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PERIMETER

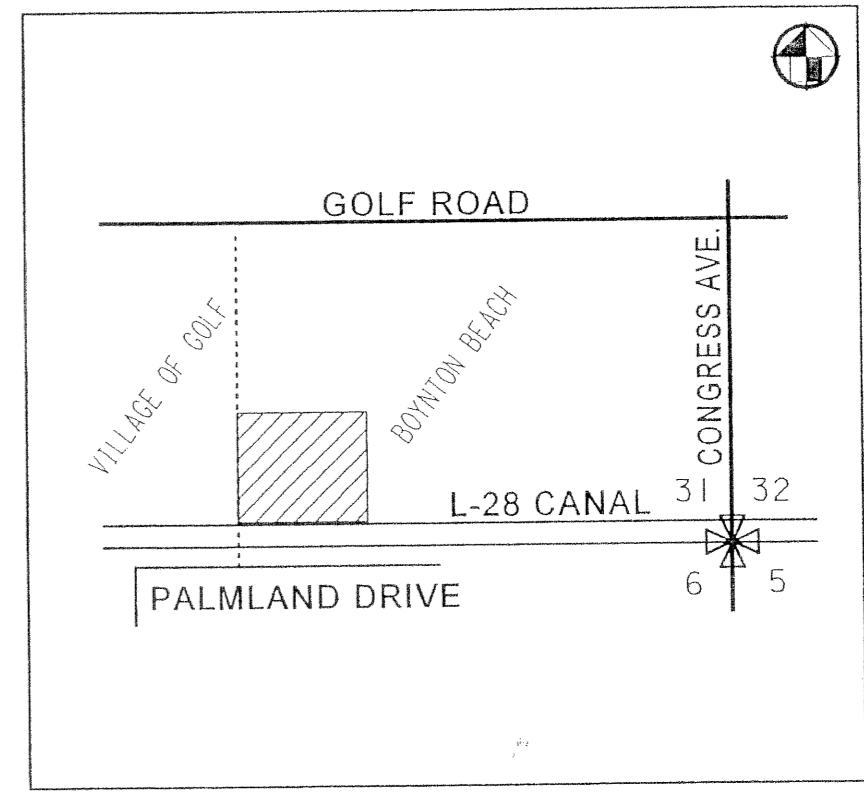
SURVEYING & MAPPING
Prepared by: Jeff S. Hodapp, P.S.M.
Certificate of Authorization No. LB7264
951 Broken Sound Parkway, Suite 320
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

SERRANO, A P.U.D.

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43, EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

DECEMBER 2003

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF June, 2004.



LOCATION MAP
SEC. 31, TWP. 45S, RGE. 43E
NOT TO SCALE

147

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 15:36
THIS 13th DAY OF July
2004, AND DULY RECORDED
IN PLAT BOOK 102 ON PAGES
147 AND 148.
DOROTHY H. WILKEN, CLERK
BY: [Signature]

SHEET 1 OF 2

DESCRIPTION, DEDICATION AND RESERVATION

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "SERRANO, A P.U.D.", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER; THENCE NORTH 87°20'07" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 676.80 FEET; THENCE NORTH 01°04'57" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 40.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°04'57" WEST, ALONG SAID WEST LINE, A DISTANCE OF 627.36 FEET; THENCE NORTH 87°24'21" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 675.57 FEET; THENCE SOUTH 01°11'12" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 626.50 FEET; THENCE SOUTH 87°20'07" WEST, ALONG THE NORTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-28 CANAL RIGHT-OF-WAY, AS PER CHANCERY CASE 407, AS RECORDED IN OFFICIAL RECORDS BOOK 6495 AT PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 676.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 9.728 ACRES, MORE OR LESS.

