

EAST RIDGE P.U.D.

A PLAT OF A PORTION OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF A PORTION OF LOT 27 AND ALL OF LOTS 28 AND 29 OF SAM BROWN JR.'S HYPOLUXO SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

MARCH 1997
SHEET 1 OF 3

DEDICATION (CONTINUE)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DAVID W. DEGRAF, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS EAST RIDGE RUD., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1
A PARCEL OF LAND IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 27 OF SAM BROWN JR.'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 81, PUBLIC RECORDS OF PALM BEACH COUNTY, THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 34.90 FEET; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 75 FEET; THENCE EASTERLY, PARALLEL TO THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 25 FEET TO A POINT IN THE EAST LINE OF SAID LOT 27; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 27, A DISTANCE OF 75.65 FEET TO THE POINT OF BEGINNING.

AND
BEGINNING AT THE SOUTHEAST CORNER OF LOT 27 OF SAM BROWN JR.'S SUBDIVISION, RUN WEST ALONG THE SOUTH LINE OF SAID LOT 27, A DISTANCE OF 229.35 FEET TO A POINT; THENCE NORTHERLY, A DISTANCE OF 201.4 FEET MORE OR LESS TO A POINT IN THE NORTH LINE OF SAID LOT 27 WHICH LIES 263.16 FEET WEST OF MEASURED ALONG SAID NORTH LINE, THE NORTHEAST CORNER OF LOT 27; THENCE EAST ALONG THE NORTH LINE OF LOT 27, A DISTANCE OF 226.26 FEET TO A POINT 34.90 FEET WEST OF NORTHEAST CORNER OF LOT 27; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF LOT 27, A DISTANCE OF 75 FEET TO A POINT; THENCE EAST PARALLEL TO THE NORTH LINE OF LOT 27, A DISTANCE OF 25 FEET TO A POINT IN THE EAST LINE OF LOT 27, THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 27 TO A POINT OF BEGINNING.

PARCEL 2
LOT 28 OF SAM BROWN JR.'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 81, PUBLIC RECORDS OF PALM BEACH COUNTY.

PARCEL 3
LOT 29 OF SAM BROWN JR.'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 81, PUBLIC RECORDS OF PALM BEACH COUNTY.

ALSO DESCRIBED AS:
A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING A PORTION OF LOTS 28 AND 29 OF SAM BROWN JR.'S HYPOLUXO SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15;
THENCE WITH A BEARING OF S. 01° 53' 21" E., ALONG THE WEST SECTION LINE OF SAID SECTION 15, A DISTANCE OF 809.71 FEET TO THE POINT OF BEGINNING;
THENCE WITH A BEARING OF N. 89° 40' 02" E., ALONG THE NORTH LINE OF SAID LOT 29, A DISTANCE OF 607.77 FEET TO A POINT;
THENCE WITH A BEARING OF S. 07° 05' 57" W., ALONG THE EAST LINE OF SAID LOTS 27, 28 AND 29, A DISTANCE OF 497.09 FEET TO A POINT;
THENCE WITH A BEARING OF S. 89° 35' 25" W., ALONG THE SOUTH LINE OF SAID LOT 27, A DISTANCE OF 229.80 FEET TO A POINT;
THENCE WITH A BEARING OF N. 01° 53' 10" W., A DISTANCE OF 201.19 FEET TO A POINT;
THENCE WITH A BEARING OF S. 89° 39' 51" W., ALONG THE COMMON LINE OF SAID LOTS 27 AND 28, A DISTANCE OF 300.28 FEET TO A POINT;
THENCE WITH A BEARING OF N. 01° 53' 21" W., ALONG THE WEST SECTION LINE OF SAID SECTION 15 AND ALSO THE WEST LINE OF SAID LOTS 27, 28 AND 29, A DISTANCE OF 292.22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 220.69 SQUARE FEET (5.054 ACRES), MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- PARCEL A:**
PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EAST RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS.
- UTILITY EASEMENTS:**
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOYNTON BEACH FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CATV SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF OTHER UTILITIES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE PUBLIC SERVICE COMMISSION.
- DRAINAGE EASEMENTS:**
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EAST RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY. THE CITY OF BOYNTON BEACH HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM.
- LANDSCAPE EASEMENTS:**
THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE EAST RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY.
- LIMITED ACCESS EASEMENTS:**
THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE MADE TO THE CITY OF BOYNTON BEACH FOR THE PURPOSE OF PROMOTING ACCESS BETWEEN PARCEL A AND NORTHEAST 4TH STREET AND FLORIDA EAST COAST RAILROAD AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EAST RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY.

