

BOYNTON GARDENS REPLAT - P.U.D.

BEING A REPLAT OF A PORTION OF LOTS 61 & 62 ACCORDING TO THE PLAT OF BOYNTON GARDENS AS RECORDED IN PLAT BOOK 6, PAGE 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that Jerald Goldstein, Trustee, owner of the land shown hereon as BOYNTON GARDENS REPLAT-P.U.D. being a replat of portions of Lots 61 and 62 according to the Plat of Boynton Gardens as recorded in Plat Book 6, Page 32, Public Records of Palm Beach County, Florida, said land lying in Section 23, Township 45, Range 42, Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of said section 23; Thence South 89° 28'44" West a distance of 2699.27 feet; Thence North 00° 04' 53" East a distance of 98.42 feet to the POINT OF BEGINNING, said point being at the intersection of the North right-of-way line of State Road 804 and the West right-of-way line of Lake Worth Drainage District equalizing Canal No. 3; Thence North 88° 25' 13" West along the North right-of-way line of State Road 804 a distance of 76.84 feet to a point on a curve concave to the Northeast having a radius of 12717.13 feet Thence Westerly along said curve a distance of 502.31 feet through a central angle of 2° 15' 47"; Thence South 89° 19' 00" West a distance of 21.93 feet; Thence North 45°24' 22" West a distance of 28.44 feet; Thence North 00° 00'36" East a distance of 531.20 feet; Thence North 89° 29' 33" East a distance of 622.02 feet to a point on the West right-of-way line of Lake Worth Drainage District equalizing Canal No. 3; Thence South 00° 04' 53" West along said West right-of-way a distance of 562.46 feet to the POINT OF BEGINNING, have caused the same to be surveyed and platted as shown hereon and do hereby as follows:

- STREETS**
That Tract "G", as shown hereon, is hereby reserved to the Boynton Gardens Homeowners Association, Inc., its successors and assigns, as a Residential access street serving abutting lots for ingress, egress, utilities, drainage, and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- WATER MANAGEMENT TRACTS:**
That Tract "F", as shown hereon, is hereby reserved to the Boynton Gardens Homeowners Association, Inc., its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- UTILITY EASEMENTS:**
The utility easements as shown hereon are hereby dedicated in perpetuity 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.
- PRESERVE EASEMENT:**
As shown hereon, is hereby reserved for Preserve Easement to the Boynton Gardens Homeowners Association, Inc., its successors and assigns, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. It is a punishable violation of Palm Beach County laws, ordinances, codes, regulations and appraisals to alter the approved slopes, contours or cross-sections, or to chemically or physically remove, damage, destroy, cut or trim any plants within said tract without the prior written consent of the Palm Beach County Department of Environmental Resources Management.
- RECREATION AREAS:**
That Tract "E", as shown hereon, is hereby reserved to the Boynton Gardens Homeowners Association, Inc., its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- OPEN SPACE/LANDSCAPE/RESERVE 20' BUFFER EASEMENT:**
Tracts "D,F,H,J,K,L,M,N", as shown hereon, are hereby reserved to the Boynton Gardens Homeowners Association, Inc., its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- PARKING TRACTS:**
That Tract "P", as shown hereon, is hereby reserved to the Boynton Gardens Homeowners Association, Inc., its successors and assigns, as a parking tract serving abutting lots for ingress, egress, utilities, drainage, and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and without recourse to Palm Beach County.
- ROOF OVERHANG EASEMENT:**
The 2' roof overhang easements as shown hereon are reserved to the adjacent lot residence for stormwater management and drainage purposes and including maintenance purposes of building.

ACREAGE TABULATION		
Total Lots	179,400.53 sq.ft.	4.12 acres
Tract "F"	35,713.04 sq.ft.	0.82 acres
Tract "E" (Rec. Area)	14,745.31 sq.ft.	0.34 acres
Tract "D,F,H,J,K,L,M,N"	39,406.62 sq.ft.	0.90 acres
Tract "G,P"	75,258.80 sq.ft.	1.73 acres
Plat Boundary	344,524.30 sq.ft.	7.91 acres

Zoning RM P.U.D. / 45 units / 5.69 units per acres

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 9336, Page: 1205, 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 the Vice President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 19th day of July, 1996.

Suntrust Bank, South Florida, N.A.
corporation of the state of Florida

BY: Martin Stelljes
Martin Stelljes, Vice-President

ATTEST: Lisa C. Hayes
Lisa C. Hayes - Vice-President

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Martin Stelljes and Lisa C. Hayes known to me to be the individuals described in and who executed the foregoing instrument as Vice Presidents of the SUN BANK, a corporation, and severally acknowledge 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 30th day of July, 1996.
My commission expires: Paula Winters Notary Public

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

The Boynton Gardens Homeowners Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 19th day of July, 1996.

Boynton Gardens Homeowners Association, Inc.
A Florida corporation not for profit

WITNESS: Martin Stelljes (1) BY: Jerald Goldstein - President
WITNESS: Paula Winters (2)

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared JERALD GOLDSTEIN 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.

