

PLAT OF CITRUS PARK, A P.U.D. LYING IN SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST CITY OF BOYNTON BEACH, COUNTY OF PALM BEACH, STATE OF FLORIDA

NOVEMBER 1994

SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT NEXT BOYNTON HOMES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON BEING IN SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT OF CITRUS PARK, A P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4); AND THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4); AND THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM:

THE SOUTH 60.00 FEET OF THE WEST 350.00 FEET OF THE NORTH ONE-HALF (N1/2) OF THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 28.34 ACRE, MORE OR LESS.

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

- 1) STREETS: TRACT S (CITRUS PARK BOULEVARD, CITRUS PARK DRIVE, VALENCIA DRIVE, CITRUS PARK LANE, AND CITRUS PARK CIRCLE) AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOYNTON ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, FOR INGRESS AND EGRESS, DRAINAGE AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.
2) UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOYNTON BEACH, FLORIDA 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.
3) DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOYNTON ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.
4) LANDSCAPE TRACTS: TRACTS Q, R, T, AND W AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE BOYNTON ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND PEDESTRIAN PATH PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.
5) LIMITED ACCESS EASEMENT: THE LIMITED ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
6) NO BUILDINGS SHALL BE PLACED ON ANY EASEMENTS.
7) RECREATION AREA: TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOYNTON ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.
8) WATER MANAGEMENT TRACTS: TRACT A, B, AND C AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOYNTON ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.
9) OPEN SPACE TRACTS: TRACTS E, F, G, H, I, J, K, L, M, U, AND V AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOYNTON ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.
10) LAKE ACCESS TRACT X: AS SHOWN HEREON IS HEREBY RESERVED FOR THE BOYNTON ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT AND FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.
11) MAINTENANCE EASEMENTS: AS SHOWN HEREON IS HEREBY RESERVED FOR THE BOYNTON ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT TO THE USE PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.
12) EMERGENCY ACCESS TRACT O AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOYNTON ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR EMERGENCY INGRESS AND EGRESS FOR THE CITY OF BOYNTON BEACH FIRE AND POLICE DEPARTMENTS AND OPEN SPACE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH. TRACT O IS ALSO A UTILITY EASEMENT.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED E. DANIEL LOPEZ AND MANUEL M. MATO, WHO ARE PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CEO AND SECRETARY OF NEXT BOYNTON DEVELOPMENT CORPORATION, GENERAL PARTNER OF NEXT BOYNTON DEVELOPMENT COMPANY, LTD., GENERAL PARTNER OF NEXT BOYNTON HOMES, LTD., A FLORIDA LIMITED PARTNERSHIP 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.

