

THIS INSTRUMENT WAS PREPARED BY:  
JEFF S. HODAPP OF  
**CARRAHAN-PROCTOR AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
SURVEYORS ENGINEERS PLANNERS  
6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063  
MARCH 1995 961219 JSJ

# FLAVOR PICT P.U.D. HAMPTON LAKES

## A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

0625-001

# 38

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:31 AM  
THIS 24 DAY OF MARCH  
1998, AND DULY RECORDED  
IN PLAT BOOK 82 ON PAGES  
38 AND 41.  
DOROTHY H. WILKEN, CLERK  
By *Barbara A. Platt* OC

SHEET 1 OF 4 SHEETS

### DESCRIPTION, DEDICATION AND RESERVATION

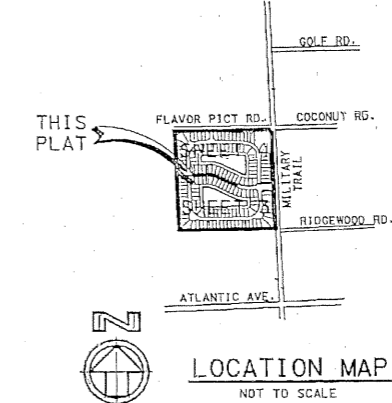
KNOW ALL MEN BY THESE PRESENTS, THAT P.M. CONCEPTS III, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, IN PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "HAMPTON LAKES", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 89°13'55" WEST, ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 61.43 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH 88°32'53" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL (STATE ROAD 809) AS SHOWN ON THE PALM BEACH COUNTY ENGINEERING DEPARTMENT ROADWAY PLANS (PROJECT NUMBER 96112), HAVING A RADIUS OF 7128.80 FEET AND A CENTRAL ANGLE OF 00°16'03", A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°13'55" WEST, ALONG THE NORTH LINE OF THE LAKE NORTH DRAINAGE DISTRICT CANAL RIGHT OF WAY (LATERAL 30), AS RECORDED IN OFFICIAL RECORDS BOOK 1835 AT PAGE 985 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEING 80.00 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 1152.73 FEET; THENCE NORTH 01°53'38" WEST, ALONG A LINE 123.1 FEET EAST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 1217.18 FEET; THENCE NORTH 89°11'02" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF FLAVOR PICT ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 8527 AT PAGE 784 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 553.44 FEET; THENCE SOUTH 87°09'15" EAST, A DISTANCE OF 850.51 FEET; THENCE NORTH 89°11'02" EAST, A DISTANCE OF 300.95 FEET; THENCE SOUTH 48°30'05" EAST, A DISTANCE OF 55.89 FEET; THENCE SOUTH 02°11'12" EAST, A DISTANCE OF 286.01 FEET; THENCE SOUTH 03°06'12" EAST, A DISTANCE OF 250.03 FEET (THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINES FOR FLAVOR PICT ROAD AND MILITARY TRAIL AS RECORDED IN OFFICIAL RECORDS BOOK 9926, AT PAGE 703 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°11'12" EAST, A DISTANCE OF 487.66 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1728.80 FEET AND A CENTRAL ANGLE OF 00°28'02", A DISTANCE OF 139.64 FEET TO THE POINT OF BEGINNING (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL AS SHOWN ON SAID PALM BEACH COUNTY ENGINEERING DEPARTMENT ROADWAY PLANS).

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 31.914 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

