

20070203411

ESTATES AT HERITAGE CLUB, PUD, REPLAT NO. 1

SHEET 1 OF 2 SHEETS

A REPLAT OF ALL OF ESTATES AT HERITAGE CLUB, PUD (PB 108, PGS 92 AND 93, PBCR)

ALL LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, PSM

160

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

KNOW ALL MEN BY THESE PRESENTS THAT NEW CENTURY BOYNTON ONE DEVELOPMENT, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF ALL OF ESTATES AT HERITAGE CLUB, PUD (PB 108, PGS 92-93, PBCR) ALL LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ESTATES AT HERITAGE CLUB, PUD, REPLAT NO. 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF ESTATES AT HERITAGE CLUB, PUD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGES 92 AND 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (N1/4) CORNER OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

THENCE SOUTH 89°44'57" EAST, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 13.11 FEET;

THENCE SOUTH 00°15'03" WEST, 2,475.52 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1, LYING IN THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AND THE EAST LINE OF SAID TRACT 1 AND THE POINT OF BEGINNING;

THENCE SOUTH 08°36'58" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE OF TRACT 1, A DISTANCE OF 644.51 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1, LYING IN THE NORTH RIGHT-OF-WAY LINE OF GULFSTREAM BOULEVARD;

THENCE NORTH 89°56'03" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 535.10 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1;

THENCE NORTH 00°44'32" WEST ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 637.77 FEET THE NORTHWEST CORNER OF SAID TRACT 1;

THENCE NORTH 89°54'07" EAST, ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 639.91 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 374,557 SQUARE FEET (8.60 ACRES), MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A" AND TRACT "H", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS A ROADWAY 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 ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

TRACTS "C", "D", "E", "F", "G", "I", "J", "K", "L", "M", "N" AND "O", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

THE UTILITY EASEMENTS (U.E.) 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. NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN THE DEPICTED EASEMENTS.

THE MAINTENANCE ACCESS EASEMENTS (M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

THE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE EMERGENCY ACCESS EASEMENT (E.A.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSE OF ACCESS FOR POLICE AND FIRE-RESCUE EMERGENCIES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS 19th DAY OF MARCH 2007.

WITNESS: Kari Michelle Jessell
PRINTED NAME: Kari Michelle Jessell
WITNESS: Debra A. Semano
PRINTED NAME: Debra A. Semano

NEW CENTURY BOYNTON ONE DEVELOPMENT, L.L.P.
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
BY: Robert Mathias
ROBERT MATHIAS
MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED ROBERT MATHIAS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF NEW CENTURY BOYNTON ONE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF March, 2007.
MY COMMISSION EXPIRES: 9/28/2010
Kari Michelle Jessell
NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

THE HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20th DAY OF March, 2007.

WITNESS: Robert Mathias
(AS TO BOTH)
PRINTED NAME: Robert Mathias

BY: Robert Mathias
TITLE: President

WITNESS: David Biggs
(AS TO BOTH)
PRINTED NAME: David Biggs

BY: David Biggs
TITLE: Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED Robert Mathias and David Biggs WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AND _____ OF HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE CORPORATE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 20th DAY OF March, 2007.
MY COMMISSION EXPIRES: 08/01/2008
David Biggs
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF NEW JERSEY)
COUNTY OF MERCER)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 19711, AT PAGE 988, AND IN OFFICIAL RECORD BOOK 20495, AT PAGE 817, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS FIRST SENIOR VICE PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF March, 2007.

WITNESS: John P. Samborski
(AS TO BOTH)
PRINTED NAME: John P. Samborski
FIRST SENIOR VICE PRESIDENT

WITNESS: Linda L. Rogers
(AS TO BOTH)
PRINTED NAME: Linda L. Rogers

MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF NEW JERSEY)
COUNTY OF MERCER)

BEFORE ME PERSONALLY APPEARED JOHN P. SAMBORSKI AND Walter Allio WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS FIRST SENIOR VICE PRESIDENT AND vice president RESPECTIVELY, OF YARDVILLE NATIONAL BANK, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID NATIONAL BANK, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF March, 2007.
MY COMMISSION EXPIRES: 5/11/09
Carolyn F. Barlow
NOTARY PUBLIC

00008-046



LOCATION MAP NOT TO SCALE

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF MIAMI DADE)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 20495, AT PAGE 817, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF March, 2007.