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

- 1. TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SERRANO HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS A PRIVATE ROAD RIGHT-OF-WAY, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACT R BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA. TRACT R IS SUBJECT TO AN INGRESS-EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 16561 AT PAGE 48 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. TRACT L, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SERRANO HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND SHALL BE MAINTAINED IN ACCORDANCE TO THE LAKE MANAGEMENT PLAN AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
3. TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SERRANO HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITH OUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
4. TRACTS B, C, D, E AND F, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SERRANO HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, BUFFER AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
5. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH UTILITIES DEPARTMENT FOR THE MAINTENANCE OF THEIR UTILITY FACILITIES.
6. THE 10.00 FOOT WIDE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, AND MAINTENANCE OF OTHER UTILITIES.
7. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SERRANO HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
8. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT R IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR MAINTENANCE OF UTILITIES AND EMERGENCY ACCESS.
9. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SERRANO HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
10. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER MAINS.
11. THE ROOF ENCRoACHMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER(S) OF THE LOT(S) ABUTTING EACH EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE ROOF OVERHANG OF THE ABUTTING RESIDENCE(S).
12. THE MAINTENANCE AND REPAIR EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER(S) OF THE LOT(S) ABUTTING EACH EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR MAINTENANCE AND REPAIR OF THE ABUTTING RESIDENCE(S).

WITNESS: [Signature]
PRINT NAME: RAFAEL ROCA, VICE PRESIDENT
WITNESS: [Signature]
PRINT NAME: CANDACE SHARPSTEEN, SECRETARY

ACKNOWLEDGEMENT
STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
BEFORE ME PERSONALLY APPEARED RAFAEL ROCA AND CANDACE SHARPSTEEN, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF D.R. HORTON, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 3rd DAY OF June, 2004.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC: [Signature]
Commission #DD0187946
Expires 2/24/2007

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
THE SERRANO HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 3rd DAY OF June, 2004.

WITNESS: (AS TO BOTH) [Signature]
PRINT NAME: RAFAEL ROCA, VICE PRESIDENT
WITNESS: (AS TO BOTH) [Signature]
PRINT NAME: CANDACE SHARPSTEEN, SECRETARY

ACKNOWLEDGEMENT
STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
BEFORE ME PERSONALLY APPEARED RAFAEL ROCA AND CANDACE SHARPSTEEN, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND SECRETARY OF THE SERRANO HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 3rd DAY OF June, 2004.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC: [Signature]
Commission #DD0187946
Expires 2/24/2007

CITY OF BOYNTON BEACH APPROVAL OF PLAT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS 13th DAY OF July, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: HERBERT D. KELLEY, JR., P.E., P.S.M., CITY SURVEYOR AND MAPPER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF July, 2004.
BY: HERBERT D. KELLEY, JR., P.E., P.S.M., CITY ENGINEER
BY: JERRY TAYLOR, MAYOR
ATTEST (AS TO BOTH): JANET M. PRAINITO, CITY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
I, JUAN RODRIGUEZ, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO D.R. HORTON, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 197.192, AS AMENDED; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATE: 6-24-2004 BY: [Signature]
JUAN RODRIGUEZ, ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
LICENSE NUMBER 616461

NOTES:

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 31 TOWNSHIP 45 SOUTH, RANGE 43 EAST, HAVING A BEARING OF NORTH 87°20'07" EAST, AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
02. NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN EASEMENTS WITHOUT WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS.
03. INCLUDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS.
04. 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 BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
06. 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, FLORIDA.
07. DISTANCES SHOWN ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. SCALE FACTOR USED WAS 1.0000414. GROUND DISTANCE X SCALE FACTOR= GRID DISTANCE.
08. PLANTINGS WITHIN CUT CORNERS OF PRIVATE RIGHT-OF-WAY CANNOT EXCEED 30 INCHES IN HEIGHT.

SURVEYOR'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 THE PLAT DESCRIPTION CLOSES WITHIN ONE HUNDREDTH OF A FOOT; THAT SAID SURVEY IS ACCURATE; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOYNTON BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.
DATE: 6-2-2004
JEFF S. HODAPP, SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

Table with 4 columns: SERRANO H.O.A., D.R. HORTON, INC., BOYNTON BEACH, CITY ENGINEER, CITY SURVEYOR AND MAPPER, SURVEYOR AND MAPPER. Includes signatures and stamps.