

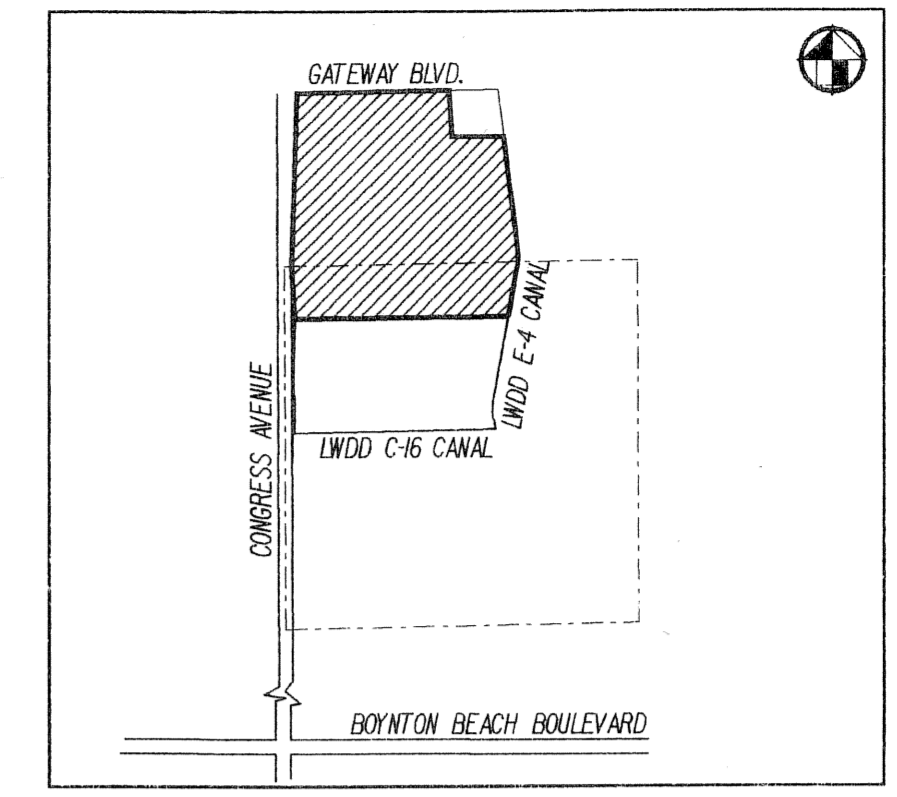
PERIMETER

SURVEYING & MAPPING
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RENAISSANCE COMMONS PLAT TWO, A P.U.D.

A REPLAT OF A PORTION OF "MOTOROLA" (P.B. 43, PGS. 139-140, P.B.C.R.)
IN SECTIONS 17 AND 20, TOWNSHIP 45 SOUTH, RANGE 43, EAST,
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

SEPTEMBER, 2004



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT PM
THIS 22nd DAY OF NOVEMBER,
2004, AND DULY RECORDED
IN PLAT BOOK 103 ON PAGES
104 THRU 107.
DOROTHY H. WELKEN, CLERK

