

# STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2

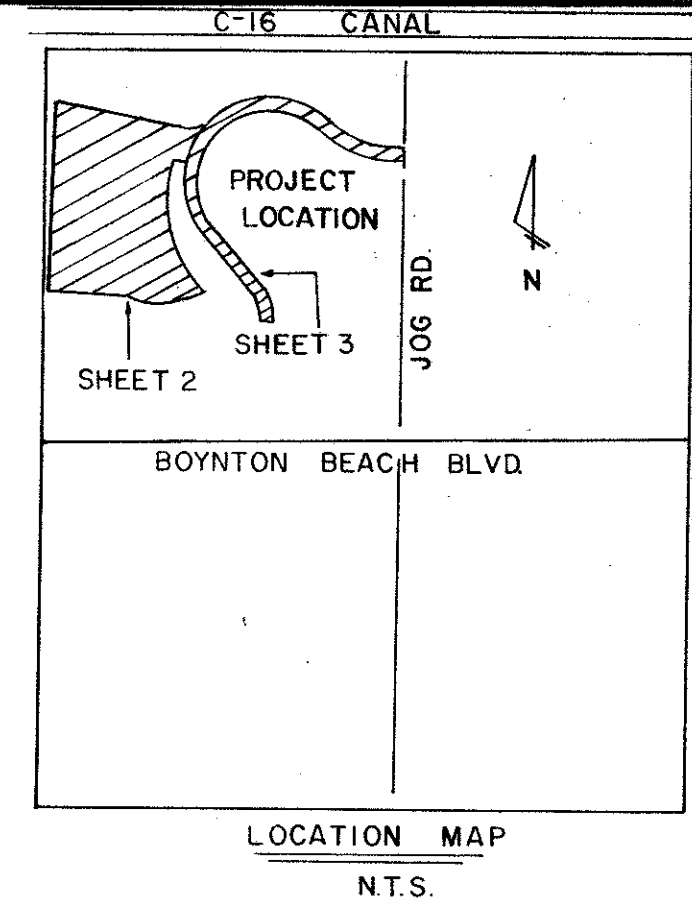
PART OF LAKES OF BOYNTON BEACH P.U.D.

BEING A REPLAT OF A PORTION OF BLOCK 48, "PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2 PGS. 45-54)  
SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

P.U.D. TABLE			
TOTAL ACREAGE	3852 AC.	BUILDING COVERAGE	6.00 AC.
DENSITY	2.83 DU/AC.	WATER AREA	2.49 AC.
TOTAL DWELLING UNITS	109 DU	OPEN SPACE	19.87 AC.
ROADS	12.65 AC.		

FEBRUARY, 1989

SHEET 1 OF 3



98

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD THIS 28 DAY OF MAR AD, 1989 AND DULY RECORDED IN PLAT BOOK 62 ON PAGES 98, 99 AND 100

