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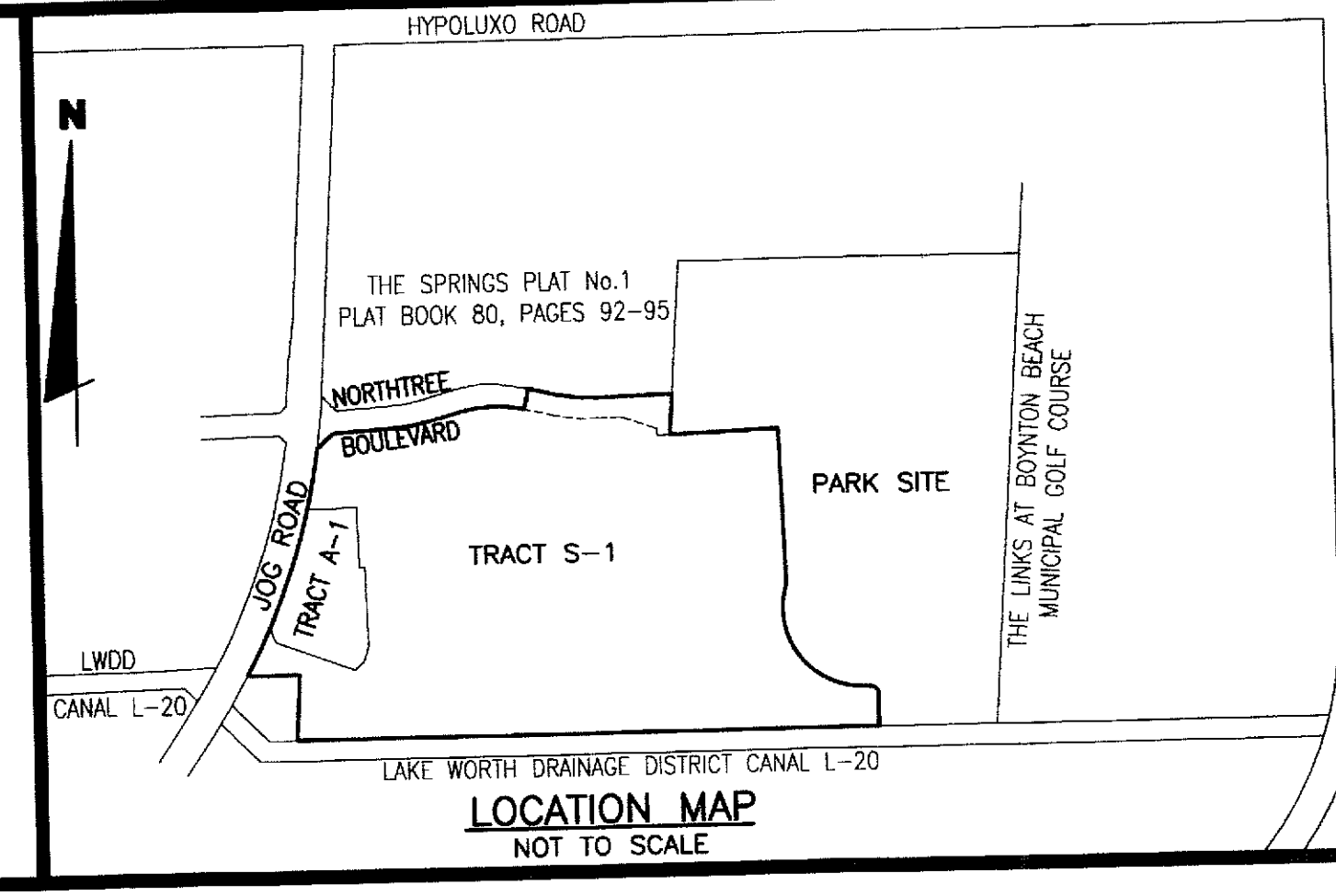
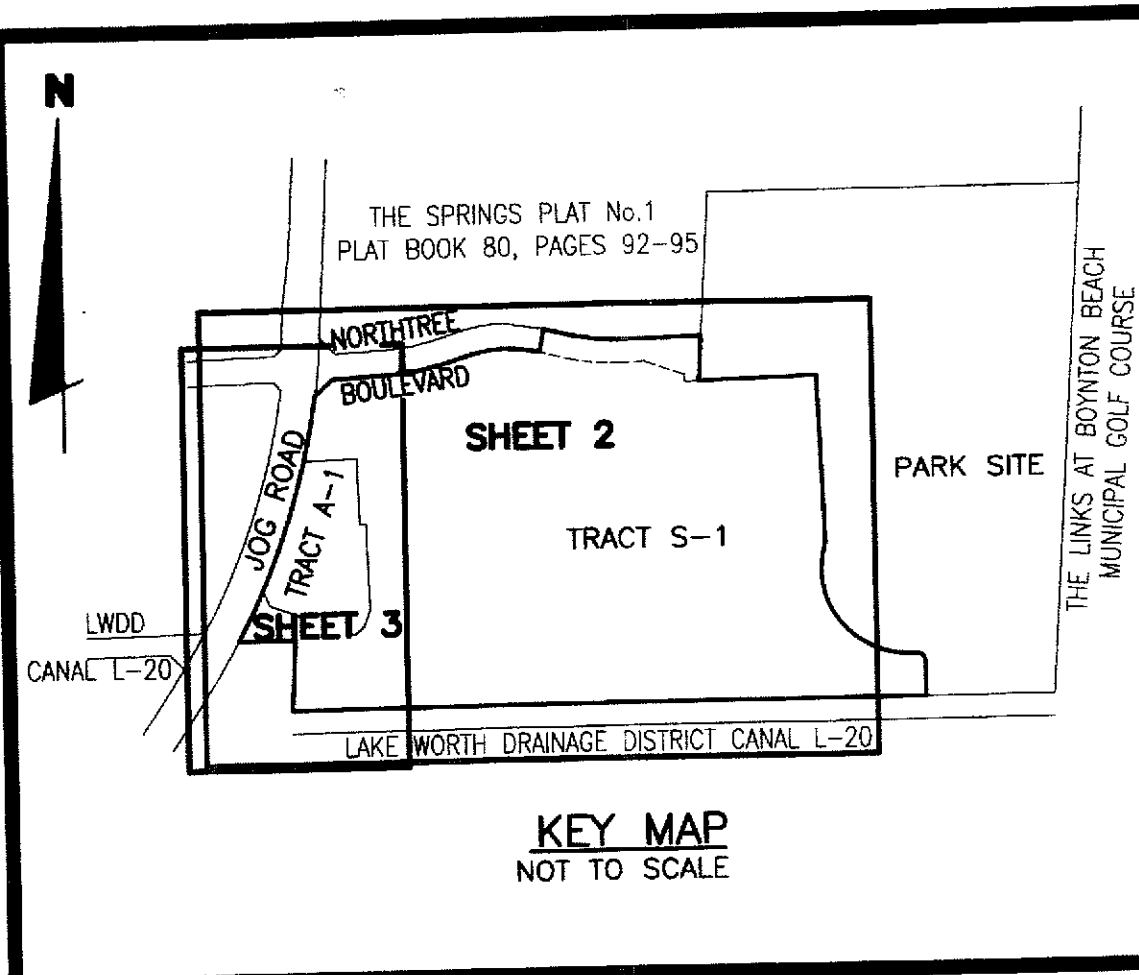
0649-006

