

GREATER BOYNTON PLACE

- A Part Of Sun Valley, A Planned Unit Development, Lying In Section 26, Township 45 South, Range 42 East -
 Being A Replat Of Portions Of Tracts 45 Through 48, Inclusive, Subdivision Of Section 26, Plat Book 6, Page 26, Public Records Of Palm Beach County, Florida

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State of Florida)
 County of Palm Beach)
 This Plat was filed for record at 4:25 P.M. on the 25th day of August, A.D., 1987, and duly recorded in Plat Book 67 on Pages 136-137.

Dedication:

State of Florida)
 County of Palm Beach)

Know All Men By These Presents, that Schickedanz Bros., - Palm Beach Partnership, a Florida General Partnership, owner of the land shown hereon as "Greater Boynton Place", said land lying in Section 26, Township 45 South, Range 42 East, said land being a Replat of portions of Tracts 45 through 48, inclusive, Subdivision Of Section 26, according to the Plat thereof, as recorded in Plat Book 6, Page 26, on file in the Office Of The Clerk Of The Circuit Court, in and for the Public Records of Palm Beach County, Florida, said land being more particularly described as follows.

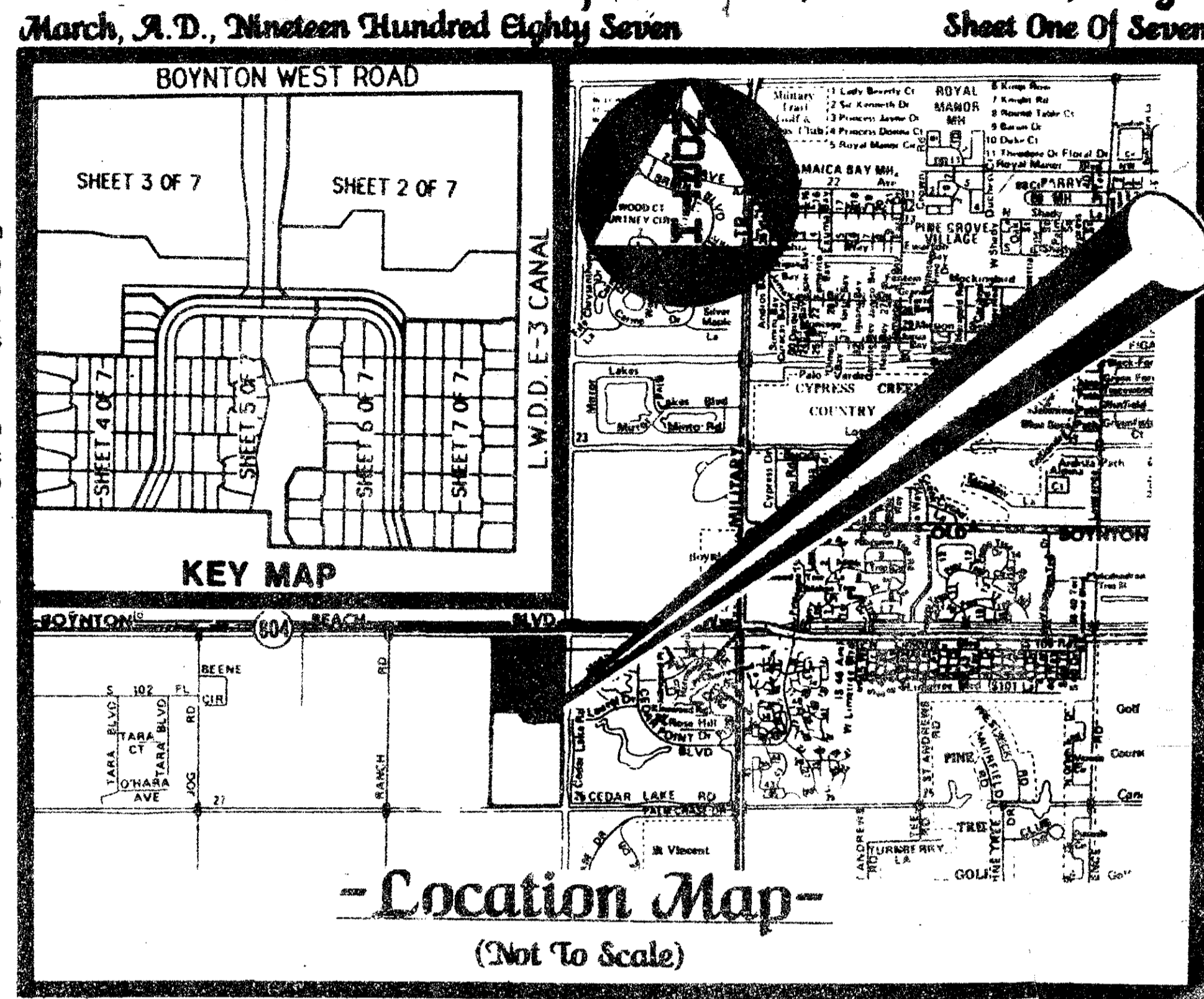
Commencing at the North One-Quarter Corner of said Section 26, Thence, South 89°28'50" West, along the North line of said Section 26, a distance of 40.01 feet; Thence, South 00°56'33" West, along a line 40.00 feet West of as measured at right angles to the East line of the Northwest One-Quarter of said Section 26, a distance of 30.18 feet to the intersection thereof with the South right-of-way line of Boynton West Road, (S.R. 804), said point being the point of beginning (P.O.B.)