SHEET 1 OF 4

DESCRIPTION, DEDICATION AND RESERVATION

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
KNOW ALL MEN BY THESE PRESENTS THAT COMPSON ASSOCIATES OF
BOYNTON II, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF
THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF
"MOTOROLA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 43, AT PAGES 139 AND 140, OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "RENAISSANCE
COMMONS PLAT TWO, A P.U.D.", A REPLAT, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF "RENAISSANCE COMMONS, A
P.U.D.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
102 AT PAGES 57 THROUGH 62 OF SAID PUBLIC RECORDS; THENCE SOUTH
89°33'31" WEST, ALONG THE NORTH LINE OF SAID "RENAISSANCE
COMMONS, A P.U.D." AND THE WESTERLY EXTENSION THEREOF, A
DISTANCE OF 1557.45 FEET; THENCE NORTH 00°38'39" EAST, ALONG THE
EAST LINE OF THE RIGHT-OF-WAY OF CONGRESS AVENUE, AS RECORDED
IN OFFICIAL RECORDS BOOK 6654, AT PAGE 408 OF SAID PUBLIC RECORDS,
A DISTANCE OF 77.59 FEET; THENCE NORTH 25°55'15" WEST, ALONG SAID
EAST LINE, A DISTANCE OF 26.83 FEET; THENCE NORTH 00°38'39" EAST,
ALONG SAID EAST LINE, A DISTANCE OF 155.43 FEET; THENCE NORTH
00°24'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 241.34 FEET;
THENCE NORTH 01°44'21" EAST, ALONG THE EAST LINE OF SAID CONGRESS
AVENUE, AS SHOWN ON SAID "MOTOROLA", A DISTANCE OF 666.47 FEET;
THENCE NORTH 05°32'47" EAST, ALONG THE EAST LINE OF THE RIGHT-OF-
WAY OF CONGRESS AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK
6651, AT PAGE 410 OF SAID PUBLIC RECORDS, A DISTANCE OF 240.96 FEET;
THENCE NORTH 01°44'21" EAST, ALONG SAID EAST LINE, A DISTANCE OF
198.34 FEET; THENCE NORTH 45°24'34" EAST, ALONG SAID EAST LINE, A
DISTANCE OF 55.24 FEET; THENCE NORTH 89°04'47" EAST, ALONG THE
SOUTH RIGHT-OF-WAY LINE OF GATEWAY BOULEVARD (N.W. 22ND
AVENUE), AS SHOWN ON SAID "MOTOROLA", A DISTANCE OF 1103.19 FEET;
THENCE SOUTH 00°55'13" EAST, ALONG THE WEST LINE OF THE LANDS
DESCRIBED IN OFFICIAL RECORDS BOOK 7738, AT PAGE 1863 OF SAID
PUBLIC RECORDS, A DISTANCE OF 185.00 FEET; THENCE SOUTH 45°55'13"
EAST, ALONG SAID WEST LINE, A DISTANCE OF 117.94 FEET; THENCE
NORTH 89°04'47" EAST, ALONG THE SOUTH LINE OF THE LANDS
DESCRIBED IN SAID OFFICIAL RECORDS BOOK 7738, AT PAGE 1863, A
DISTANCE OF 245.98 FEET; THENCE SOUTH 07°10'03" EAST, ALONG THE
EAST LINE OF SAID "MOTOROLA", A DISTANCE OF 902.27 FEET TO THE
POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE
SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EAST LINE
OF SAID "MOTOROLA", HAVING A RADIUS OF 398.00 FEET AND A CENTRAL
ANGLE OF 17°25'38", A DISTANCE OF 121.06 FEET TO THE POINT OF
TANGENCY; THENCE SOUTH 10°15'35" WEST, ALONG SAID EAST LINE, A
DISTANCE OF 374.37 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH
COUNTY, FLORIDA, AND CONTAIN 57.184 ACRES, MORE OR LESS.

- 9. THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR SIDEWALK PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
10. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER 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.
11. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACTS A-4, A-5 AND A-6 ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR MAINTENANCE OF UTILITIES AND EMERGENCY ACCESS.
12. THE LAKE MAINTENANCE EASEMENTS (L.M.E.'s), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
13. THE DEDICATIONS SET FORTH HEREIN ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR RENAISSANCE COMMONS, AS RECORDED IN OFFICIAL RECORDS BOOK 16940 AT PAGE 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
14. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR ACCESS CONTROL PURPOSES.
15. TRACTS Z-2 AND Z-3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH AS ROAD RIGHTS-OF-WAY.
16. TRACTS B-8 AND E-4, AS SHOWN HEREON, ARE SUBJECT TO A LAKE NORTH DRAINAGE DISTRICT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 13883 AT PAGE 396 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
17. TRACT Z-1, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER, FOR FUTURE PUBLIC RIGHT-OF-WAY DEDICATION.

