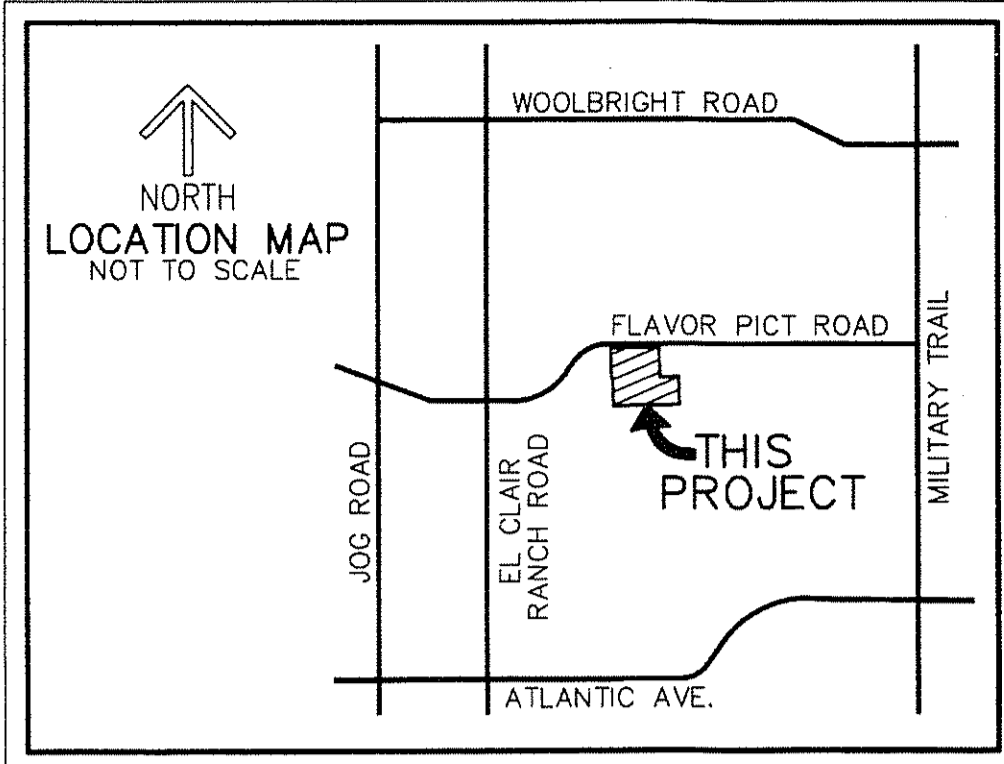


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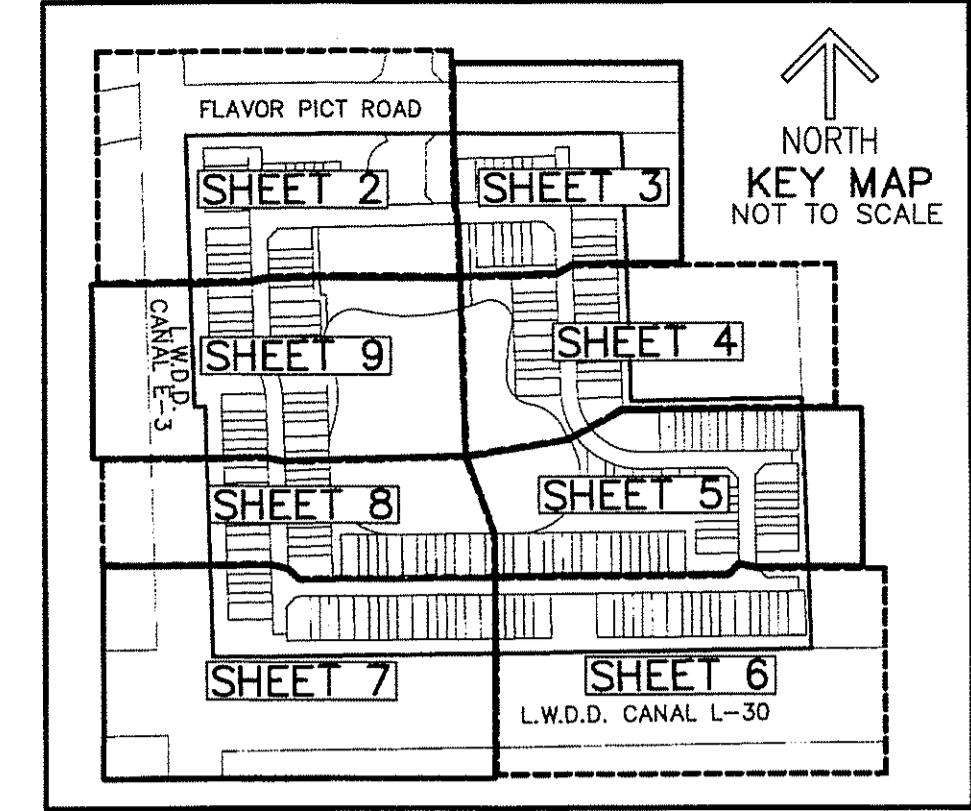
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FLAVOR PICT TOWNHOMES PUD

BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, 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

TABULAR DATA	
TOTAL AREA THIS PLAT	33.778 ACRES
AREA OF RESIDENTIAL LOTS	14,256 ACRES
AREA OF TRACT R-1	1,353 ACRES
AREA OF TRACTS R-2, R-3, R-4, R-5	3,311 ACRES
AREA OF TRACT W	5,863 ACRES
AREA OF TRACTS OS-1 THROUGH OS-6	6,934 ACRES
AREA OF TRACTS REC-1 AND REC-2	2,061 ACRES
USE: RESIDENTIAL	
CONTROL NO.	2014-00064