- 01. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HAMPTON LAKES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL ACCESS STREET PURPOSES 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.
- 02. TRACTS "B" AND "C" (THE WATER MANagements TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HAMPTON LAKES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 9940 AT PAGE 1177 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 03. TRACTS "D", "E" AND "F" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE HAMPTON LAKES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE AREAS OF THESE TRACTS ENCUMBERED BY EASEMENTS ARE SUBJECT TO NOTE #2 CONTAINED HEREON.
- 04. TRACT "G" (THE RECREATION AREA) IS HEREBY RESERVED FOR THE CITY OF BOYNTON BEACH UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR A LIFT STATION AND RELATED PURPOSES.
- 05. TRACT "H" (THE RECREATION AREA) IS HEREBY RESERVED FOR THE HAMPTON LAKES PROPERTY OWNERS 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.
- 06. THE LAKE MAINTENANCE ACCESS EASEMENTS AND THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE HAMPTON LAKES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 07. TRACTS "I", "J", "K", "L" AND "M", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HAMPTON LAKES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE AREAS OF THIS TRACT ENCUMBERED BY EASEMENTS ARE SUBJECT TO NOTE #2 CONTAINED HEREON.
- 08. TRACT "N" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HAMPTON LAKES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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.
- 09. 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 HAMPTON LAKES PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 10. 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 STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE LAKE MAINTENANCE LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 11. 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.
- 12. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

- 13. THE PERMANENT CONSTRUCTION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROADS.
- 14. THE LANDSCAPE BUFFER EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE HAMPTON LAKES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THIS EASEMENT ENCUMBERED BY OTHER EASEMENTS ARE SUBJECT TO NOTE #2 CONTAINED HEREON.
- 15. THE ROOF ENCROACHMENT EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER(S) OF THE LOT(S) ABUTTING EACH EASEMENT. THEIR SUCCESSORS AND OR ASSIGNS, AND TO THE UTILITY COMPANIES PROVIDING SERVICE TO SUCH ABUTTING LOT(S), FOR THE ROOF OVERHANG AND MAINTENANCE OF THE ABUTTING RESIDENCE(S), AS WELL AS CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SERVING THE ABUTTING LOT(S).



IN WITNESS WHEREOF, P.M. CONCEPTS III, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3 DAY OF FEBRUARY, 1998.

WITNESS: *Michelle F. Klein* P.M. CONCEPTS III, INC., A FLORIDA CORPORATION  
PRINT NAME: *Michelle F. Klein*  
WITNESS: *Jennifer F. Feltz* BY: *Peter J. Basch*  
PRINT NAME: *Jennifer F. Feltz* PETER J. BASCH, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED PETER J. BASCH, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF P.M. CONCEPTS III, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, 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 3 DAY OF FEBRUARY, 1998.  
MY COMMISSION EXPIRES: *January 1, 2000*  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION NO. *00000000*

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
THE HAMPTON LAKES PROPERTY OWNERS 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 3 DAY OF FEBRUARY, 1998.

WITNESS: *Michelle F. Klein* HAMPTON LAKES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION  
PRINT NAME: *Michelle F. Klein*  
WITNESS: *Jennifer F. Feltz* BY: *Peter J. Basch*  
PRINT NAME: *Jennifer F. Feltz* PETER J. BASCH, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED PETER J. BASCH, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE HAMPTON LAKES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT (S)HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3 DAY OF FEBRUARY, 1998.  
MY COMMISSION EXPIRES: *January 1, 2000*  
COMMISSION NO. *00000000*  
NOTARY PUBLIC - STATE OF FLORIDA

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
THE CITY OF BOYNTON BEACH UTILITY DEPARTMENT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID DEPARTMENT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16 DAY OF FEBRUARY, 1998.

WITNESS: *Peter V. Morzella* CITY OF BOYNTON BEACH UTILITY DEPARTMENT  
PRINT NAME: *Peter V. Morzella*  
WITNESS: *John A. Guidry* BY: *John A. Guidry*  
PRINT NAME: *Robert L. Kenyon* DIRECTOR OF UTILITIES

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED JOHN A. GUIDRY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTOR OF UTILITIES OF THE CITY OF BOYNTON BEACH UTILITY DEPARTMENT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DEPARTMENT 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 16 DAY OF FEBRUARY, 1998.  
MY COMMISSION EXPIRES: *January 1, 2000*  
COMMISSION NO. *00000000*  
NOTARY PUBLIC - STATE OF FLORIDA

P.M. CONCEPTS III HAMPTON LAKES PROPERTY OWNERS ASSOCIATION COUNTY ENGINEER

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