

BOYNTON WATERS

0391-005

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BEING A PORTION OF PARCEL "D" OF LAKES OF BOYNTON BEACH A P. U. D.
SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
APRIL, 1992 PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 3

PETITION NUMBER 83-58B
P. U. D. TABULAR DATA

GROSS AREA OF PROJECT	53.00 ACRES
TOTAL NUMBER OF DWELLING UNITS	91
GROSS DENSITY	1.736 D.U./ACRE
BUILDING COVERAGE	5.07 ACRES
STREETS & UNCOVERED PARKING	6.25 ACRES
WATER BODIES	20.26 ACRES
PARKS	2.64 ACRES
TOTAL OPEN SPACE	41.68 ACRES

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JOHN B. KENNELLY, OWNER OF THE LAND SHOWN HEREON, SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BOYNTON WATERS", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 22; THENCE NORTH 00°41'06" WEST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 2633.48 FEET; THENCE NORTH 89°34'26" EAST A DISTANCE OF 63.49 FEET TO THE ULTIMATE EAST RIGHT OF WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORD BOOK 4224 AT PAGE 780 OF THE PUBLIC RECORDS OF SAID COUNTY, ALSO BEING THE POINT OF BEGINNING.

THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, NORTH 89°34'26" EAST, A DISTANCE OF 199.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 650.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 00°25'33" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 56°53'08", A DISTANCE OF 645.35 FEET; THENCE NORTH 89°50'16" EAST, A DISTANCE OF 1202.02 FEET TO THE WEST LINE OF THE EAST ONE-QUARTER (E. 1/4) OF THE EAST ONE-HALF (E. 1/2) OF SAID SECTION; THENCE NORTH 00°20'08" WEST ALONG SAID WEST LINE, A DISTANCE OF 990.03 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF (S. 1/2) OF THE SOUTH ONE-HALF (S. 1/2) OF THE NORTH EAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION; THENCE SOUTH 89°43'26" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1007.10 FEET; THENCE NORTH 00°30'38" WEST, A DISTANCE OF 594.52 FEET TO THE SOUTH LINE OF THE BOYNTON BEACH CANAL AS RECORDED IN DEED BOOK 118 AT PAGE 518 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 89°47'18" WEST, A DISTANCE OF 933.92 FEET TO THE SAID EAST ULTIMATE RIGHT OF WAY LINE OF JOG ROAD; THENCE SOUTH 00°10'27" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1290.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 53.00 ACRES MORE OR LESS.

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

- STREETS: TRACT "I", THE TRACT FOR PRIVATE ROAD PURPOSES AS SHOWN IS HEREBY RESERVED TO THE BOYNTON WATERS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND FOR DRAINAGE AND UTILITY PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING WATER, SEWER, ELECTRIC AND 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 THE B.B.C.C. PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE EASEMENTS WHICH SERVE A PUBLIC ROAD.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- WATER MANAGEMENT TRACT "A" DRAINAGE RIGHTS OF WAY: THE WATER MANAGEMENT TRACT AND/OR DRAINAGE RIGHTS OF WAY AS SHOWN ARE RESERVED TO THE B.B.C.C. PROPERTY OWNERS ASSOCIATION, INC., FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION AREA: TRACT "J" THE RECREATION AREA AS SHOWN IS HEREBY RESERVED TO THE BOYNTON WATERS HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "B", "C", "D", "E", "F", "G", "H", "K" AND THE 20' MAINTENANCE EASEMENT: THE MAINTENANCE AND MAINTENANCE ACCESS TRACTS ARE HEREBY RESERVED FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT TRACT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE B.B.C.C. PROPERTY OWNERS ASSOCIATION, INC. SAID TRACTS MAY ALSO BE USED FOR DRAINAGE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BUFFER ZONE AS SHOWN HEREON IS HEREBY RESERVED FOR BUFFER ZONE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE B.B.C.C. PROPERTY OWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION EASEMENT IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION THEREOF.

