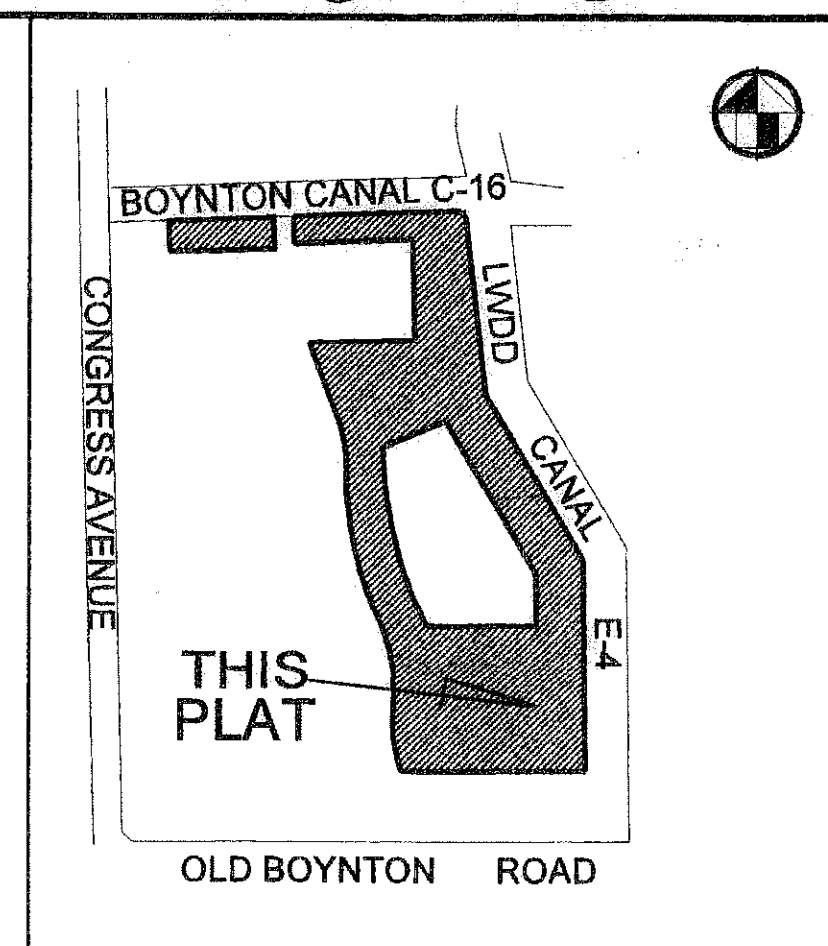


20070252031

PERIMETER SURVEYING & MAPPING
Prepared by: Jeff S. Hodapp, P.S.M.
Certificate of Authorization No. LB7264
951 Broken Sound Parkway, Suite 320
Boca Raton, Florida 33487
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CORTINA PUD REPLAT
A REPLAT OF ALL OF "CORTINA PUD" (P.B. 108, PGS. 61-67, P.B.C.R.) IN SECTION 17,
TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH,
PALM BEACH COUNTY, FLORIDA. APRIL, 2007.

00008-048



196
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:47 PM
THIS 23 DAY OF MAY
2007, AND DULY RECORDED
IN PLAT BOOK 109 ON PAGES
196 THRU 202.
SHARON R. BOCK, CLERK
AND COMPTROLLER
By: [Signature]

DESCRIPTION, DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
KNOW ALL MEN BY THESE PRESENTS THAT SOUTH FLORIDA DEVCO, INC., A
FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A
REPLAT OF ALL OF "CORTINA PUD", ACCORDING TO THE PLAN THEREOF,

ALSO DESCRIBED AS:
BEGINNING AT POINT OF BEGINNING (1), BEING THE NORTHEAST CORNER OF
TRACT B-1 OF SAID "CORTINA P.U.D.", THENCE SOUTH 02°15'02" EAST, A
DISTANCE OF 131.02 FEET; THENCE SOUTH 88°36'57" WEST, A DISTANCE OF
440.63 FEET; THENCE NORTH 01°23'03" WEST, A DISTANCE OF 123.50 FEET;

