

Pet 83-58

67

STATE OF FLORIDA SS COUNTY OF PALM BEACH This plat filed for record at 10:57 AM this 28 day of October 1996 and duly recorded in Plat Book 78 on page 67-68 DOROTHY H. WILKEN, CLERK of the Circuit Court. By Leigh A. Standley D.C.



SURVEYOR'S CERTIFICATION: 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) 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 Palm Beach County Board of County Commissioners for the required improvements and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida. Date: 8/19/96 Donald L. Tada Professional Land Surveyor Florida Registration No. 4380

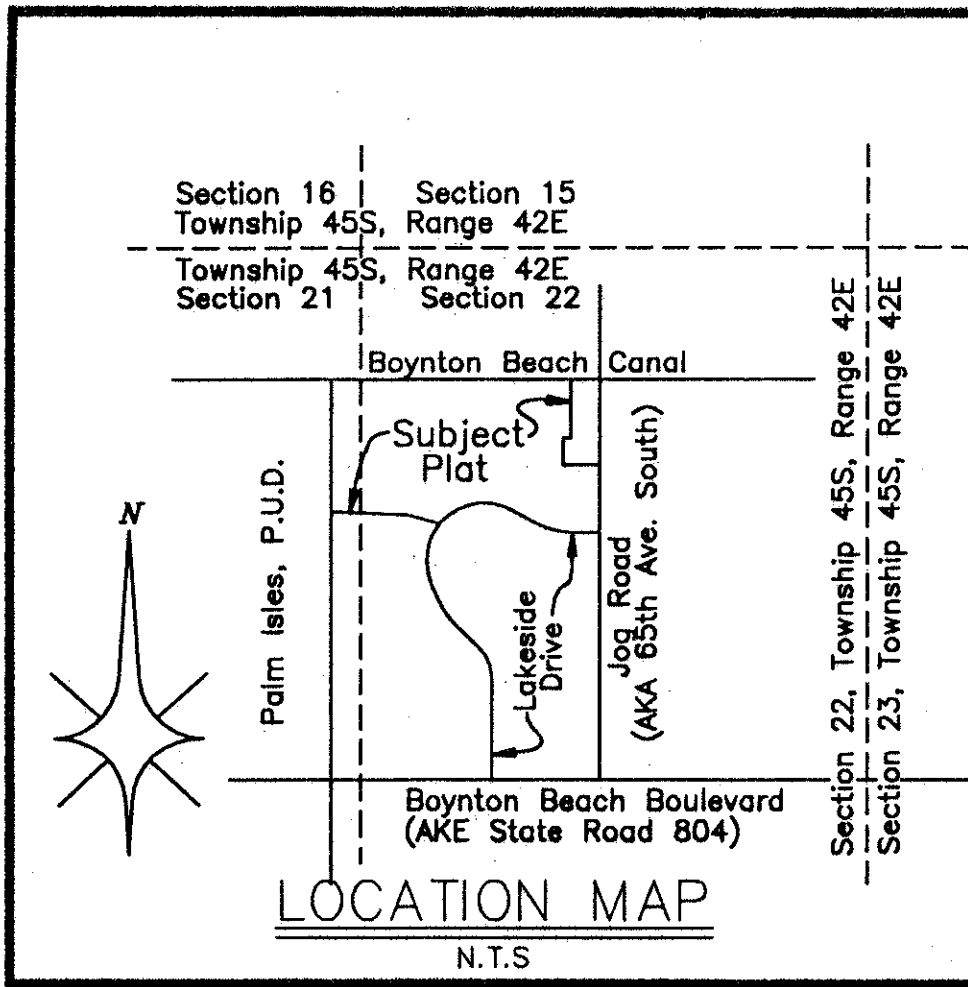
SURVEYOR'S NOTES: 1. Bearing Base: The South Line of the Boynton Beach Canal as how monumented in the field. Said South Line is assumed to bear North 89°03'00" East, and all other bearings shown hereon are relative thereto. 2. No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments. 3. In those instances where easements of different types (cross or overlap, Drainage Easements shall have first priority, Utility Easements shall have second priority, and all other Easements shall be subordinate to these with their priorities being determined by the use right granted. 4. The Building setbacks shall be as required by current Palm Beach County Zoning Regulations. 5. NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County. 6. All tangent lines, which intersect curves, are non-radial to those curves, unless otherwise noted as a Radial Bearing (RB). 7. The numerical TRACT'S and BLOCK'S shown on sheet 2 of this plat, refer to the TRACT'S and BLOCK'S shown on the said Plat of "PALM BEACH FARMS COMPANY'S PLAT NO. 3". 9. This instrument was prepared by Richard A. Pedraza, in the Offices of Atlantic - Caribbean Mapping, Inc. 3062 Jog Road, Greenacres, Florida 33467