Thence, continue South 00°56'33" West, along said line, and along the East line of said Tracts 45 through 48, inclusive, a distance of 1266.73 feet; Thence, North 89°03'27" West, a distance of 650.00 feet; Thence, North 00°56'33" East, a distance of 89.39 feet; Thence, North 89°03'27" West, a distance of 598.88 feet to the intersection thereof with the West line of said Tract 45; Thence, continue North 89°03'27" West, a distance of 20.00 feet to the intersection thereof with the centerline of that certain 40.00 foot platted roadway lying West of Tracts 45 through 48, inclusive, of said Plat; Thence, North 00°20'04" East, along said centerline, a distance of 1140.93 feet to the intersection thereof with the South right-of-way line of said Boynton West Road; Thence, North 89°18'40" East, along said South right-of-way line, a distance of 1281.51 feet to the point of beginning (P.O.B.)

Containing 35.26 acres, more or less.

Has caused the same to be surveyed and platted, and does hereby make the following dedications and/or reservations.

1. Parcels "One" & "Two", as shown hereon, are hereby reserved by Schickedanz Bros. - Palm Beach Partnership, for housing and other lawful purposes.
2. Tract "A", as shown hereon, is hereby dedicated to Sun Valley Community Master Association, Inc., a Florida Corporation, not-for-profit, for private roadway, drainage easement, and utility easement purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
3. Schickedanz Bros. - Palm Beach Partnership for themselves, their successors and assigns reserves an ingress-egress easement, drainage easement, and utility easement over Tract "A" and Tract "B".
4. Tract "B", as shown hereon, is hereby dedicated to the Sun Valley Community Master Association, Inc., a Florida Corporation, not-for-profit, for private road purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
5. Tracts "C", as shown hereon, are hereby dedicated to the Courts At Boynton Place Sub-Association, Inc., a Florida Corporation, not-for-profit, for Access, Utility and Drainage purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
6. Tracts "L-1", "L-2" & "L-3", The Water Management Tracts And Drainage Easements, as shown hereon, are hereby dedicated to the Sun Valley Community Master Association, Inc., a Florida Corporation, not-for-profit, for proper purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
7. The 20 foot lake maintenance easements, and the 20 foot lake maintenance access easement, as shown hereon, are hereby dedicated to the Sun Valley Community Master Association, Inc., a Florida Corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
8. A drainage easement over Tracts "L-1", "L-2" & "L-3", as shown hereon, is hereby dedicated to The Sun Valley Community Master Association, Inc., a Florida Corporation not-for-profit, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
9. Tract "D", as shown hereon, are hereby dedicated to the Courts At Boynton Place Sub-Association, Inc., a Florida Corporation not-for-profit for Open Space and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
10. Tracts "R-1" & "R-2", as shown hereon, are hereby dedicated to the Courts At Boynton Place Sub-Association, Inc., a Florida Corporation not-for-profit for recreational purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
