

# Boystown, C.L.F.

Lying in Section 26, Township 46 South, Range 42 East  
Palm Beach County, Florida

# 92

State Of Florida )  
County Of Palm Beach )



This Plat Was Filed For Record At  
10:20 AM This 10 day of  
October A.D., 1991, And Duty  
Recorded In Plat Book 68 On  
Pages 92 And 93

John B. Dunkle  
Clerk Of The Circuit Court  
By *Wm. R. Van Campen*  
Deputy Clerk

### Dedication:

State of Florida )  
County of Palm Beach )

Know all men by these presents, that Father Flanagan's Boys' Home, a Nebraska Not-For-Profit Corporation, authorized to do business in Florida, owner of the land shown hereon as "Boystown, C.L.F.," said land lying in Section 26, Township 46 South, Range 42 East, Palm Beach County, Florida; said land being more particularly described as follows:

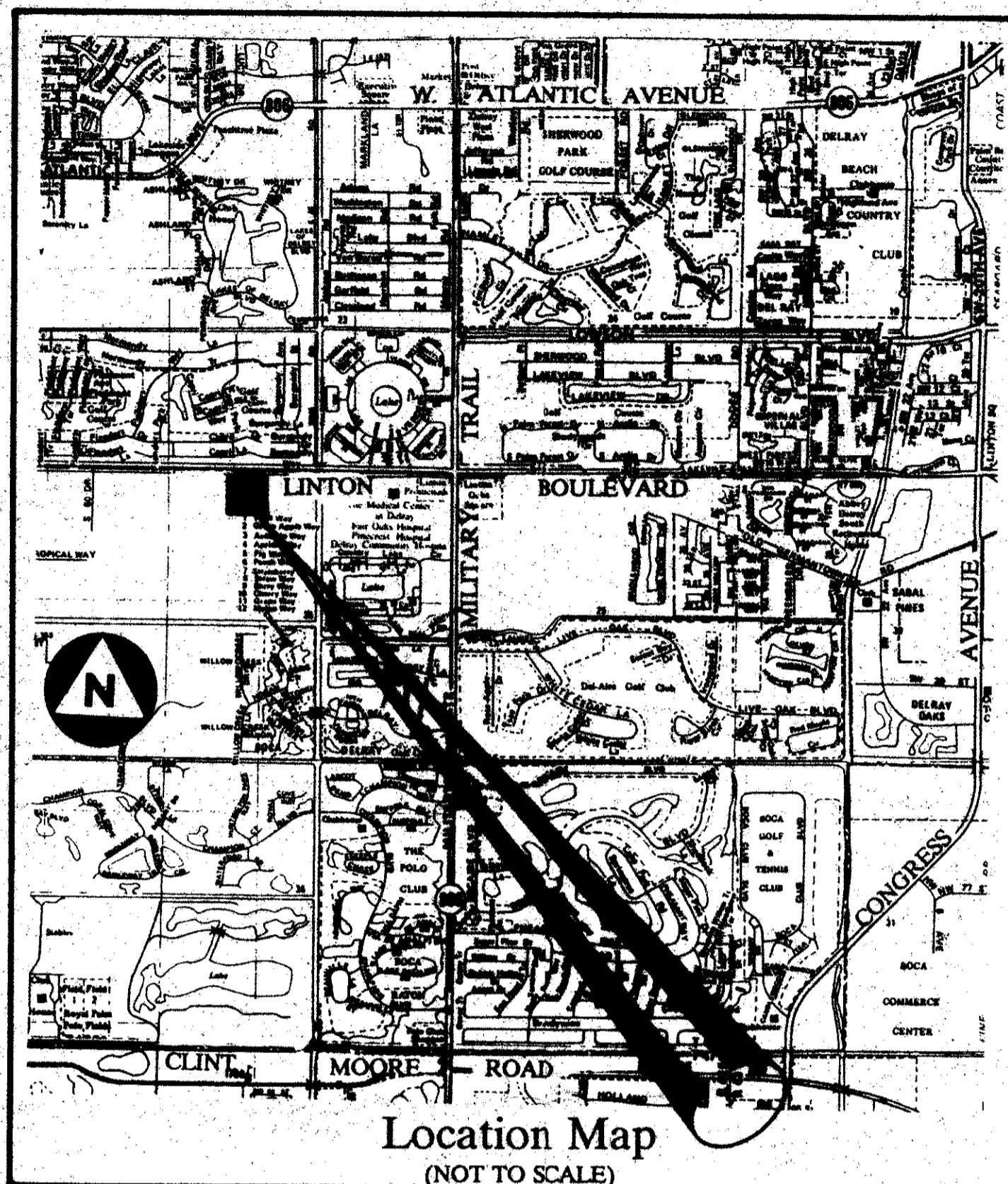
Commencing at the Northwest corner of the Northwest one-quarter of said Section 26, Palm Beach County, Florida; Thence North 89°38'48" East, along the north line of the Northwest one-quarter of said Section 26, a distance of 995.65 feet to the Northwest corner of the East one-half of the Northeast one-quarter of the Northwest one-quarter of said Section 26; Thence, South 00°45'09" East along the West line of the East one-half of the Northeast one-quarter of the Northwest one-quarter of said Section 26, a distance of 50.00 feet for a point of beginning; said point lying on the Southerly right of way line of Linton Boulevard, as recorded in Official Record Book 6724, Page 1371, Public Records, Palm Beach County, Florida