WEST BOYNTON DISTRICT PARK 'B' REPLAT 1 THE SPRINGS P.U.D.

LYING IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACTS A AND S, and WATER MANAGEMENT TRACTS L-2, L-3, and L-4 OF WEST BOYNTON DISTRICT PARK "B" THE SPRINGS P.U.D., RECORDED IN PLAT BOOK 106, PAGE 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JUNE 2011

SHEET 1 OF 3



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record at 3:47 P.M. on 0154 day of DECEMBER 2011 and duly recorded in Plat Book 00114 on Page(s) 0154 - 0156
 Sharon R. Bock, Clerk & Comptroller
 By: *[Signature]* D.C.

DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND THE SCHOOL BOARD OF PALM BEACH COUNTY, A CORPORATE BODY POLITICAL PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS:

WEST BOYNTON DISTRICT PARK "B" REPLAT 1 THE SPRINGS P.U.D.

LYING IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACTS A AND S, and WATER MANAGEMENT TRACTS L-2, L-3, and L-4 OF WEST BOYNTON DISTRICT PARK "B" THE SPRINGS P.U.D., RECORDED IN PLAT BOOK 106, PAGE 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS A AND S, and WATER MANAGEMENT TRACTS L-2, L-3, and L-4 OF WEST BOYNTON DISTRICT PARK "B" THE SPRINGS P.U.D., RECORDED IN PLAT BOOK 106, PAGE 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 51.96 ACRES, MORE OR LESS.

