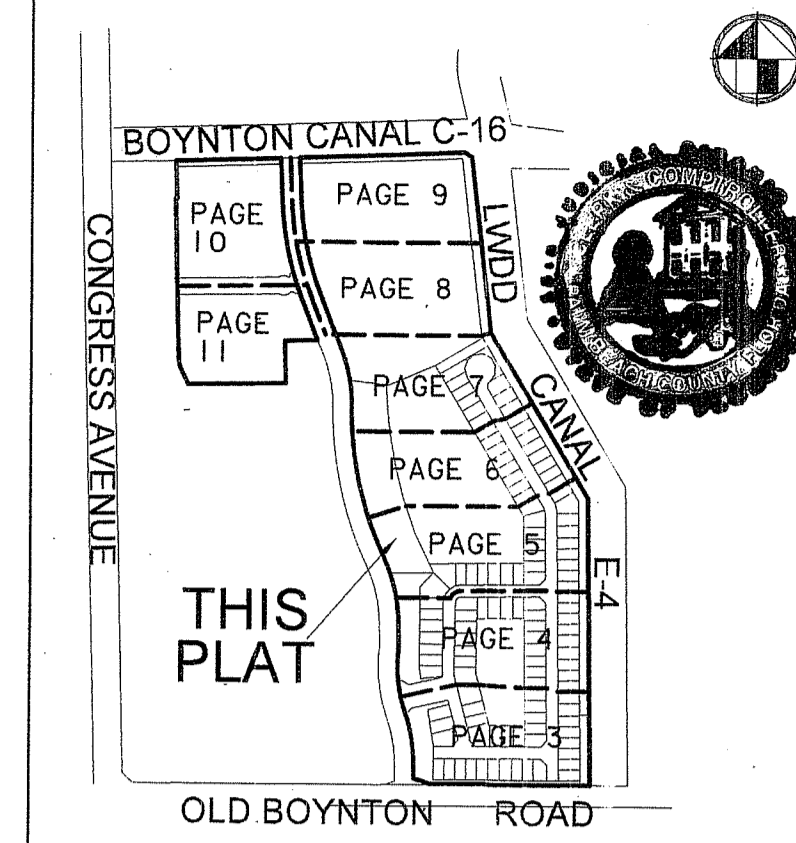


PERIMETER SURVEYING & MAPPING Prepared by: Jeff S. Hodapp, P.S.M. Certificate of Authorization No. LB7264 947 Clint Moore Road Boca Raton, Florida 33487 Tel: (561) 241-9988 Fax: (561) 241-5182

CORTINA PUD REPLAT TWO A REPLAT OF ALL OF "CORTINA PUD REPLAT" (P.B. 109, PGS. 196-202, P.B.C.R.) AND PORTIONS OF "BOYNTON TOWN CENTER, A P.C.D." (P.B. 106, PGS. 144-151, P.B.C.R.) SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA. FEBRUARY, 2016

20160072781

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STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:15 P.M. THIS 22nd DAY OF March 2016 AND DULY RECORDED IN PLAT BOOK 98 ON PAGES 80 THRU 90 SHARON R. BOCK, CLERK AND COMPTROLLER BY Maria R. Hardy

SHEET 1 OF 11

DESCRIPTION, DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS THAT BR CORTINA ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THE CITY OF BOYNTON BEACH, FLORIDA MUNICIPAL CORPORATION, AND THE BOYNTON TOWN CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, BEING A REPLAT OF ALL OF "CORTINA P.U.D. REPLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109 AT PAGES 196 THROUGH 202, AND PORTIONS OF "BOYNTON TOWN CENTER, A P.C.D." ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGES 144 THROUGH 151, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CORTINA P.U.D. REPLAT TWO", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SMJ PARCEL 3 - TRACT WR2, SMJ PARCEL 4 - TRACT WR1, SMJ LAKE PARCEL, AND SMU - PARK PARCEL, "BOYNTON TOWN CENTER, A P.C.D.", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGES 144 THROUGH 151 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF "CORTINA PUD REPLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 109, PAGES 196 THROUGH 202 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 57.106 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACTS A-1, A-2 AND A-3, AS SHOWN HEREON, ARE HEREBY RESERVED BY BR CORTINA ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR DEVELOPMENT PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BR CORTINA ACQUISITION, LLC, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
2. TRACTS B-1, B-2, AND B-3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BR CORTINA ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, BUFFER, DRAINAGE, IRRIGATION AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BR CORTINA ACQUISITION, LLC, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
3. TRACTS B-4, B-5, B-6 AND B-7, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CORTINA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, BUFFER, DRAINAGE, PEDESTRIAN ACCESS 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. TRACT C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PUBLIC PARK PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY OF BOYNTON BEACH, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
5. TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CORTINA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORTINA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
6. TRACTS L-1 AND L-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND SHALL BE MAINTAINED IN ACCORDANCE TO THE LAKE MANAGEMENT PLAN AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
7. TRACT R-1, AS SHOWN HEREON, IS 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, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION, CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES, SAID TRACT R-1 BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
8. TRACT R-2, AS SHOWN HEREON, IS HEREBY RESERVED FOR BR CORTINA ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID DISTRICT, CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES, SAID TRACT R-2 BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA, AN EASEMENT OVER SAID TRACT R-2 IS HEREBY DEDICATED TO THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND/OR ASSIGNS FOR THE INSTALLATION AND MAINTENANCE OF IMPROVEMENTS WITHIN SAID TRACT, INCLUDING PARKING.
9. AN INGRESS-EGRESS AND UTILITY 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.