Thence, continue South 00°45'09" East, along said line, a distance of 627.72 feet to the Southwest corner of the East one-half of the Northeast one-quarter of the Northwest one-quarter of said section 26; Thence, North 89°34'29" East, along the South line of the North one-quarter of the Northwest one-quarter of said Section 26, a distance of 664.63 feet to the Southeast corner of the West one-half of the Northeast one-quarter of the Northwest one-quarter of said section 26; thence, North 00°49'35" West along the East line of the West one-half of the Northeast one-quarter of the Northwest one-quarter of the Northwest one-quarter of said Section 26, a distance of 626.89 feet to the said South right of way line of Linton Boulevard; Thence, South 89°38'48" West along said South right of way line of Linton Boulevard, a distance of 663.83 feet to the point of beginning.

Containing 9.57 Acres, more or less.

Has caused the same to be surveyed and platted, and does hereby make the following dedications and/or reservations.

1. Tract "A", as shown hereon, is hereby dedicated as a road right-of-way to the Board of Palm Beach County Commissioners of Palm Beach County, for the perpetual use of the public for proper purposes.
2. Tract "B", as shown hereon, is hereby reserved by the fee-simple lot owners for residential purposes.
3. Tract "L", the lake maintenance easement and drainage easement, as shown hereon, are hereby dedicated to the fee-simple lot owners for water management and drainage purposes, and are the perpetual maintenance obligation of said lot owners without recourse to Palm Beach County, further Palm Beach County has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
4. Tracts "L-1" and "L-2", as shown hereon are hereby dedicated for littoral zone and water management purposes to the fee-simple lot owners and are the perpetual maintenance obligation of said lot owners without recourse to Palm Beach County, it is a punishable violation of Palm Beach County laws, ordinances, codes, regulations and approvals to alter the approved slopes, contours or cross sections, or to chemically or physically remove, damage, destroy, cut or trim any plants within said tracts without the prior written consent of the Palm Beach County Department of Environmental Resources Management.
5. Tract "R", as shown hereon, is hereby dedicated to the fee-simple lot owners for recreation purposes, and is the perpetual maintenance obligation of said lot owners.
6. The Utility Easements, as shown hereon, are hereby dedicated in perpetuity for the construction, and maintenance of utility facilities, including "Cable Television".
7. The Landscape Easements, as shown hereon are hereby dedicated to the fee-simple lot owners for landscape and other proper purposes, and are the perpetual maintenance obligation of said lot owners without recourse to Palm Beach County.
8. The Buffer Easements, as shown hereon, are hereby dedicated to the fee-simple lot owners for buffer and other proper purposes, and are the perpetual maintenance obligation of said lot owners without recourse to Palm Beach County.



ZONING PETITION NO. 86-87 (A)

### Title Certification:

State Of Florida )  
County Of Palm Beach )

We, First American Title Insurance Company, A Title Insurance Company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Father Flanagan's Boys Home, a Nebraska Not-For-Profit Corporation; that the current taxes have been paid and that the property is unencumbered, and that all easements encumbering the property are shown hereon.

First American Title Insurance Company  
A Florida Corporation

Date: 7/12/91

By *William A. Collins*  
TITLE OFFICER

### Surveyor's Certificate:

State Of Florida )  
County Of Palm Beach )

I Hereby 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 (P.R.M.'S) permanent reference monuments have been placed as required by law, and (P.C.P.'S) permanent control points will be set under the guarantees posted with Palm Beach County, Florida for the required improvements, and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and Ordinances of Palm Beach County, Florida. And further, that the boundary survey encompassing the property shown hereon is in compliance with Chapter 21HF-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Date: 6-11-91

By *Wm. R. Van Campen*  
Wm. R. Van Campen  
Registered Land Surveyor No. 2424

### Surveyor's Notes:

1. Bearings shown or stated hereon, are based on, or are relative to the bearing of North 89°38'48" East along the North line of the Northwest Quarter of Section 26, Township 46 South, Range 42 East, State Plane Grid Azimuths, Florida East Zone, Palm Beach County Engineering Department Datum.
2. Sq. Ft. Denotes Square Feet  
CL Denotes Centerline  
(N.R.) Denotes A Non Radial Line
3. (P) Denotes A Set #2424 Permanent Reference Monument (P.R.M.)  
(C) Denotes A Set #2424 Permanent Control Point (P.C.P.)
4. Lines which intersect curves are radial unless otherwise noted.
5. In those instances where utility/drainage structures are constructed in conflict with the Platted Permanent Control Points (P.C.P.) position, straddlers monumented as Permanent Control Points will be set to reference the Platted Permanent Control Point positions.
6. This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida 33404. Telephone (407) 848-2102.