COMPSON ASSOCIATES OF BOYNTON II, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY

BY: James Comparato, Manager
BY: Carl Klepper, Manager

WITNESS (AS TO BOTH) [Signatures]
PRINT NAME: [Names]
WITNESS (AS TO BOTH) [Signatures]
PRINT NAME: [Names]

ACKNOWLEDGEMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
BEFORE ME PERSONALLY APPEARED JAMES COMPARATO AND CARL
KLEPPER, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED
[Signatures] AS IDENTIFICATION, AND
WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGERS OF
COMPSON ASSOCIATES OF BOYNTON II, L.L.C., A FLORIDA LIMITED
LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE
ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID
COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED
OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF
SEPTEMBER, 2004.

MY COMMISSION EXPIRES: [Date]
NOTARY PUBLIC
CLAVETTE DIAMOND
MY COMMISSION # DD 224139
EXPIRES: JUNE 19, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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

- 1. TRACTS A-4, A-5 AND A-6, AS SHOWN HEREON, ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR RENAISSANCE COMMONS, AS RECORDED IN OFFICIAL RECORDS BOOK 16940 AT PAGE 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE ACCESS USE, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO PARKING, DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACTS A-4, A-5 AND A-6 BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
2. TRACTS D-3, D-4, D-5, D-6, D-7, D-8 AND D-9, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER FOR DEVELOPMENT PURPOSES.
3. TRACTS E-4, E-5, E-6 AND E-7, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
4. TRACTS F-1 AND F-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
5. TRACT B-8, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER, FOR LANDSCAPING, BUFFER, DRAINAGE AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
6. THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH UTILITIES DEPARTMENT FOR THE MAINTENANCE OF THEIR UTILITY FACILITIES.
7. THE 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.
8. THE LANDSCAPE BUFFER EASEMENT (L.B.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, BUFFER, DRAINAGE AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

CITY OF BOYNTON BEACH APPROVAL OF PLAT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
THE PLAT OF "RENAISSANCE COMMONS PLAT TWO, A P.U.D.", 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 15th DAY OF NOVEMBER,
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: [Signatures]
HERBERT D. KELLEY, JR., P.E., P.S.M., CITY
SURVEYOR AND MAPPER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY
OF NOVEMBER, 2004.
BY: [Signatures]
HERBERT D. KELLEY, JR., P.E., P.S.M., CITY ENGINEER
BY: [Signatures]
JERRY TAYLOR, MAYOR
ATTEST (AS TO BOTH): [Signatures]
JANET M. PRANITO, CITY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
I, RICHARD B. MACFARLAND, 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 COMPSON ASSOCIATES OF BOYNTON II, L.L.C., A
FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID
ON SAID LANDS AS REQUIRED BY F.S. 197.192, AS AMENDED; THAT ALL
MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHER
WARRANTS TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE
ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT
PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATE: August 31, 2004 BY: [Signature]
RICHARD B. MACFARLAND, ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
LICENSE #293563

NOTES:

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST, HAVING A BEARING OF NORTH 00°12'55" WEST, AS SHOWN ON SAID PLAT OF MOTOROLA. ACCORDING TO COORDINATES 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, THE BEARING OF THIS LINE IS SOUTH 01°22'54" EAST. ROTATION FROM STATE PLANE BEARINGS TO PLAT BEARINGS IS 01°09'59", CLOCKWISE.
02. NO BUILDINGS OR STRUCTURES SHALL BE PLACED ON ANY EASEMENT.
03. BUILDING 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 1.0000424. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.

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 HUNDRETH OF A FOOT; THAT SAID SURVEY IS ACCURATE TO
THE BEST OF MY KNOWLEDGE AND BELIEF; 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
GUARANTEEES 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 I, 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: 10-5-04
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

COMPSON ASSOCIATES OF BOYNTON II, LLC BOYNTON BEACH CITY ENGINEER CITY SURVEYOR AND MAPPER SURVEYOR AND MAPPER

Professional seals and stamps for the City Engineer, City Surveyor and Mapper, and Surveyor and Mapper.