JOHN B. DUNKLE, CLERK  
By: Barbara Stuart, D.C.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LEVITT HOMES INCORPORATED, A CORPORATION OF THE STATE OF DELAWARE, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND JOHN B. KENNELLY, OWNERS OF THE LAND SHOWN HEREON AS "STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2", SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF BLOCK 48 OF "PALM BEACH FARMS COMPANY'S PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING START AT THE NORTHWEST CORNER OF STRATHMORE ESTATES AT BOYNTON BEACH PLAT 1, AS RECORDED IN PLAT BOOK 49, AT PAGES 26 AND 27, OF SAID PUBLIC RECORDS, THENCE N00°57'00"W, ALONG THE WEST LINE OF SAID BLOCK 48, A DISTANCE OF 4471.21 FEET; THENCE S85°04'10"E, A DISTANCE OF 759.16 FEET; THENCE S78°27'00"E, A DISTANCE OF 390.71 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE PROPOSED LAKESIDE BOULEVARD AND THE BEGINNING OF A CURVE HAVING A RADIUS OF 608.41 FEET FROM WHICH A RADIAL LINE BEARS S58°45'34"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 88°20'00", A DISTANCE OF 938.00 FEET; THENCE S60°25'33"E, A DISTANCE OF 248.59 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 706.41 FEET FROM WHICH A RADIAL LINE BEARS N29°34'27"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 369.88 FEET; THENCE N78°02'14"E, A DISTANCE OF 100.00 FEET; THENCE N89°34'27"E, A DISTANCE OF 77.39 FEET; THENCE N44°42'00"E, A DISTANCE OF 35.28 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED JOG ROAD, 120.00 FEET IN WIDTH; THENCE S00°10'27"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 170.00 FEET; THENCE N45°18'00"W, DEPARTING FROM SAID JOG ROAD RIGHT-OF-WAY AND RUNNING ALONG THE RIGHT-OF-WAY OF THE PROPOSED LAKESIDE BOULEVARD, A DISTANCE OF 35.43 FEET; THENCE S89°34'27"W, A DISTANCE OF 76.65 FEET; THENCE N78°53'20"W, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 786.41 FEET FROM WHICH A RADIAL LINE BEARS N00°25'33"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 411.76 FEET; THENCE N60°25'33"W, A DISTANCE OF 248.59 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 528.41 FEET FROM WHICH A RADIAL LINE BEARS S29°34'27"W; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 143°01'27", A DISTANCE OF 1319.05 FEET; THENCE S23°27'00"E, A DISTANCE OF 149.06 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 814.65 FEET FROM WHICH A RADIAL LINE BEARS N66°33'00"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 22°30'00", A DISTANCE OF 319.91 FEET; THENCE S45°57'00"E, A DISTANCE OF 300.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 450.42 FEET FROM WHICH A RADIAL LINE BEARS S44°03'00"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 353.76 FEET TO THE PROPOSED NORTHERLY PERIMETER OF STRATHMORE ESTATES AT BOYNTON BEACH PLAT 1; THENCE S89°03'00"W, ALONG SAID PERIMETER, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 370.42 FEET FROM WHICH A RADIAL LINE BEARS S89°03'00"W; THENCE DEPARTING FROM THE LAST REFERENCED PERIMETER AND RUNNING ALONG SAID LAKESIDE BOULEVARD AND ALSO ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 290.92 FEET; THENCE N45°57'00"W, A DISTANCE OF 300.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 894.65 FEET FROM WHICH A RADIAL LINE BEARS N44°03'00"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 22°30'00", A DISTANCE OF 351.33 FEET; THENCE N23°27'00"W, A DISTANCE OF 149.06 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 608.41 FEET FROM WHICH A RADIAL LINE BEARS N66°33'00"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 34°05'43", A DISTANCE OF 362.05 FEET; THENCE N33°54'08"W, DEPARTING FROM THE RIGHT-OF-WAY OF SAID LAKESIDE BOULEVARD, A DISTANCE OF 13.69 FEET; THENCE N78°27'00"W, A DISTANCE OF 120.75 FEET; THENCE S41°33'00"W, A DISTANCE OF 230.17 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 670.00 FEET FROM WHICH A RADIAL LINE BEARS S78°27'00"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 35°00'00", A DISTANCE OF 409.28 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 1444.65 FEET FROM WHICH A RADIAL LINE BEARS N66°33'00"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 22°30'00", A DISTANCE OF 449.50 FEET; THENCE S45°57'00"E, A DISTANCE OF 70.00 FEET TO THE PERIMETER OF SAID STRATHMORE ESTATES AT BOYNTON BEACH PLAT 1; THENCE S63°44'50"W, ALONG THE LAST REFERENCED PERIMETER, A DISTANCE OF 330.18 FEET; THENCE N87°54'36"W, A DISTANCE OF 170.00 FEET; THENCE N70°08'44"W, A DISTANCE OF 96.63 FEET; THENCE S89°03'00"W, A DISTANCE OF 653.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 38.523 ACRES OF LAND, MORE OR LESS.

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

- TRACT A AND LAKESIDE BOULEVARD, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE B.B.C.C. PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B, C, D, E, F, AND H, AS SHOWN HEREON ARE HEREBY DEDICATED TO ALDEN LAKE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA AND OTHER PROPER PURPOSES AND ARE RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THESE TRACTS, AND THEY ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

- TRACT J, THE RECREATION TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ALDEN LAKE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT I, THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE B.B.C.C. PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT G AS SHOWN HEREON IS HEREBY DEDICATED TO B.B.C.C. PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA AND OTHER PROPER PURPOSES AND IS RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THIS TRACT, AND IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE B.B.C.C. PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE AND DRAINAGE EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION SYSTEMS).
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE MAINTENANCE OBLIGATION OF ALDEN LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE BUFFER ZONE AS SHOWN HEREON IS HEREBY DEDICATED TO THE B.B.C.C. PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER ZONE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, LEVITT HOMES INCORPORATED, A CORPORATION OF THE STATE OF DELAWARE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR VICE PRESIDENT ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF August, 1988.