INDEX OF SHEETS

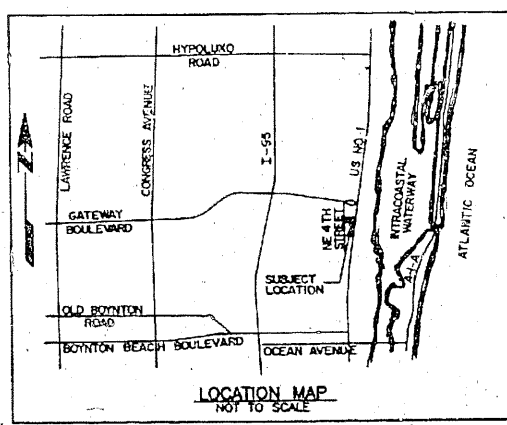
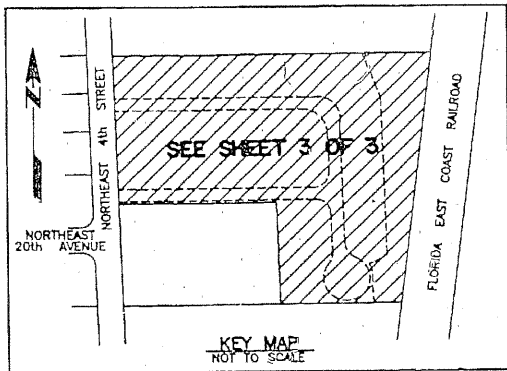
SHEET NO. 1 - 2	TITLE SHEET AND CERTIFICATES
SHEET NO. 3	DETAIL SHEET

THIS INSTRUMENT WAS PREPARED BY:
FREDERICK M. LEHMAN
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER: (561) 395-3333

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

STATISTICAL DATA

TOTAL AREA THIS PLAT	5.054 AC.
AREA OF PARCEL A	3.914 AC.
AREA OF UNITS	1.140 AC.
TOTAL NUMBER UNITS PROPOSED	33 UNITS
DENSITY PROPOSED	6.53 UNITS/AC.
LAND USE : PUD	



- BUFFER EASEMENT:**
THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EAST RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY.
- INGRESS AND EGRESS EASEMENT:**
THE INGRESS AND EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EAST RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY.
- ACCESS EASEMENTS:**
THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE UNIT OWNER, THEIR SUCCESSORS AND/OR ASSIGNS. SAID ACCESS EASEMENT IS RESERVED FOR EACH UNIT WHERE THE ACCESS EASEMENT IS DIRECTLY ADJACENT TO THE FRONT OF EACH UNIT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EAST RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY.

IN WITNESS WHEREOF, I, DAVID W. DEGRAF, DO HEREBY SET MY HAND AND SEAL THIS 8th DAY OF December, 1997.

WITNESS: Marlene F. Coleman BY: David W. Degraf
Marlene F. Coleman PRINT DAVID W. DEGRAF

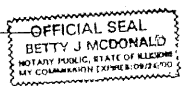
WITNESS: Erica Christianson
Erica Christianson PRINT

ACKNOWLEDGEMENT

STATE OF ILLINOIS) ss BEFORE ME PERSONALLY APPEARED DAVID W. DEGRAF WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED David W. Degraf 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 8th DAY OF December, 1997.

MY COMMISSION EXPIRES: 9/24/00
MY COMMISSION NUMBER: 123730



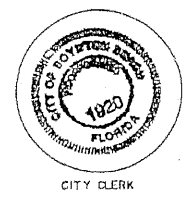
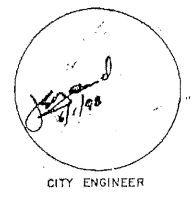
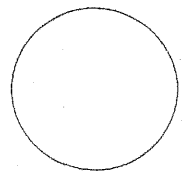
CITY APPROVAL

CITY COUNCIL:
THE PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF May, 1998.

BY: Jerry Taylor MAYOR

CITY ENGINEER:
BY: John S. Yeend
JOHN S. YEEND, P.E., CITY ENGINEER

ATTESTED BY: Janet M. Praino
JANET M. PRAINO (AS TO BOTH) CITY CLERK - Deputy



11/20/95