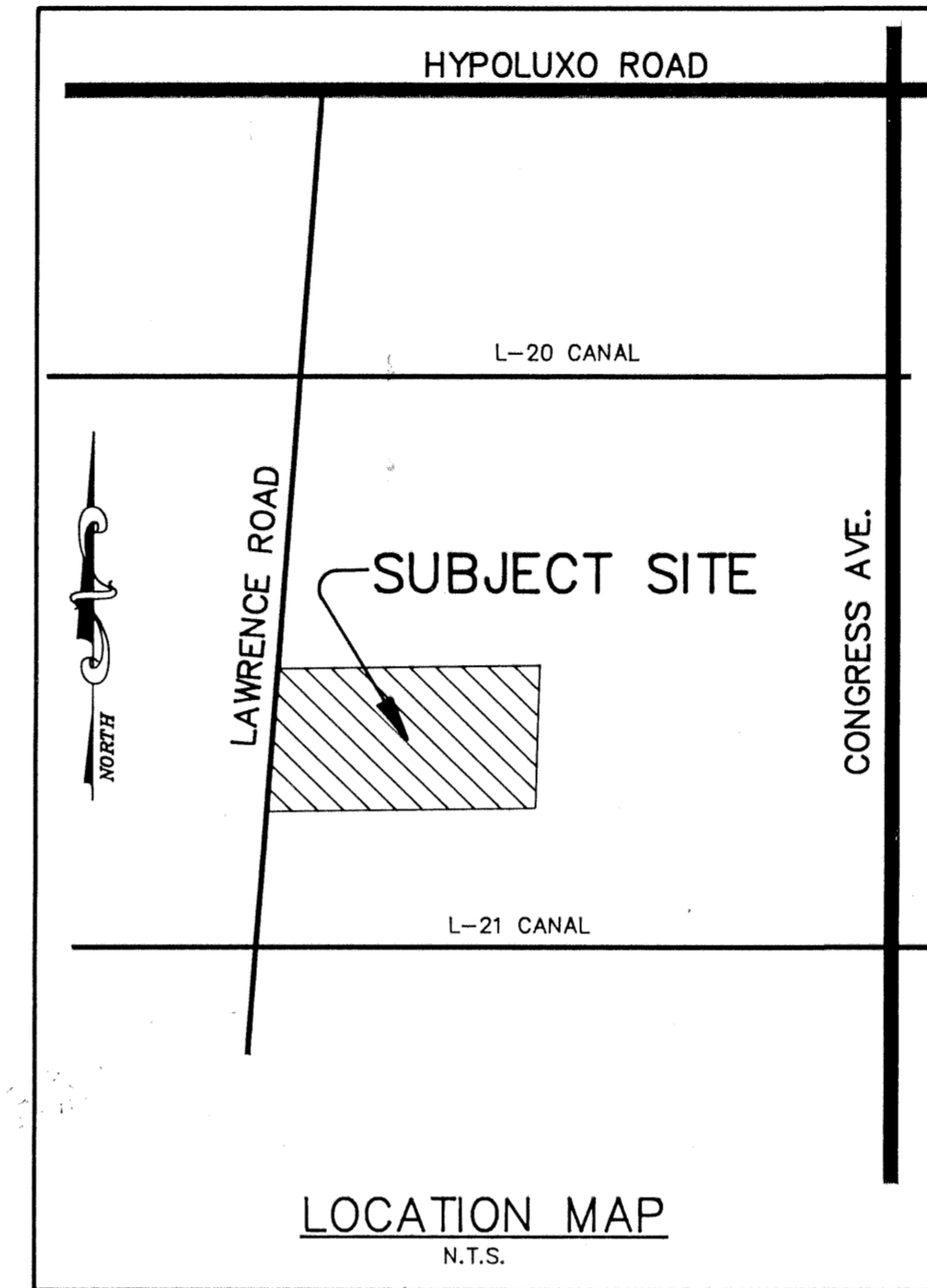
WITNESS MY HAND AND AN OFFICIAL SEAL THIS 3 DAY OF November 1994. My Commission Expires 12/18/95. Notary Public.

TITLE CERTIFICATE:

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, ZIMBLE FORMOSO-MURIAS, P.A., DULY LICENSED ATTORNEYS 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 NEXT BOYNTON HOMES, LTD., A FLORIDA LIMITED PARTNERSHIP THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE 12/16/94 ZIMBLE FORMOSO-MURIAS, P.A. BY Hector Formoso-Murias, President



APPROVALS - CITY OF BOYNTON BEACH

CITY COMMISSION: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF March 1995.

BY: Edward Harming, Mayor

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF March 1995.

BY: William Kukul, City Engineer

NOTES:

- 1) PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: ■ P.R.M. L.B.#4241
2) PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: ● P.C.P. L.B.#4241
3) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES AND ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH. SET BACKS SHALL BE AS PER ORDINANCE AND REGULATION.
4) NOTE: MAXIMUM PROPOSED BUILDABLE AREA: 45% PER LOT.
5) A. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.
C. NO STRUCTURES OF ANY TYPE SHALL BE PLACED IN TRACT X (THE LAKE ACCESS TRACT).
D. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
6) IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, IN THE AREAS OF INTERSECTION OF DRAINAGE AND UTILITY EASEMENTS, CONSTRUCTION, OPERATION MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
7) BEARING DATUM: THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST IS ASSUMED TO BEAR NORTH 02°03'27" EAST AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
8) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
9) THERE SHALL BE A PERPETUAL THREE FOOT (3') EASEMENT ADJACENT TO ANY PROPERTY LINE WITH AN ABUTTING DWELLING UNIT. THE PURPOSE OF SUCH EASEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO, WALL MAINTENANCE AND ROOF DRAINAGE.

