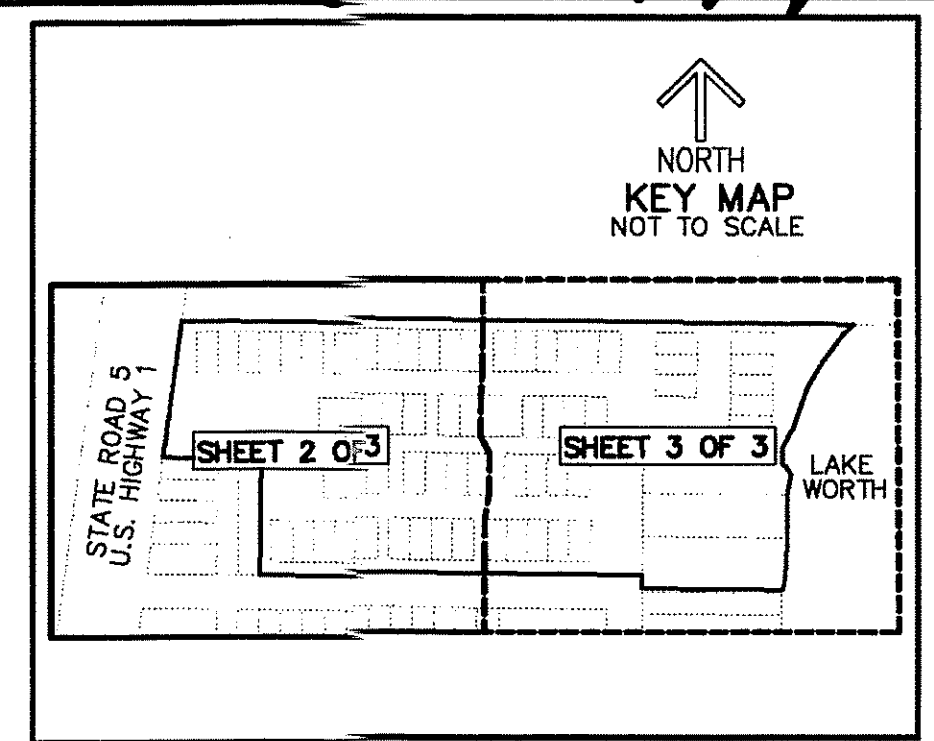
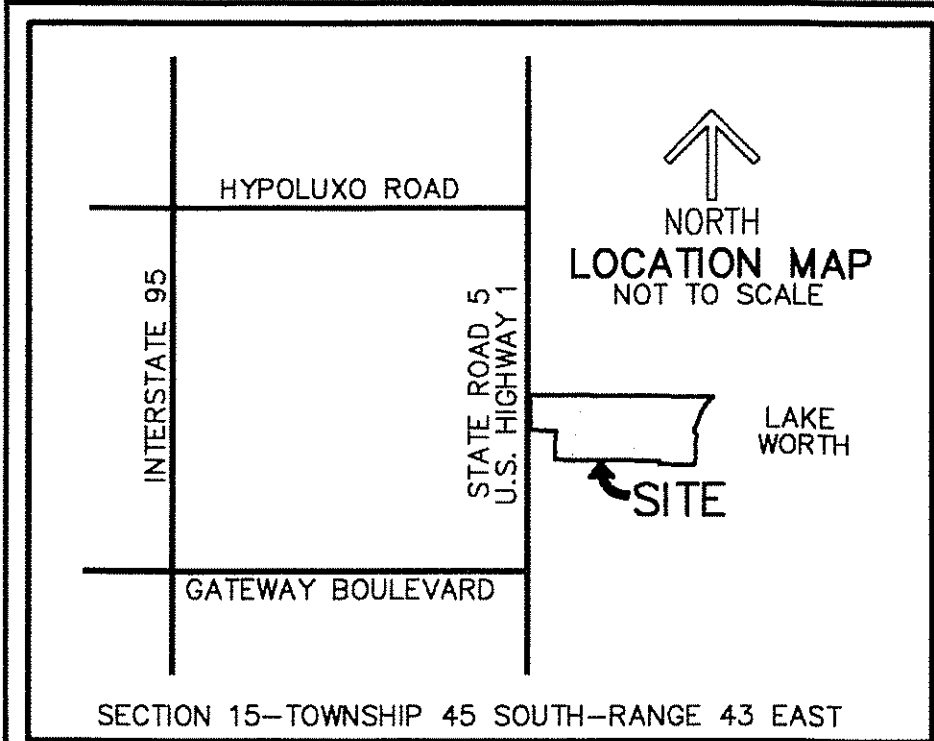