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

1. TRACT A-1:

TRACT A-1 AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS SITE SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

2. TRACT S-1:

TRACT S-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA. TRACT S-1 AS SHOWN HEREON IS HEREBY SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 16962, PAGE 1335, PUBLIC RECORDS OF PALM BEACH COUNTY, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

3. WATER MANAGEMENT TRACTS:

TRACTS L-2, L-3 AND L-4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL USE OF THE PUBLIC FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

4. PALM BEACH COUNTY (P.B.C.) UTILITY EASEMENT

THE P.B.C. UTILITY EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, AS TO TRACT A-1 ONLY, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ITS SEAL TO BE AFFIXED HERETO THIS 15th DAY OF November, 2011.

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]*
CHAIR

ATTEST: *[Signature]*
SHARON R. BOCK
CLERK & COMPTROLLER

IN WITNESS WHEREOF, THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ITS SEAL TO BE AFFIXED HERETO THIS 15th DAY OF November, 2011.

SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA
A CORPORATE BODY POLITICAL PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA
BY: *[Signature]*
FRANK A. BARBIERI, JR., Esq., CHAIRMAN

ATTEST: *[Signature]*
WILLIAM F. MALONE
SUPERINTENDENT

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY, AS 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 THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITICAL PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA; 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: July 25, 2011 BY: *[Signature]*
KENNETH L. TOWNSEND, PRESIDENT
UPDATED: AUGUST 2, 2011 UPDATED: OCTOBER 24, 2011
KT KT

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 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 MONUMENTS ACCORDING TO SEC.177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]
JOHN E. PHILLIPS, III, P.S.M.
LICENSE NO. 4826
STATE OF FLORIDA

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS 1st DAY OF December, 2011, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF S89°46'15"W (GRID, NAD 83, 1990 ADJUSTMENT) ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST.
- PERMANENT REFERENCE MONUMENT (P.R.M.) No. LB6473 FOUND, UNLESS NOTED OTHERWISE.
 - MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS, INC." CAP FOUND, UNLESS NOTED OTHERWISE.
 - PERMANENT REFERENCE MONUMENT (P.R.M.) No.LB6473 SET, UNLESS NOTED OTHERWISE.
- or PRM NUMBER, SEE STATE PLANE COORDINATE TABLE ON SHEET 2.
- 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- STATE PLANE COORDINATES:
 - A. COORDINATES SHOWN ARE GRID
 - B. DATUM - NAD 83, 1990 ADJUSTMENT
 - C. ZONE - FLORIDA EAST
 - D. LINEAR UNIT - US SURVEY FOOT
 - E. COORDINATE SYSTEM 1983 STATE PLANE
 - F. TRANSVERSE MERCATOR PROJECTION
 - G. ALL DISTANCES ARE GRID
 - H. SCALE FACTOR - 1.0000312
 - I. GROUND DISTANCE x SCALE FACTOR= GRID DISTANCE
 - J. ROTATION EQUATION: NONE
- ABBREVIATIONS:
 - R - RADIUS
 - C - CENTRAL ANGLE
 - A - ARC LENGTH
 - LWDD - LAKE WORTH DRAINAGE DISTRICT
 - ORB - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - U.E. - UTILITY EASEMENT
 - L.B.E. - LANDSCAPE BUFFER EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - A.E. - ACCESS EASEMENT
 - FPU - FLORIDA PUBLIC UTILITIES
 - FPL - FLORIDA POWER & LIGHT
 - PRM - PERMANENT REFERENCE MONUMENT
 - CL - CENTERLINE
 - WMT - WATER MANAGEMENT TRACT
 - PBC or PBCo - PALM BEACH COUNTY
- PLAT AREA: 51.96 ACRES, MORE OR LESS.
- RADIAL BEARINGS ARE NOTED AT ALL NON-TANGENT CURVES.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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.

SITE PLAN DATA

ZONING PETITION NO. 94-016B
 PROJECT NO. 0669-000
 PROJECT NAME THE SPRINGS P.U.D.
 TOTAL AREA 51.96 AC.
 TRACT A-1 3.62 AC.
 TRACT S-1 40.78 AC.

WATER MANAGEMENT TRACTS
 TRACT L-2 1.42 AC.
 TRACT L-3 1.78 AC.
 TRACT L-4 4.36 AC.

THIS INSTRUMENT PREPARED BY:
JOHN E. PHILLIPS, III, P.S.M. 4826, STATE OF FLORIDA
BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
901 NORTHPOINT PKWY., SUITE 119
WEST PALM BEACH, FLORIDA 33407
LB 6473

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.