LEVITT HOMES INCORPORATED  
ATTEST: Barbara Stuart BY: Harry T. Slek  
BARBARA STUART ASSISTANT SECRETARY HARRY T. SLEEK SR. VICE PRESIDENT

ACKNOWLEDGEMENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK AND BARBARA STUART TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR VICE PRESIDENT AND ASSISTANT SECRETARY OF LEVITT HOMES INCORPORATED, A CORPORATION OF THE STATE OF DELAWARE, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED HERETO 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 9th DAY OF August, 1988.  
MY COMMISSION EXPIRES: APRIL 30, 1990 Barbara Stuart  
NOTARY PUBLIC

IN WITNESS WHEREOF, I, JOHN B. KENNELLY, DO HERETO SET MY HAND AND SEAL THIS 14th DAY OF Nov, 1988.

WITNESS: Judy Stiller BY: John B. Kennelly  
JOHN B. KENNELLY

ACKNOWLEDGEMENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JOHN B. KENNELLY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF November, 1988.  
MY COMMISSION EXPIRES: Jan 21, 1989 Joseph R. Saul  
NOTARY PUBLIC

MORTGAGEE'S CONSENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

JOHN B. KENNELLY, HEREBY CERTIFIES THAT HE IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGES WHICH ARE DESCRIBED IN OFFICIAL RECORD BOOK 4135 AT PAGE 1008 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I, JOHN B. KENNELLY, DO HERETO SET MY HAND AND SEAL THIS 14 DAY OF Nov, 1988.

WITNESS: Judy Stiller BY: John B. Kennelly  
JOHN B. KENNELLY

WITNESS: Parsons

ACKNOWLEDGEMENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JOHN B. KENNELLY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF November, 1988.  
MY COMMISSION EXPIRES: Aug 13, 1989 Joseph R. Saul  
NOTARY PUBLIC

TITLE CERTIFICATION  
I, Jeffrey A. Dentel, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN LEVITT HOMES INCORPORATED, A CORPORATION OF THE STATE OF DELAWARE AND JOHN B. KENNELLY, AND THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: February 14, 1989 BY: Jeffrey A. Dentel, P.A. FOR THE FIRM

### SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 15 DAY OF FEBRUARY, 1988. Robin B. Petzold  
ROBIN B. PETZOLD  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4567

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF MARCH, 1989.

BY: Carol Elmqvist  
CAROL J. ELMQUIST, CHAIRMAN

ATTEST: John B. Dunkle SEAL BOARD OF COUNTY COMMISSIONERS  
JOHN B. DUNKLE, CLERK

BY: Herbert F. Kahlert  
DEPUTY CLERK

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF MARCH, 1989.

BY: Herbert F. Kahlert  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N00°57'00"W ALONG THE WEST LINE OF BLOCK 48 OF "PALM BEACH FARMS COMPANY'S PLAT NO. 3", AS RECORDED IN PLAT BOOK 2 ON PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA.

U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS:   
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 BEING DETERMINED BY THE USE RIGHTS GRANTED.

- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- UTILITY EASEMENTS SHALL NOT INHIBIT THE FLOW OF LOT DRAINAGE EASEMENTS DEDICATED HEREON.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

SEAL  
LEVITT HOMES, INCORPORATED

SEAL  
NOTARY PUBLIC

SEAL  
NOTARY PUBLIC

SEAL  
NOTARY PUBLIC

SEAL  
PROFESSIONAL LAND SURVEYOR

SEAL  
COUNTY ENGINEER

STANLEY/WANTMAN, INC.  
2000 LOMBARD STREET, WEST PALM BEACH, FL. 33407 (407) 842-7444

DRAWN	M.H.S.	DATE	JULY, 1988
CHECKED	R.E.P.	SCALE	NONE
DRAWING NO.	09831PL		

STRATHMORE ESTATES  
AT BOYNTON BEACH  
PLAT 2

62/98

0391-002

Strathmore Estates @ B#2  
 62  
 185A  
 RS 83-58  
 33437  
 Selig Boynton Beach P.U.D.  
 2/15/89