COUNTY APPROVALS: County Engineer of Palm Beach County, Florida: This Plat is hereby approved for record pursuant to Palm Beach County ordinance 95-33 and in accordance with section 177.07(2), F. S., this 25 day of OCT A. D., 1996. By: Dwayne T. Hill, County Engineer

Boynton Waters West I

AT LAKES OF BOYNTON BEACH PUD - POD C

Situate in Sections 21 and 22, Township 45 South, Range 42 East Being a replat of all of Tracts 24, 25, 26, 27, 30, and a portion of Tracts 16 through 23, 28 and 29, 31 through 33, and 36 through 39, Block 48, and the adjacent abandoned roadways, Palm Beach Farms Company Plat No. 3 as recorded in Plat Book 2, Page 45 through 54, inclusive, Public Records of Palm Beach County, Florida July, 1996



DEDICATION :

KNOW ALL MEN BY THESE PRESENTS that Estates of Boynton Waters West Corporation, a Florida Corporation, owner of the land shown hereon as BOYNTON WATERS WEST I, AT LAKES OF BOYNTON BEACH PUD - POD C, situate in Sections 21 and 22, Township 45 South, Range 42 East, being a replat of all of Tracts 24, 25, 26, 27, 30, a portion of Tracts 16 through 23, 28 and 29, 31 through 33, and 36 through 39, Block 48 and the adjacent abandoned roadways, "THE PALM BEACH FARMS COMPANY'S PLAT NO. 3", as recorded in Plat Book 2, pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, more particularly described as follows:

COMMENCE at the point of intersection of the West Right-of-Way line of Jog Road, as laid out and in use and recorded in Official Records Book 4224, Page 780, of the Public Records of Palm Beach County, Florida, with the South line of the North 110.00 feet of Tract 16 Block 48 of said plat of THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, said south line also being known as the South Right-of-Way line of the Boynton Beach Canal as laid out and in use and recorded in Deed Book 118, Pages 518 through 538, inclusive; thence South 00°10'27" East along said West Right-of-Way line of Jog Road, as laid out and in use, a distance of 960.00 feet, to the POINT OF BEGINNING, said point also being the Southeast corner of a parcel of land described in Official Record Book 7183 Page 757, of the Public Records of Palm Beach County, Florida; thence continue South 00°10'27" East, along said West Right-of-Way line of Jog Road, as laid out and in use, a distance of 427.25 feet, to a point being the most Easterly, Northeast corner of STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2, as recorded in Plat Book 62, at Pages 98 through 100, inclusive, of the Public Records of Palm Beach County, Florida; thence along the Northerly line of said plat of STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2 54°42'00"W, a distance of 35.28 feet; thence South 89°34'27" West a distance of 77.39 feet; thence South 78°02'14" West a distance of 100.00 feet, to a point on a non-tangent curve, concave to the North and having a radius of 706.41 feet, from which a radial line bears North 00°25'33" West; thence westerly along the arc of said curve, through a central angle of 30°00'00" on arc distance of 369.88 feet; thence tangent to said curve, North 60°25'33" West a distance of 248.59 feet to the point of curvature of a curve concave to the South and having a radius of 608.41 feet; thence westerly and southwesterly along the arc of said curve, through a central angle of 88°20'00", on arc distance of 938.00 feet; thence non-tangent to said curve, North 78°27'00" West a distance of 390.71 feet; thence North 85°04'10" West a distance of 757.18 feet to the intersection of said North line of STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2 with the East line of the plat of PALM ISLES, A P.U.D., as recorded in Plat Book 67, Pages 116 through 127, inclusive, of the Public Records of Palm Beach County, Florida (the preceding eight courses having been coincident with the North line of said plat of STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2); thence North 00°55'51" West, along the East line of said plat of PALM ISLES, A P.U.D., a distance of 3.91 feet; thence South 89°18'38" West, along the North line of said plat of PALM ISLES, A P.U.D., a distance of 24.99 feet; thence North 00°55'51" West along the East line of said plat of PALM ISLES, A P.U.D., and the East line of the plat of PALM ISLES II-A, A P.U.D., a distance of 1239.86 feet; thence North 89°03'00" East along the South line of the North 110.00 feet of Tract 16 through Tract 23, inclusive, of Block 48, and the South Right-of-Way line of the Boynton Beach Canal, as laid out and in use, a distance of 2394.13 feet, to a point being the Northwest corner of a parcel of land described in Official Record Book 7109, at Page 1916, of the Public Records of Palm Beach County, Florida; thence South 00°10'27" East along the West line of said parcel, a distance of 720.00 feet; thence South 89°03'00" West, along the North line of a parcel of land described in Official Record Book 7183, Page 757 of the Public Records of Palm Beach County, Florida, a distance of 41.00 feet; thence South 00°10'27" East, along the West line of the aforementioned parcel, a distance of 240.00 feet; thence North 89°03'00" East, along the South line of the aforementioned parcel, a distance of 416.00 feet to the POINT OF BEGINNING.

