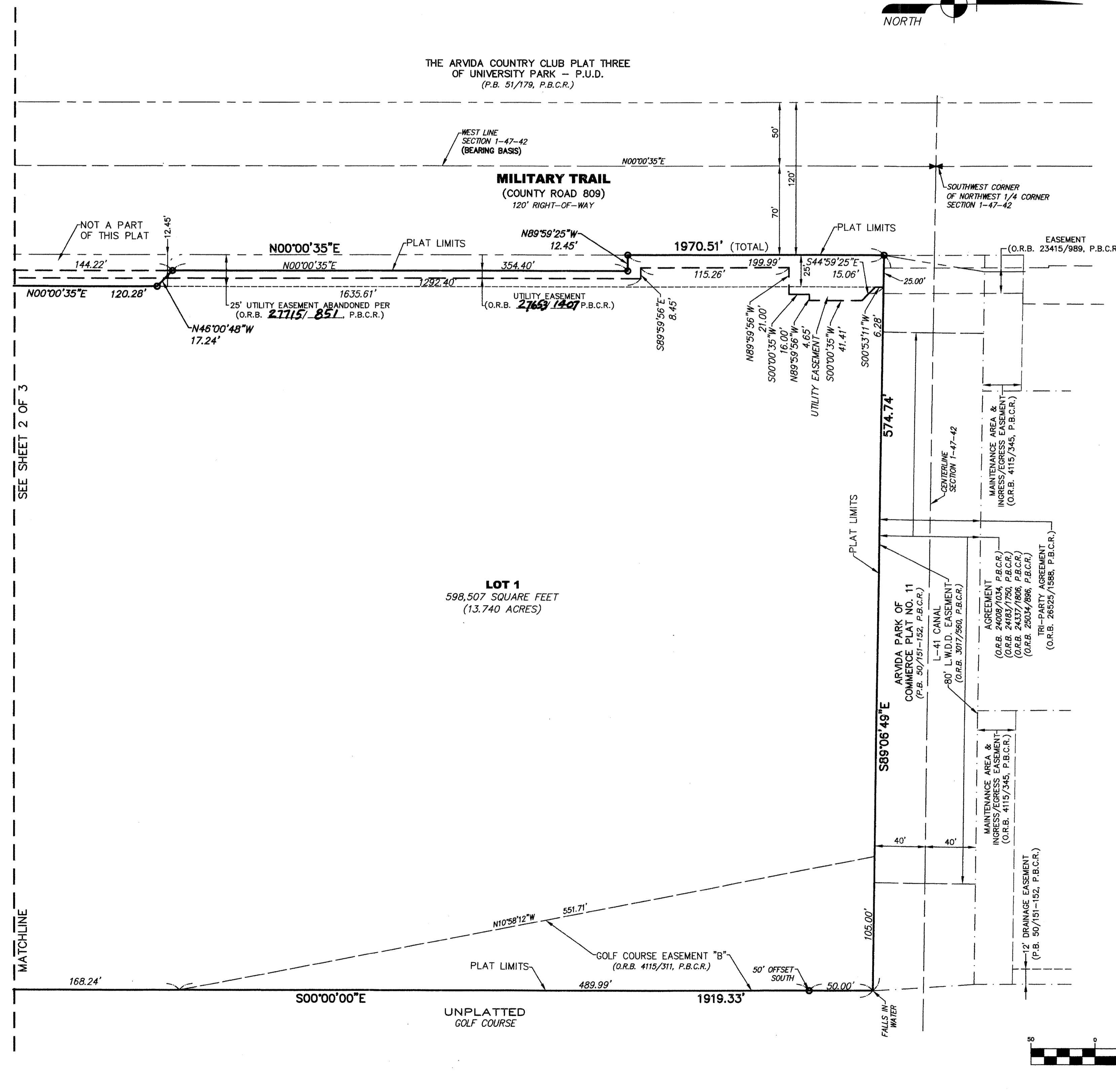
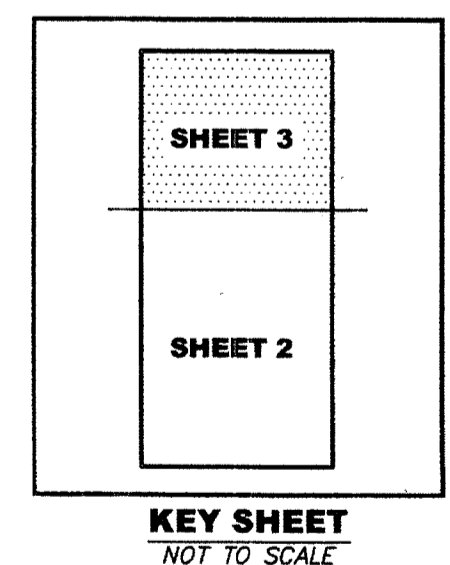
SHEET 3 OF 3 SHEETS

**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 THIS COUNTY.

**SURVEYOR'S NOTES:**

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST LINE OF SECTION 1-47-42 HAVING A BEARING OF N00°00'35"E.
- IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES. UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOULD NOT BE COMBINED OR OVERLAP AND DRAINAGE EASEMENTS SHOULD TAKE PRECEDENCE.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: Δ = CENTRAL ANGLE; C = CENTERLINE; L.B. = LICENSED BUSINESS; L = ARC LENGTH; L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG(S). = PAGE(S); P.L.S. = PROFESSIONAL LAND SURVEYOR; R = RADIUS.
- - INDICATES SET PERMANENT REFERENCE MONUMENT, A 5/8"x1" IRON ROD WITH A 2" ALUMINUM CAP STAMPED "PRM AVIROM LB 3300"
- ALL LAND WITHIN THE DEVELOPMENT, INCLUDING, WITHOUT LIMITATION, PLATTED LOTS, IS SUBJECT TO THE PROVISIONS OF ARTICLE III OF CHAPTER 27 OF THE BOCA RATON CODE OF ORDINANCES AND SUBJECT TO DESIGNATION FOR PRESERVATION OR MITIGATION UNTIL SUCH LAND IS RELEASED PURSUANT TO CODE 27-104.

TABULAR DATA		
LOT 1	598,507 SQUARE FEET	13.740 ACRES
LOT 2	501,552 SQUARE FEET	11.514 ACRES
TOTAL AREA OF PLAT	1,100,059 SQUARE FEET	25.254 ACRES



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 50 S.W. 2ND AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 TEL. (561) 392-2594, FAX (561) 394-7125  
 www.AVIROM-SURVEY.com  
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