TOGETHER WITH:
BEGINNING AT POINT OF BEGINNING (2), BEING THE NORTHWEST CORNER
OF TRACT B-2 OF SAID "CORTINA P.U.D.", THENCE NORTH 87°45'57" EAST, A
DISTANCE OF 34.89 FEET; THENCE SOUTH 56°01'14" EAST, A DISTANCE OF
740.19 FEET; THENCE SOUTH 06°28'18" EAST, A DISTANCE OF 740.19 FEET;

LESS AND EXCEPT:
BEGINNING AT POINT OF BEGINNING (3), BEING THE NORTHERNMOST
CORNER OF "SMJ-LAKE PARCEL" AS SHOWN ON THE PLAT OF "BOYNTON
TOWN CENTER", A P.C.D. ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 106, AT PAGES 144 THROUGH 151 OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA;

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH
COUNTY, FLORIDA, AND CONTAINING 30.293 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND
DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACTS R-1 AND R-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE
CORTINA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION,
NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS AND
EGRESS, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO PARKING,
DRAINAGE, UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS, LAND-
SCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PER-
MITTED BY SAID ASSOCIATION. CABLE TELEVISION SYSTEMS SHALL NOT
INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
SAID TRACTS R-1 AND R-2 BEING THE PERPETUAL MAINTENANCE OBLIGATION
OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT
RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
2. TRACTS B-1 AND B-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE
BOYNTON TOWN CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION,
NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING, BUFFER,
DRAINAGE AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE
OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS,
WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA. THE
INSTALLATION OF THE WALKWAY BIKEWAY WITHIN SAID TRACTS B-1 AND B-2
SHALL BE DEDICATED TO THE CITY OF BOYNTON BEACH FOR PUBLIC ACCESS,
AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE BOYNTON TOWN
CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR
PROFIT, ITS SUCCESSORS AND ASSIGNS.
3. TRACTS B-3 THROUGH B-30, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY
DEDICATED TO THE CORTINA HOMEOWNERS ASSOCIATION, INC., A FLORIDA
CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR
LANDSCAPING, BUFFER, DRAINAGE AND OPEN SPACE PURPOSES AND ARE
THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS
SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF
BOYNTON BEACH, FLORIDA.
4. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACTS R-1 AND R-2 ARE
HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR MAINTENANCE OF
UTILITY SERVICES AND EMERGENCY ACCESS.

- 5. THE UTILITY EASEMENTS (U.E.'s), 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.
6. THE LIMITED ACCESS EASEMENTS (L.A.E.'s), AS SHOWN HEREON, ARE
HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR ACCESS CONTROL
PURPOSES.

IN WITNESS WHEREOF, SOUTH FLORIDA DEVCO, INC., A FLORIDA CORPORATION,
HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND BY
ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO
BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th
DAY OF May, 2007.

SOUTH FLORIDA DEVCO, INC.
FLORIDA CORPORATION
WITNESS: [Signature] BY: [Signature] MICHAEL J. RYAN, PRESIDENT
[Signature] BY: [Signature] PETER BRENNAN, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED MICHAEL J. RYAN, AND PETER BRENNAN
WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED
AND RESPECTIVELY AS IDENTIFICATION, AND WHO
EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY
OF SOUTH FLORIDA DEVCO, INC., A FLORIDA CORPORATION, AND SEVERALLY
ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT
AS SUCH OFFICERS OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS
THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND
OFFICIAL SEAL THIS 14th DAY OF May, 2007.

MY COMMISSION EXPIRES: 11/30/07 NOTARY PUBLIC
[Signature] PRINT NAME: JERRY N.

HOMEOWNERS ASSOCIATION ACCEPTANCE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THE CORTINA HOMEOWNERS ASSOCIATION, INC., 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, DATED THIS 26th DAY OF
April, 2007.