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:39 PM THIS 7 DAY OF JULY A.D. 2016 AND DULY RECORDED IN PLAT BOOK 121 ON PAGES 193 AND 201

SHARON R. BOCK CLERK AND COMPTROLLER BY: [Signature] DEPUTY CLERK

SHEET 1 OF 9



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS FLAVOR PICT TOWNHOMES PUD, A PLANNED UNIT DEVELOPMENT, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF HAMPTON LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGES 38 THROUGH 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°3'55"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-30, AS RECORDED IN OFFICIAL RECORD BOOK 3929, PAGE 606 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,366.14 FEET; THENCE N.01°36'03"W. ALONG THE EAST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-3, AS RECORDED IN SAID OFFICIAL RECORD BOOK 3929, PAGE 606, A DISTANCE OF 589.55 FEET; THENCE S.89°12'29"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE N.01°36'03"W. ALONG THE EAST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-3, AS RECORDED IN DEED BOOK 118, PAGE 518 OF SAID PUBLIC RECORDS, A DISTANCE OF 639.55 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF FLAVOR PICT ROAD, AS RECORDED IN ROAD PLAT BOOK 3, PAGE 59 OF SAID PUBLIC RECORDS; THENCE N.89°11'02"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 323.78 FEET; THENCE N.89°58'07"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF FLAVOR PICT ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 6994, PAGE 505, OFFICIAL RECORD BOOK 6994, PAGE 532, AND OFFICIAL RECORD BOOK 8341, PAGE 61, ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 694.67 FEET; THENCE S.01°49'15"E. ALONG THE EAST LINE OF THE WEST 60 FEET OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 630.50 FEET; THENCE N.89°12'29"E. ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 397.44 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID HAMPTON LAKES; THENCE S.01°53'38"E. ALONG SAID WEST LINE, A DISTANCE OF 590.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,471,371 SQUARE FEET OR 33.778 ACRES MORE OR LESS.

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

- PRIVATE STREET**
TRACT R-1, AS SHOWN HEREON IS HEREBY RESERVED FOR THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - RESIDENTIAL ACCESS STREETS**
TRACTS R-2, R-3, R-4 AND R-5 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - OPEN SPACE TRACTS**
TRACTS OS-1 THROUGH OS-6, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - LIMITED ACCESS EASEMENTS**
TRACT OS-1 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 28181, PAGE 1611, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.
 - MASS TRANSIT EASEMENT**
THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY BY LENNAR HOMES, LLC, ITS SUCCESSORS AND ASSIGNS, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - WATER MANAGEMENT TRACT**
TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS**
THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DEDICATION AND RESERVATIONS CONTINUED:

- RECREATIONAL AREAS**
TRACTS REC-1 AND REC-2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - LIFT STATION EASEMENT**
THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOYNTON BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED IN BY THE CITY OF BOYNTON BEACH FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF BOYNTON BEACH ENGINEERING DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
 - UTILITY EASEMENTS**
THE UTILITY EASEMENTS 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.
- THE 10 FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AND PARALLEL TO PUBLIC RIGHTS-OF-WAY, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES.
- THE CITY OF BOYNTON BEACH UTILITY EASEMENT (BBUE) IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, IF OTHERWISE APPROVED BY THE CITY OF BOYNTON BEACH, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF BOYNTON BEACH ENGINEERING DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- BUFFER DRAINAGE EASEMENTS**
THE BUFFER DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER AND YARD DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 8 DAY OF JANUARY, 2016

LENNAR HOMES, LLC A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: [Signature] CARLOS GONZALEZ VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED CARLOS GONZALEZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF JANUARY, 2016
MY COMMISSION EXPIRES: 11-13-2016
COMMISSION NUMBER: EE851108
JEFF ALEXANDER NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA) COUNTY OF PALM BEACH)
THE CITY OF BOYNTON BEACH HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CITY AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 5th DAY OF February, 2016

WITNESS: [Signature] SHARLA ELLIS PRINT NAME
CITY OF BOYNTON BEACH
WITNESS: [Signature] JERRY TAYLOR MAYOR

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED JERRY TAYLOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF BOYNTON BEACH, FLORIDA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MAYOR OF SAID MUNICIPAL CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID MUNICIPAL CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND MUNICIPAL CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID MUNICIPAL CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF February, 2016
MY COMMISSION EXPIRES: Apr. 21 2017
COMMISSION NUMBER: EE871796
JUDITH A. DYLE NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA) COUNTY OF PALM BEACH)
THE CAMBRIA PARC COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 8 DAY OF JANUARY, 2016

WITNESS: [Signature] TAVIS PILLER PRINT NAME
CAMBRIA PARC COMMUNITY ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: [Signature] ALEXANDRA RIVERA PRINT NAME
PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED TERESA BALOJA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE CAMBRIA PARC COMMUNITY 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 ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION AND THAT IT WAS 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 8 DAY OF JANUARY, 2016
MY COMMISSION EXPIRES: 11-13-2016
COMMISSION NUMBER: EE 851108
JEFF ALEXANDER NOTARY PUBLIC

LENNAR HOMES, LLC
[Seal]

LENNAR HOMES, LLC
NOTARY
[Seal]

CITY OF BOYNTON BEACH
[Seal]

CITY OF BOYNTON BEACH
NOTARY
[Seal]

CAMBRIA PARC COMMUNITY ASSOCIATION, INC
[Seal]

COMMUNITY ASSOCIATION, INC
NOTARY
[Seal]

COUNTY ENGINEER
[Seal]

SURVEYOR
[Seal]