11. Tract "R-3", as shown hereon, is hereby dedicated to the Courts At Boynton Place Sub-Association, Inc., a Florida Corporation not-for-profit for recreational purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
12. The 25' Buffer Easement, within Parcel "One" and Tract L-1, as shown hereon, are hereby dedicated to the Sun Valley Community Master Association, Inc., a Florida Corporation not-for-profit for proper purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
13. The 25' Buffer Easement, within Fee Simple Lots 11, 12, 13, 14, 27, 28, 29 and 30 as shown hereon, is hereby dedicated to the Courts At Boynton Place Sub-Association, Inc., a Florida Corporation not-for-profit for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
14. The Utility Easements, are hereby dedicated to Florida Power And Light Company and its successors, Southern Bell Telephone and its successors, and Palm Beach County Utilities and its successors in perpetuity for the construction, operation, maintenance, inspection, replacement and repair of said respective utility companies utility facilities and appurtenances. Schickedanz Bros. - Palm Beach Partnership reserves the right to grant further utility easement rights in said utility easements from time to time by easement grant instrument.
15. The Drainage Easements, as shown hereon, are hereby dedicated to The Sun Valley Master Association, Inc., a Florida Corporation, not-for-profit; The 12' drainage easements, lying within Parcel 1 and Parcel 2, as shown hereon, are the perpetual maintenance obligation of The Sun Valley Community Master Association, Inc., a Florida Corporation not-for-profit, their successors and assigns, without recourse to Palm Beach County, Florida; all other 12' drainage easements, as shown hereon, are the perpetual maintenance obligation of The Sun Valley Community Master Association, Inc., a Florida Corporation not-for-profit, their successors and assigns, without recourse to Palm Beach County, Florida.
16. The Lift Station Easement, as shown hereon, is hereby dedicated in perpetuity to Palm Beach County Utilities, its successors and assigns, for lift station and related purposes.
17. The 5' limited access easements, as shown hereon, is hereby dedicated in perpetuity to the Board Of County Commissioners of Palm Beach County for use of the Public for proper purposes.



P. U. D. Data		Open Space	
Parcel "One"	= 5.79 Acres	Tract "L-1"	= 2.35 Acres
Parcel "Two"	= 6.61 Acres	Tract "L-2"	= 2.32 Acres
Tract "A"	= 1.43 Acres	Tract "L-3"	= 1.17 Acres
Tract "B"	= 1.95 Acres	Tract "D" (Dedicated Open Space)	= 0.10 Acres
Tracts "C"	= 1.01 Acres	Tract "R-1"	= 0.22 Acres
Tract "L-1"	= 2.35 Acres	Tract "R-2"	= 0.19 Acres
Tract "L-2"	= 2.32 Acres	Tract "R-3"	= 0.48 Acres
Tract "L-3"	= 1.17 Acres	Total	= 6.83 Acres
Tract "D" (Dedicated Open Space)	= 0.10 Acres		
Tract "R-1"	= 0.22 Acres		
Tract "R-2"	= 0.19 Acres		
Tract "R-3"	= 0.48 Acres		
Lots	= 11.69 Acres		
Total	= 35.31 Acres		

Fee Simple Lots	= 112 Units
Apartments	= 192 Units
Density (304 Units Total)	= 8.6 Units / Acre

In Witness Whereof, Schickedanz Bros. - Palm Beach Partnership, A Florida General Partnership has caused these presents to be signed by its Managing Partner, Schickedanz Bros, Inc. A Florida Corporation, and its Corporate Seal to be affixed hereto by and with the authority of its Board Of Directors, this 26th day of JUNE, A.D., 1987.