- 10. THE UTILITY EASEMENTS (U.E.'s), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC AND TO THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND/OR ASSIGNS 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.
11. THE LIMITED ACCESS EASEMENTS (L.A.E.'s), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR ACCESS CONTROL PURPOSES.
12. THE PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CORTINA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
13. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED AS NON-EXCLUSIVE EASEMENTS TO THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
14. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
15. THE CDD ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR ACCESS TO WATER MANAGEMENT TRACTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
16. THE IRRIGATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOYNTON TOWN CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION AND MAINTENANCE OF IRRIGATION FACILITIES AND THE IRRIGATION FACILITIES ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
17. THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CORTINA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

DEDICATOR

IN WITNESS WHEREOF, BR CORTINA ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 22nd DAY OF February, 2016.

BR CORTINA ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY: BRIDGE CORTINA MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS: Adam Freedman, MICHAEL OLIVERT, MANAGER

WITNESS: Zack Hobrock

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MICHAEL OLIVERT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF BRIDGE CORTINA MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGER OF BR CORTINA ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY, WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF February, 2016.

MY COMMISSION EXPIRES: NOTARY PUBLIC

Colleen Lavery

DEDICATOR

IN WITNESS WHEREOF, THE CITY OF BOYNTON BEACH, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 22nd DAY OF March, 2016.

THE CITY OF BOYNTON BEACH, FLORIDA, A FLORIDA MUNICIPAL CORPORATION

WITNESS: JERRY TAYLOR, MAYOR

WITNESS: C. Cheryl Buberman, JUDITH PYLE, CITY CLERK, INTERIM

DEDICATOR

IN WITNESS WHEREOF, BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 22nd DAY OF February, 2016.

BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES

WITNESS: Zack Hobrock, ADAM FREEDMAN, CHAIRMAN OF THE BOARD OF SUPERVISORS

WITNESS: Jody Rivera

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ADAM FREEDMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE BOARD OF SUPERVISORS OF BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT, WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF February, 2016.

MY COMMISSION EXPIRES: NOTARY PUBLIC

Colleen Lavery

DEDICATOR

IN WITNESS WHEREOF, THE BOYNTON TOWN CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 22nd DAY OF February, 2016.

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

WITNESS: Adam Freedman, WILLIAM HOROWITZ, PRESIDENT

WITNESS: Zack Hobrock

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED WILLIAM HOROWITZ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BOYNTON TOWN CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF February, 2016.

MY COMMISSION EXPIRES: NOTARY PUBLIC

Colleen Lavery

DEDICATOR

IN WITNESS WHEREOF, BRIDGE CORTINA MANAGEMENT LLC, BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, BOYNTON TOWN CENTER MASTER ASSOCIATION, INC., CITY OF BOYNTON BEACH, CITY ENGINEER, CITY SURVEYOR AND MAPPER, SURVEYOR AND MAPPER

BRIDGE CORTINA MANAGEMENT LLC, BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, BOYNTON TOWN CENTER MASTER ASSOCIATION, INC., CITY OF BOYNTON BEACH, CITY ENGINEER, CITY SURVEYOR AND MAPPER, SURVEYOR AND MAPPER

WITNESS: JERRY TAYLOR, MAYOR

WITNESS: JUDITH PYLE, CITY CLERK, INTERIM

CITY OF BOYNTON BEACH APPROVAL

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH )

THE PLAT OF "CORTINA PUD REPLAT TWO", 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 February, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

HERBERT D. KELLEY, JR., P.E., P.S.M., CITY SURVEYOR AND MAPPER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF March, 2016.

ANDREW P. MACK, P.E., CITY ENGINEER

JERRY TAYLOR, MAYOR

JUDITH PYLE, CITY CLERK, INTERIM

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.

JEFF S. HODAPP, SURVEYOR AND MAPPER, FLORIDA LICENSE NO. LS5111

Multiple official seals and stamps including: BOYNTON TOWN CENTER MASTER ASSOCIATION, INC., CITY OF BOYNTON BEACH, CITY ENGINEER, CITY SURVEYOR AND MAPPER, SURVEYOR AND MAPPER, and various notary seals.