WITNESS: Scott Ostrow
PRINTED NAME: Scott Ostrow
BY: David B. Smith
DAVID B. SMITH
MANAGING MEMBER

WITNESS: Elizabeth Council
PRINTED NAME: Elizabeth Council

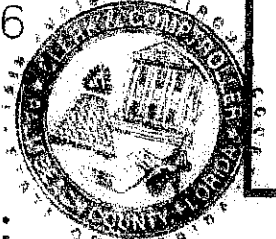
MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF MIAMI DADE)

BEFORE ME PERSONALLY APPEARED DAVID B. SMITH, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF LG HERITAGE CLUB TH, LLC A DELAWARE LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF March, 2007.
MY COMMISSION EXPIRES: 6/22/2009
Mildred G. Folgado
NOTARY PUBLIC

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue Ext. • Ft. Pompano Beach, FL 33084
PH: 954-943-9433 • FAX: 954-783-4754
DECEMBER, 2006



STATE OF FLORIDA SS
COUNTY OF PALM BEACH
This Plat was filed for record at 2:00 P.M. this 26th day of APRIL, 2007 and duly recorded in Plat Book No. 101 on Pages 160 and 161.
SHARON R. ROCK
CLERK AND COMPTROLLER
BY: Michelle Spivey DC

TITLE CERTIFICATION:

I, KARRI MICHELLE JESSELL, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY, THAT I FIND THE PROPERTY IS VESTED TO NEW CENTURY BOYNTON ONE DEVELOPMENT, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT ALL TAXES HAVE BEEN PAID ON SAID LAND PURSUANT TO CHAPTER 191.192 FLORIDA STATUTES AS AMENDED; ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: March 5, 2007
Kari Michelle Jessell
KARRI MICHELLE JESSELL
FLORIDA BAR NUMBER 0123757

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS 22nd DAY OF APRIL, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

BY: Herbert D. Kelley, Jr.
HERBERT D. KELLEY, JR., PE/PSM
CITY SURVEYOR AND MAPPER

ESTATES AT HERITAGE CLUB, PUD, REPLAT NO. 1 IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF APRIL, 2007.

BY: Herbert D. Kelley, Jr.
HERBERT D. KELLEY, JR., PE/PSM
CITY ENGINEER

BY: Jerry Taylor
JERRY TAYLOR, MAYOR

ATTEST (AS TO BOTH): Janet M. Prainito
JANET M. PRAINITO
CITY CLERK

AREA TABULATION

TRACT	S.F.	TRACT	S.F.
TRACT "A"	11,818 S.F.	TRACT "L"	1,232 S.F.
TRACT "B"	108,864 S.F.	TRACT "M"	310 S.F.
TRACT "C"	565 S.F.	TRACT "N"	747 S.F.
TRACT "D"	12,335 S.F.	TRACT "O"	409 S.F.
TRACT "E"	3673 S.F.		
TRACT "F"	283 S.F.		
TRACT "G"	803 S.F.		
TRACT "H"	3101 S.F.	LOT AREA	228,589 S.F.
TRACT "I"	597 S.F.		
TRACT "J"	597 S.F.		
TRACT "K"	634 S.F.	TOTAL AREA	374,557 S.F.

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 IT HAS A MATHEMATICAL CLOSURE WITHIN 0.01 FOOT PER CODE (CHAPTER 5, ARTICLE V, SECTION 107H); 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 CITY OF BOYNTON BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH ALL APPLICABLE SECTIONS OF 61C17-6 FLORIDA ADMINISTRATIVE CODE AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATE: MARCH 12, 2007
Michael D. Rose
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998

DEDICATION NEW CENTURY BOYNTON ONE DEVELOPMENT L.L.P.

ACKNOWLEDGEMENT

ACCEPTANCE OF RESERVATIONS (HERITAGE CLUB AT BOYNTON BEACH P.O.A.)

ACKNOWLEDGEMENT

MORTGAGEE'S CONSENT (YARDVILLE NATIONAL BANK)

ACKNOWLEDGEMENT CAROLYN F. BARLOW NOTARY PUBLIC STATE OF NEW JERSEY MY COMMISSION EXPIRES MAY 11, 2009

MORTGAGEE'S CONSENT

ACKNOWLEDGEMENT MILDRED J. FOLGADO NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES JULY 22, 2009

CITY ENGINEER

CITY SURVEYOR AND MAPPER

CITY OF BOYNTON BEACH

SURVEYOR

SURVEYOR'S PROJECT NO. 05-0725