20160120779

# CASA DEL MAR

BEING A REPLAT OF A PORTION OF LAKESIDE GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 57 AND A PORTION OF LOT 1, HULL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB 3591  
MARCH - 2016



116  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:31 PM ON  
THIS 21 DAY OF MARCH  
A.D. 2016 AND DULY RECORDED  
IN PLAT BOOK 121 ON  
PAGES 116 AND 117  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: Sharon R. Bock  
DEPUTY CLERK



SHEET 1 OF 3

### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT HOVSITE II CASA DEL MAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS CASA DEL MAR, BEING A REPLAT OF A PORTION OF LAKESIDE GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 57 AND A PORTION OF LOT 1, HULL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PENINSULA, A IPUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGES 15 AND 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°17'22"E. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 800.09 FEET; THENCE S.48°14'17"W. ALONG THE MEAN HIGH WATER LINE OF LAKE WORTH, AS SHOWN ON THOSE CERTAIN MEAN HIGH WATER LINE SURVEYS ON FILE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, SURVEY FILE NUMBERS 4797 AND 5488, A DISTANCE OF 16.99 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: S.36°14'47"W., A DISTANCE OF 37.88 FEET; THENCE S.30°58'53"W., A DISTANCE OF 36.12 FEET; THENCE S.19°19'53"W., A DISTANCE OF 49.40 FEET; THENCE S.27°43'05"W., A DISTANCE OF 28.15 FEET; THENCE S.00°10'20"W., A DISTANCE OF 19.49 FEET; THENCE S.64°31'32"E., A DISTANCE OF 3.66 FEET; THENCE S.36°05'05"E., A DISTANCE OF 12.14 FEET; THENCE S.11°07'03"W., A DISTANCE OF 27.83 FEET; THENCE S.00°20'28"E., A DISTANCE OF 49.46 FEET; THENCE S.02°05'55"W., A DISTANCE OF 28.11 FEET; THENCE S.05°06'59"W., A DISTANCE OF 20.89 FEET; THENCE S.19°24'19"W., A DISTANCE OF 8.56 FEET; THENCE N.89°17'29"W. ALONG THE NORTH LINE OF THAT CERTAIN 4.2 FOOT WIDE PUBLIC WALK AS SHOWN ON SAID LAKESIDE GARDENS, A DISTANCE OF 161.93 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF LAKE DRIVE, AS SHOWN ON SAID LAKESIDE GARDENS; THENCE N.00°41'36"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 14.99 FEET; THENCE N.89°16'57"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF DIMICK ROAD, AS SHOWN ON SAID LAKESIDE GARDENS, A DISTANCE OF 484.84 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF SAID LAKESIDE GARDENS; THENCE N.00°01'36"E., A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE N.89°18'39"W. ALONG THE NORTH LINE OF LOTS 1, 6 AND 7 OF SAID LAKESIDE GARDENS, A DISTANCE OF 113.72 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 5 (U.S. HIGHWAY NO. 1), AS RECORDED IN ROAD PLAT BOOK 2, PAGES 234 THROUGH 241 OF SAID PUBLIC RECORDS; THENCE N.07°49'35"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 161.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 209,259 SQUARE FEET/4.8039 ACRES MORE OR LESS.