SURVEYOR'S CERTIFICATION:

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 PERMANENT CONTROL POINTS ("P.C.P.s") WILL BE SET UNDER THE GUARANTEE 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.

DATE: 11/27/94 BY: James R. Zeis, P.L.S. Registration Number 503, State of Florida

THIS INSTRUMENT PREPARED BY DAVID L. SMITH IN THE OFFICES OF F.R.S. & ASSOCIATES, 901 NORTHPOINT PARKWAY, SUITE 301, WEST PALM BEACH, FLORIDA, (407) 478-7178

IN WITNESS WHEREOF, THE GENERAL PARTNER OF THE GENERAL PARTNER OF THE ABOVE-NAMED FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CEO AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3RD DAY OF NOVEMBER, 1994.

NEXT BOYNTON HOMES, LTD., A FLORIDA LIMITED PARTNERSHIP BY: NEXT BOYNTON DEVELOPMENT, LTD., A FLORIDA LIMITED PARTNERSHIP ITS: GENERAL PARTNER BY: NEXT BOYNTON DEVELOPMENT CORPORATION, A FLORIDA CORPORATION ITS: GENERAL PARTNER

ATTEST: [Signature] SECRETARY BY: E. DANIEL LOPEZ, CEO

P.U.D. DENSITY TABULATION table with columns: PLAT, AREA ACRES, NO. OF UNITS, PLAT DENSITY D.U./AC., 0.066 ACRE ACRES, NO. OF UNITS, PLAT DENSITY D.U./AC. Rows include EXECUTIVE ESTATES, CITRUS TRAIL, and CITRUS PARK.

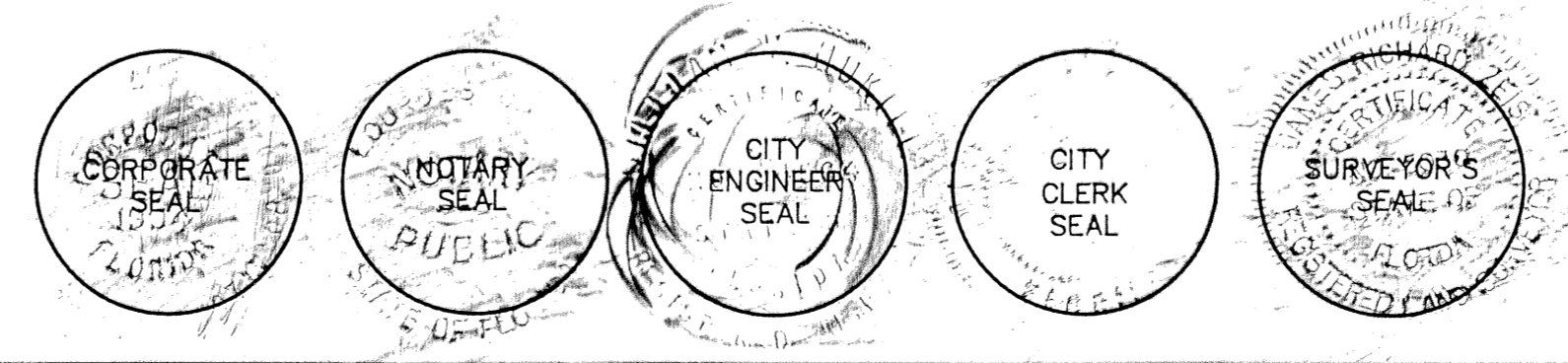


Table with columns: REVISIONS, BY, DATE.

F.R.S. & ASSOCIATES LAND SURVEYORS AND LAND PLANNERS 901 NORTHPOINT PARKWAY, SUITE 301 WEST PALM BEACH, FLORIDA 33407 (407) 478-7178. SCALE: N/A, DATE: 11/02/94, APPROVED BY: David L. Smith, PLOTTED BY: David L. Smith, JOB NUMBER: 89-S-42.

Handwritten notes: SUBDIVISION: Plat of Citrus Park, BOOK 74, PAGE 176, FLOOD MAP, ZONING, QUAD, ZIP CODE, PUD NAME: Citrus Park.