Containing 3184249.54 square feet or 73.100 acres, more or less.

Have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as shown as follows:

- 1. Street Tract: Tract A, as shown hereon, is hereby reserved for The Estates of Boynton Waters Homeowners' Association, Inc. its successors and assign, 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. 2. Water Management Tracts: Tracts F, G, H and I, as shown hereon, are hereby reserved for the B.B.C.C. Property Owners Association, Inc., its successors and assigns, for Storm water Management and Drainage purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. 3. Drainage Easements and Lake Maintenance/Access Easements: The Lake Maintenance Easements, as shown hereon, are hereby reserved for The B.B.C.C. Property Owners Association, Inc. for purposes of performing any and all maintenance activities pursuant to the maintenance obligations of said Association, its successors and assigns, without recourse to Palm Beach County.

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 B.B.C.C. Property Owners Association, Inc. its successors and assigns, without recourse to Palm Beach County.

The Lake Maintenance Access Easements, as shown hereon, are hereby reserved for The B.B.C.C. Property Owners Association, Inc. its successors and assigns, for access to storm water management and drainage facilities located within the associated water management tracts, 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 associated with said drainage system.

4. 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.

5. Limited Access Easements: The Limited Access Easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

6. Landscape Buffer Tracts: Tracts B, C and D, as shown hereon, are hereby reserved for The Estates of Boynton Waters Homeowners' Association, Inc. its successors and assigns, for landscape purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

7. 5 Foot Landscape Buffer Easements: The Landscape Buffer Easements, as shown hereon, are hereby reserved for The Estates of Boynton Waters Homeowners' Association, Inc. its successors and assigns, for landscape purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. No Landscaping over any portion of a Water Management Tract or Lake Maintenance Easement except in accordance with Surveyor's Note 2.

8. Littoral Zones: The Littoral Zones, 1 through 9, inclusive, as shown hereon, are hereby reserved for The B.B.C.C. Property Owners Association, Inc. its successors and assigns, for littoral zone and water management purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. It is a punishable violation of Palm Beach County Laws, Ordinances, Codes, and Regulations to alter the approved slopes, contours, or cross-sections, or to chemically or physically remove, damage, destroy, cut or trim any plants within said Zones without the prior written consent of the Palm Beach County Department of Environmental Resources Management.

9. Recreation Area: Tract E, the Recreation Area, as shown hereon, is hereby reserved for The Estates of Boynton Waters Homeowners' Association, Inc. its successors and assigns for recreation purposes, and is the Perpetual Maintenance Obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

10. TRACT J: Tract J, as shown hereon, is hereby reserved for The Estates of Boynton Waters West Corporation, its successors and assigns for future development purposes, and is the Perpetual Maintenance Obligation of said Corporation, its successors and assigns, without recourse to Palm Beach County.

In Witness whereof, Estates of Boynton Waters West Corporation, has caused these Presents to be signed by its President, and its Corporate Seal to be affixed hereto, by and with the Authority of its Board of Directors, this 2nd day of August, 1996.

Witness: Edward Flaxman, President of Estates of Boynton Waters West Corporation, Inc. A Florida Corporation. By: John B. Kennelly, President.

ACKNOWLEDGEMENT: State of Florida County of Palm Beach. Before me personally appeared John B. Kennelly who is personally known to me, and who executed the foregoing instrument as President of the Estates of Boynton Waters West Corporation, a Florida Corporation, and severally acknowledged to and before me, that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, 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 seal this 2nd day of August, 1996. My Commission expires: 4/28/2000 Edward Flaxman Notary Public

MORTGAGEE'S CONSENT: State of Florida County of Palm Beach. The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the Dedication of the land described in said Dedication by the owner thereof and agrees that its Mortgage, which is recorded in Official Record Book 9374 at Page 549 of the Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon. In Witness whereof, said Corporation has caused these presents to be signed by its Vice-President, and its Corporate Seal to be affixed hereto, by and with the Authority of its Board of Directors, this 2nd day of August, 1996. Witness: Capital Bank, A Florida Banking Corporation. By: Donald S. Smiley, Vice-President.