Schickedanz Bros. - Palm Beach Partnership
 By: Its Managing Partner
Schickedanz Bros, Inc.
 A Florida Corporation

Witness: Jessie M. Reed
 JESSIE M. REED

Witness: Gene D. Bowlins, Jr.
 GENE D. BOWLINS, JR.

By: Waldemar Schickedanz
 Waldemar Schickedanz, President

Acknowledgement:

State of Florida)
 County of Palm Beach)

Before Me, personally appeared Waldemar Schickedanz, to me well known and known to me to be the individual described in and who executed the foregoing instrument as President of Schickedanz Bros, Inc. A Florida Corporation, and acknowledged to me before me that he executed said instrument as such officer of said Corporation, as corporate partner, of Schickedanz Bros. - Palm Beach Partnership, A Florida General Partnership, 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 26 day of JUNE, A.D., 1987.

My Commission Expires: 2-27-91

Notary Public GENE D BOWLINS, JR.

Title Certification:

State of Florida)
 County of Palm Beach)

I, **John Fenniman**, Esquire, a duly licensed attorney in the State Of Florida, hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Schickedanz Bros. - Palm Beach Partnership, A Florida General Partnership; that the current taxes have been paid; and that the property is free of encumbrances.

Dated: this 26th day of JUNE, A.D., 1987

By: John Fenniman
 John Fenniman, Esquire

Surveyor's Notes:

1. Bearings shown hereon are based on State Plane Grid Azimuths, Florida East Zone, Palm Beach County, Florida.
2. [] Denotes a Permanent Reference Monument (P.R.M.)
3. [] Denotes a Permanent Control Point (P.C.P.)
4. Lot lines and/or boundary lines which intersect a curve are radial to said curve unless otherwise noted.

General/Easement Notes & Restrictive Covenants:

- (As required by Palm Beach County)
1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
 2. There shall be no buildings, or other structures, placed on utility easements.
 3. There shall be no buildings, or any kind of construction, or trees, or shrubs, placed on drainage easements or lake maintenance easements.
 4. Approval of landscaping on utility easements other than water and sewer, shall be only with the approval of all utilities occupying same.
 5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
 6. Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.

Surveyor's Certification:

State of Florida)
 County of Palm Beach)

I **Herby 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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law, and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements, 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, and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 211B-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Dated: this 26 day of JUNE, A.D., 1987

By: Wm. R. Van Campen
 Wm. R. Van Campen, R.L.S.
 Florida Registration No. 2424

County Approvals:

State of Florida)
 County of Palm Beach)

Board of County Commissioners:

This Plat is hereby approved for record this 25th day of AUGUST, A.D., 1987.

By: Ken Adams
 Ken Adams, Vice
 Board of County Commissioners, Palm Beach County, Florida

Attest:
 John B. Dunkle, Clerk

By: Richard H. Compton
 Deputy Clerk

County Engineer:

This Plat is hereby approved for record this 25th day of AUGUST, A.D., 1987.

By: Herbert F. Kohler, P.E.
 Herbert F. Kohler, P.E.
 Certificate No. 12284
 County Engineer, Palm Beach County, Florida

Seal of the Circuit Court of Palm Beach County

Seal of Schickedanz Bros., Inc.

Seal of Schickedanz Bros., Inc. Notary

Seal of Wm. R. Van Campen, R.L.S. 2424

Seal of Board of County Commissioners Palm Beach County

Seal of Wm. R. Van Campen, P.E. 12284 County Engineer Palm Beach County

SUBDIVISION # Greater Boynton Place
 BOOK 57 PAGE 136
 FLOOD ZONE B FLOOD MAP # 190B
 QUAD # 35 ACROSSING RS
 S.F. PAD ZIP CODE 33499
 PUR. NAME
 2/17/87

Ref. 85-62
 Non due

0498.004

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the office of Bench Mark Land Surveying and Mapping, Inc., 4152 West Lake Nona Boulevard, Suite 121, Daversa Beach, Florida, 33404. Phone: (305) 848-2112

BENCH MARK
 Land Surveying and Mapping, Inc.

RECORD PLAT

GREATER BOYNTON PLACE

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