CORTINA HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS: (AS TO BOTH) [Signature] BY: [Signature] TIMOTHY KELLY, PRESIDENT
[Signature] BY: [Signature] STEPHEN LILLER, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED TIMOTHY KELLY AND STEPHEN LILLER,
WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED
AND RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING
INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF THE CORTINA
HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR
PROFIT 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 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 26th DAY OF
April, 2007.

MY COMMISSION EXPIRES: 11-1-07 NOTARY PUBLIC
[Signature] PRINT NAME: JERRY N.

MASTER ASSOCIATION ACCEPTANCE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THE BOYNTON TOWN CENTER MASTER ASSOCIATION, INC., 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, DATED
THIS 16th DAY OF May, 2007.

BOYNTON TOWN CENTER MASTER ASSOCIATION, INC.,
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: (AS TO BOTH) [Signature] BY: [Signature] JOSEPH FILIPPELLI, PRESIDENT
[Signature] BY: [Signature] JAMES COMPTON, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED JOSEPH FILIPPELLI AND JAMES
COMPTON, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED
AND RESPECTIVELY AS IDENTIFICATION, AND WHO
EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRES-
IDENT OF THE BOYNTON TOWN CENTER MASTER ASSOCIATION, INC., A
FLORIDA CORPORATION, NOT FOR PROFIT 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 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 16th DAY OF May, 2007.

MY COMMISSION EXPIRES: 11/30/07 NOTARY PUBLIC
[Signature] PRINT NAME: JEFF JOHNSON

JEFF L. JOHNSON
COMMUNICATION #00263813
EXPIRES: 11/30/07
RENEWAL: 11/30/07

CITY OF BOYNTON BEACH APPROVAL

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THE PLAT OF "CORTINA PUD REPLAT", 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 23 DAY OF MAY, 2007, AND HAS
BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER
EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA IN
ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: HERBERT D. KELLEY, JR., P.E., P.S.M., CITY
SURVEYOR AND MAPPER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY
OF _____, 2007.
BY: HERBERT D. KELLEY, JR., P.E., P.S.M., CITY ENGINEER
BY: JERRY TAYLOR, MAYOR
ATTEST (AS TO BOTH): JANET M. PRATINIO, CITY CLERK

NOTES:

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SAID
"BOYNTON TOWN CENTER" (P.B. 106, PGS. 144-151, P.B.C.R.), HAVING
A BEARING OF NORTH 87°45'57" EAST, AS SHOWN ON SAID PLAT.
02. NO BUILDINGS OR STRUCTURES SHALL BE PLACED ON ANY EASEMENT.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY
OF BOYNTON BEACH ZONING REGULATIONS.
04. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR
OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST
PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS
EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS
SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED
BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED
AS BEING NON-RADIAL (N.R.)
06. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN
AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY
ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE
ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA.
07. DISTANCES SHOWN ARE GROUND DISTANCES UNLESS NOTED OTHERWISE.
SCALE FACTOR USED WAS 1.0000424. GROUND DISTANCE X SCALE
FACTOR = GRID DISTANCE.

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 THE PLAT DESCRIPTION CLOSES
WITHIN ONE HUNDREDTH OF A FOOT; 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 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 THE APPLICABLE SECTIONS OF 61G17-6,
FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF
BOYNTON BEACH, FLORIDA.
4-24-2007
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
I, RONALD L. PLATT, ESQ., 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 SOUTH FLORIDA DEVCO, INC.,
A FLORIDA CORPORATION; THAT ALL TAXES HAVE BEEN PAID ON
SAID LANDS AS REQUIRED BY F.S. 197.192, AS AMENDED; THAT
THERE ARE NO MORTGAGES, AND THAT THERE ARE ENCUMBRANCES OF
RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION
OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATE: _____ BY: RONALD L. PLATT, ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
LICENSE NO. 0272310

BOYNTON TOWN CENTER MASTER ASSOCIATION, INC. CORTINA HOMEOWNERS ASSOCIATION, INC. SOUTH FLORIDA DEVCO, INC. CITY OF BOYNTON BEACH CITY ENGINEER CITY SURVEYOR AND MAPPER SURVEYOR AND MAPPER
[Seal] [Seal] [Seal]