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

- PREVIOUS PLATS OF THESE LANDS**  
ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLLED AND SUPERSEDED UPON RECORDATION OF THIS PLAT.
- TRACT A**  
TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY HOVSITE II CASA DEL MAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, FLORIDA INCLUDING LANDSCAPE BUFFER, DRAINAGE, OPEN SPACE AND INGRESS EGRESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOVSITE II CASA DEL MAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- LIMITED ACCESS EASEMENTS**  
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- UTILITY EASEMENTS**  
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.
- BOYNTON DRAINAGE EASEMENT**  
THE BOYNTON DRAINAGE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA IN PERPETUITY FOR MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HOVSITE II CASA DEL MAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND THE CITY OF BOYNTON BEACH.
- DRAINAGE EASEMENT**  
THE DRAINAGE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE HOVSITE II CASA DEL MAR LLC, A FLORIDA LIMITED LIABILITY COMPANY IN PERPETUITY FOR MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HOVSITE II CASA DEL MAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND THE CITY OF BOYNTON BEACH.
- ABANDONMENT OF LAKE DRIVE**  
ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLLED, AND SUPERSEDED UPON RECORDATION OF THIS PLAT, INCLUDING THE UNDERLYING RIGHT-OF-WAY OF LAKE DRIVE.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Division President THIS 21st DAY OF March, 2016

WITNESS: [Signature]  
PRINT NAME: Stuart Kennedy  
WITNESS: [Signature]  
PRINT NAME: Stephanie L. Fisher

HOVSITE II CASA DEL MAR LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: [Signature]  
NAME: Lewis Birnbaum  
TITLE: President

### ACKNOWLEDGMENT:

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Lewis Birnbaum, who is (PERSONALLY KNOWN) TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Division President OF HOVSITE II CASA DEL MAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF March, 2016

MY COMMISSION EXPIRES: 2-20-2018 Amelia Lambert  
NOTARY PUBLIC

COMMISSION NUMBER: FF094417 Andrea Lambert  
PRINT NAME

### CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA ) SS  
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 17th DAY OF March, 2016 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

BY: [Signature]  
HERBERT D. KELLEY, JR., PSM  
PROFESSIONAL SURVEYOR AND MAPPER

CASA DEL MAR IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF MARCH, 2016.

BY: [Signature]  
ANDREW MACK, PE  
CITY ENGINEER

BY: [Signature]  
STEVEN B. GRANT  
MAYOR

ATTEST (AS TO BOTH)  
BY: [Signature]  
JUDITH PYLE  
INTERIM CITY CLERK

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, Robert M. Poppell, 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 IN HOVSITE II CASA DEL MAR LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 3/28/16  
[Signature]  
Robert M. Poppell  
ATTORNEY AT LAW  
LICENSE NO. 0710131

TABULAR DATA	SQUARE FEET	ACRES
TRACT A	101,180	2.3228
RESIDENTIAL LOTS	108,079	2.4811
TOTAL AREA THIS PLAT	209,259	4.8039

"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.

### SURVEY NOTES:

- 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 BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CITY OF BOYNTON BEACH ZONING REGULATIONS.
- NO BUILDINGS, STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE GOVERNMENTAL APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES ARE NON-RAIL UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.89°17'22"E. ALONG THE SOUTH LINE OF PENINSULA, A IPUD, AS RECORDED IN PLAT BOOK 111, PAGES 15 AND 16 OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
- "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.
- ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLLED, AND SUPERSEDED UPON RECORDATION OF THIS PLAT.

### 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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATED: 3-31-16  
[Signature]  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

### DRAINAGE EASEMENT NOTE

THE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 650 PAGE 691 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IS BEING RELEASED AND RELOCATED, NO BUILDING PERMITS FOR LOTS 29, 47 THROUGH 58 WILL BE ISSUED UNTIL THE RELOCATION IS COMPLETED.

OWNER NOTARY

OWNER Seal

CITY OF BOYNTON BEACH ENGINEER

CITY OF BOYNTON BEACH CITY CLERK

CITY OF BOYNTON BEACH SURVEYOR

SURVEYOR