### General Easement Notes & Restrictive Covenants:

1. Building setback lines shall be as required by current zoning regulations of Palm Beach County, Florida.
2. There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other building and zoning codes and/or ordinances of Palm Beach County, Florida.
3. There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
4. In instances where drainage and utility easements intersect, those areas of intersection are drainage and utility easements. Construction, operation and maintenance of utilities within these areas of intersection shall not interfere with the construction, operation and maintenance of drainage facilities.
5. All platted utility easements shall also be easements for the construction, installation, maintenance and operation of Cable Television Services; provided however, that no such construction, installation, maintenance or operation of Cable Television Services shall interfere with the facilities and services of an Electric, Telephone, Gas or other Public Utility.
6. NOTICE: There may be additional restrictions, not shown on this Plat, that may be found in the Public Records of Palm Beach County.

### Area Tabulation

Lots (8)	5.65 Acres
Tract "A"	1.44 Acres
Tract "B"	1.25 Acres
Tract "R"	0.23 Acre
Tract "L"	0.82 Acre
Tract "L-1"	0.10 Acre
Tract "L-2"	0.08 Acre
Total	9.57 Acres

0608-001  
PET. 86-87(A)  
COLLECT

This instrument was prepared by Wm. R. Van Campen, in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, FL (407) 848-2102.

**BENCH MARK**  
LAND SURVEYING & MAPPING, INC.  
WEST PALM BEACH, FLORIDA - RIVIERA BEACH, FLORIDA

Record Plat  
**Boystown, C.L.F.**

OWN TAL VVS 12-21-90 WEL. NO. P12

### Approvals:

State Of Florida )  
County Of Palm Beach )

Board of County Commissioners Of Palm Beach County

This Plat is hereby approved for Record this 8 day of Oct, A.D., 1991

By *Karen T. Marcus*  
Karen T. Marcus, Chair

Attest:  
John B. Dunkle, Clerk

By *Debra Rowatt*  
Debra Rowatt, Deputy Clerk

County Engineer:

This Plat is hereby approved for Record this 8 day of Oct, A.D., 1991.

By *George T. Webb*  
George T. Webb, P.E., Acting County Engineer

In Witness Whereof, Father Flanagan's Boys Home, a Nebraska not-for-profit Corporation, authorized to do business in Florida, has caused these presents to be signed by Father Val Peter and John Burke, as President and Secretary, respectively, of Father Flanagan's Boys Home, a Nebraska not-for-profit Corporation, authorized to do business in Florida, and its Corporate Seal to be affixed hereto, by and with the authority of its Board Of Directors this 2 day of July, A.D., 1991.

By: *Father Flanagan's Boys Home*  
A Nebraska Not-For-Profit Corporation  
Authorized to do business in Florida

Attest: *John Burke*  
John Burke, Secretary

By: *Father Val Peter*  
Father Val Peter, President  
VICE PRESIDENT

### Acknowledgment:

State Of Florida )

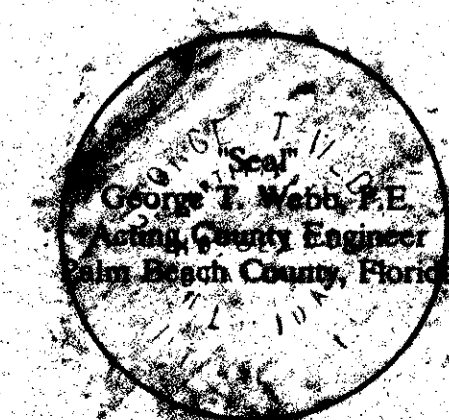
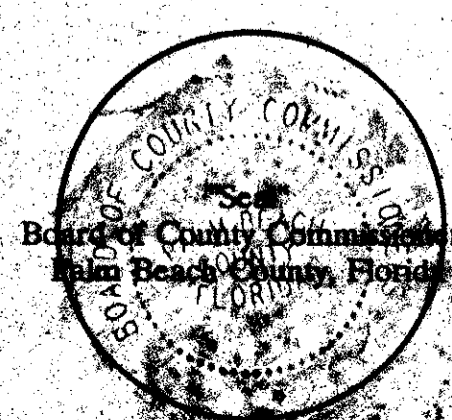
County Of Palm Beach )

Before Me, personally appeared Father Val Peter and John Burke, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary, respectively, of Father Flanagan's Boys Home, a Nebraska not-for-profit Corporation, authorized to do business in Florida, and severally acknowledged to and before me that they executed said instrument as such officers of said Corporation, and that the seal affixed hereto is the Corporate seal of said Corporation, and that it was affixed hereto 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 2 day of July, A.D., 1991.

My commission expires:

*John Burke*  
Notary Public



SUBDIVISION # BOYSTOWN  
BOOK 68 PAGE 62  
FLOOD ZONE B  
QUAD # 27  
SE  
ZIP CODE 33415

MUST HAVE APPROVED  
SITE PLAN FOR ENTIRE PAD

68/92