IN WITNESS WHEREOF, I JOHN B. KENNELLY DO HEREBY SET MY HAND AND SEAL THIS DAY OF 1992

WITNESS: BY: JOHN B. KENNELLY

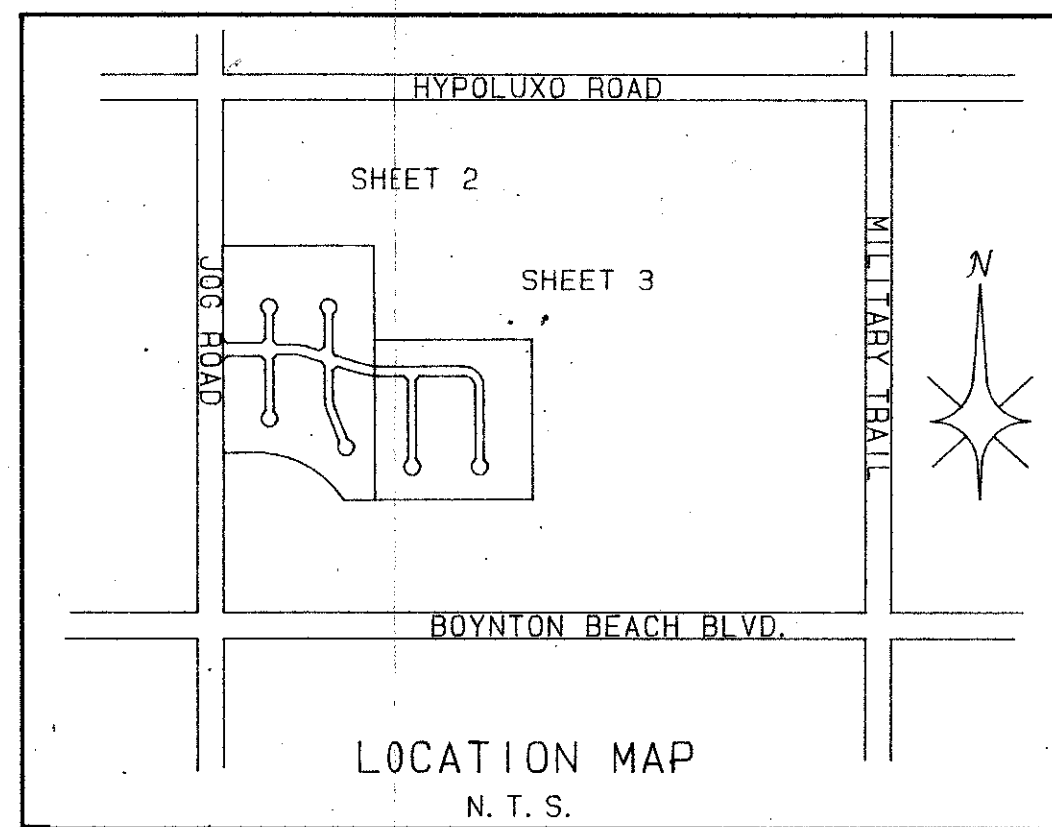
WITNESS: BY: _____

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 PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF April 1992
MY COMMISSION EXPIRES: 01/20/93 _____ NOTARY PUBLIC



MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, OR OTHER ENCUMBRANCES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6921 AT PAGES 1402 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF April 1992.

ATTEST: STONEY H. KORPEL SENIOR VICE PRESIDENT
VANCE G. TALSMA, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Stoney H. Korpel and Vance G. Talsma TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND VICE PRESIDENT OF CARNEY BANK, A CORPORATION, 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 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 10th DAY OF April 1992
MY COMMISSION EXPIRES: 1-18-1992
EILEEN S. NOTARO NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN S. KENNELLY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO JOHN B. KENNELLY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: 12/21/92 BY: JOHN S. KENNELLY, ESQUIRE

PALM BEACH COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF July 1992.

ATTEST:

MILTON T. BAUER, CLERK
BY: _____ DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF July 1992.

BY: _____ COUNTY ENGINEER

SURVEYOR'S NOTES:

- BEARING BASE: THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA IS ASSUMED TO BEAR NORTH 00°41'06" WEST AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO.
- U. E. DENOTES UTILITY EASEMENT
D. E. DENOTES DRAINAGE EASEMENT
L. A. E. DENOTES LIMITED ACCESS EASEMENT
P. R. M. DENOTES SET PERMANENT REFERENCE MONUMENT *4380* (UNLESS OTHERWISE NOTED), SHOWN THUS: .
P. C. P. DENOTES SET PERMANENT CONTROL POINT *4380* (UNLESS OTHERWISE NOTED), SHOWN THUS: .
C DENOTES CENTERLINE
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SANITARY SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAID EASEMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP; DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITIES SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THIS INSTRUMENT WAS PREPARED BY MARTIN JOSEPH SHATTO IN THE OFFICES OF ATLANTIC/CARIBBEAN MAPPING, INC. 1860 OLD OKEECHOBEE ROAD, WEST PALM BEACH, FLORIDA 33409.

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P. R. M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P. C. P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: April 14 1992
DONALD LY TODD
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION No. 4380

PET. 83-58E
COLLECT
ALLO C. #0001

0391-005

69/74

ATLANTIC - CARIBBEAN MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
OAK RIDGE BUSINESS PARK
1860 OLD OKEECHOBEE ROAD SUITE 501
WEST PALM BEACH, FLORIDA 33409
(407) 687-5899

91044 BOYNTON WATERS

TAZ = 444

BOOK 04
FLOOD MAP *ISSA
FLOOD ZONE B
QUAD *85
SE. 83-58
PUD NAME LAKES OF BOYNTON BEACH
ZONING RTS/PUD
ZIP CODE 33437

Parcel D-1
LAKES OF BOYNTON
BEACH PUD