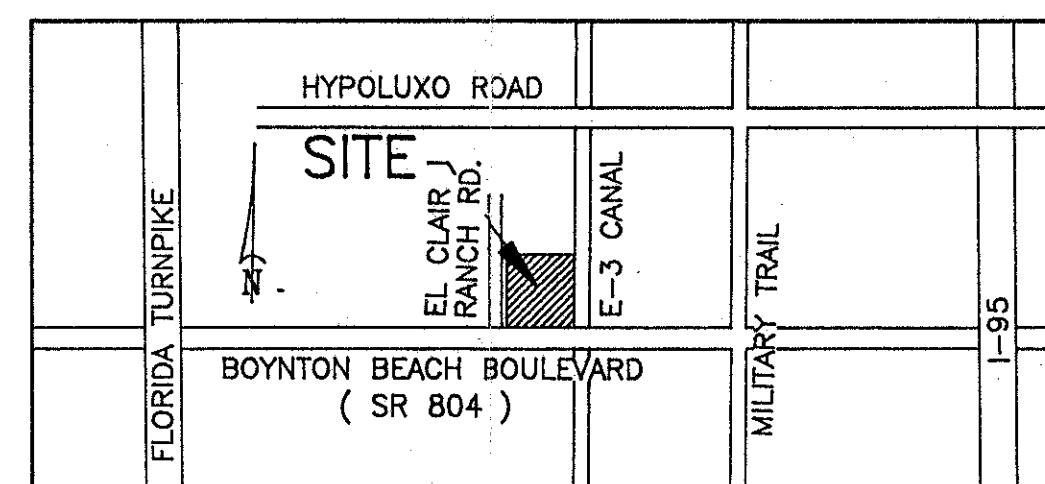
WITNESS my hand and official seal this 19th day of July, 1996.
My commission expires: Paula Winters Notary Public

COUNTY APPROVAL

COUNTY ENGINEER:

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), F.S., this 27 day of AUG, 1996.

George T. Webb
George T. Webb, P.E. - County Engineer



LOCATION MAP NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Jerald Goldstein, 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 Jerald Goldstein, Trustee; that the current taxes have been paid; 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.

Dated: July 19, 1996

Jerald Goldstein

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared JERALD GOLDSTEIN who is personally known to me or has produced Proven License as identification, 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 19th day of July, 1996.
My commission expires: Paula Winters Notary Public

SURVEYOR'S CERTIFICATE

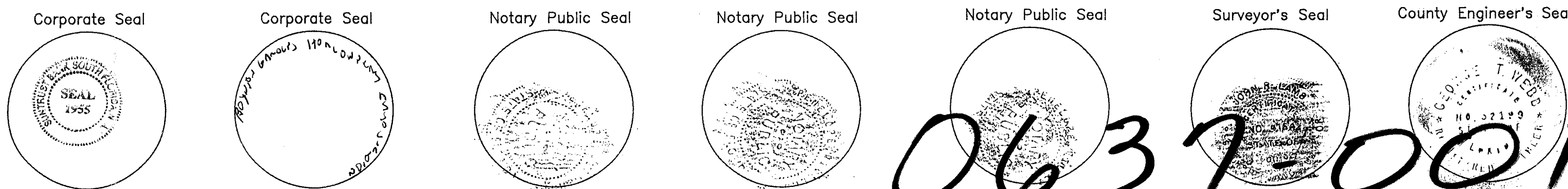
This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s") have been placed as required by law and that Permanent Control Points ("P.C.P.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.

John R. Lamb
John R. Lamb, P.L.S.
License No. 4164
State of Florida

SURVEYOR'S NOTES:

- No building 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.
- In those cases where Landscaping, Buffer and Utility Easements cross, Utility Easements shall have priority.
- In those cases where Landscaping, Buffer and Drainage Easements cross, Drainage Easements shall have priority.
- Building set back lines shall be as required by Palm Beach County Zoning Regulations.
- BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTMENT) BEARING OF S89°28'44"W, ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 45 SOUTH, RANGE 42 EAST. ALL DISTANCES ARE GROUND.

NOTICE: There may be additional restrictions that are not shown on this plat that may be found in the public records of Palm Beach County.



0637-001

77/181

This instrument was prepared by John R. Lamb in the office of JDC DEVELOPMENT SERVICES, INC. 1300 Corporate Center Way, Suite 200 Wellington, Florida 33414

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COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 1:42 P.M.
this 21 day of AUGUST 1996
and duly recorded in Plat Book No. 77
on page 182
DOROTHY H. WILKINSON, Clerk of Circuit Court
By Debra A. Bradley D.C.

PET. 92-11
CURRENT
5/2/2/I

SUBDIVISION: BOYNTON GARDENS
BOOK: 77
PAGE: 181
FLOOD ZONE: B
QUAD: 35
FLOOD MAP: 1904
ZONING: RM
ZIP CODE: 33437
PUD NAME: BOYNTON GARDENS