ACKNOWLEDGEMENT: State of Florida County of Palm Beach. Before me personally appeared Donald S. Smiley, who is personally known to me, and who executed the foregoing instrument as Vice-President of Capital Bank a Florida Banking Corporation, and severally acknowledged to and before me, that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, 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 seal this 2nd day of August, 1996. My Commission expires: 1/28/2000 Cheryl Cooperman Notary Public

ACCEPTANCE OF RESERVATIONS: State of Florida County of Palm Beach. The Estates of Boynton Waters Homeowners' Association, Inc. 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, this 5th day of August, 1996. Witness: Barbara Kennelly, President of The Estates of Boynton Waters Homeowners' Association, Inc. A Florida Corporation. Not for Profit. By: John S. Kennelly, President.

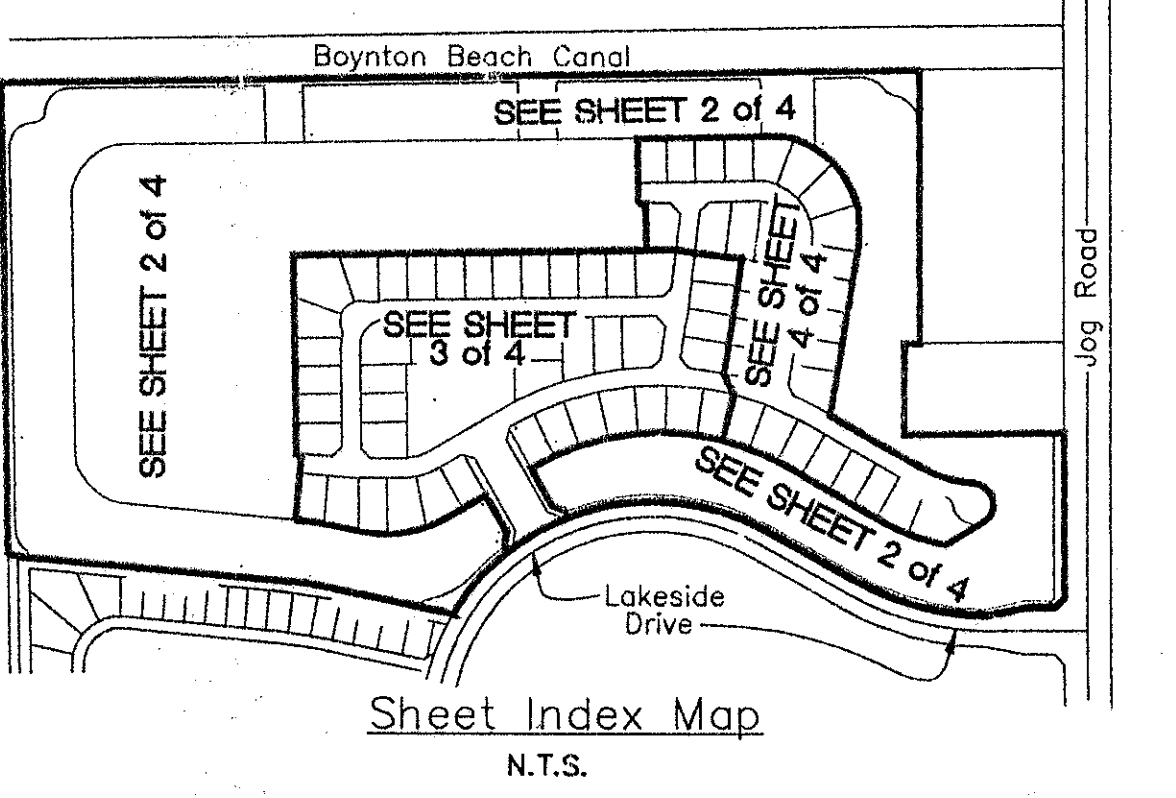
ACKNOWLEDGEMENT: State of Florida County of Palm Beach. Before me personally appeared John S. Kennelly who is personally known to me, and who executed the foregoing instrument as President of The Estates of Boynton Waters Homeowners' Association, Inc. a Florida Corporation, and severally acknowledged to and before me, that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, 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 seal this 2nd day of August, 1996. My Commission expires: 4/28/2000 Edward Flaxman Notary Public

ACCEPTANCE OF RESERVATIONS: State of Florida County of Palm Beach. The B.B.C.C. Property Owners Association, Inc. 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, this 2nd day of August, 1996. Witness: B.B.C.C. Property Owners Association, A Florida Corporation. Not for Profit. By: Donald B. Stiller, President.

ACKNOWLEDGEMENT: State of Florida County of Palm Beach. Before me personally appeared Donald B. Stiller who is personally known to me, and who executed the foregoing instrument as President of B.B.C.C. Property Owners Association, Inc., a Florida Corporation, and severally acknowledged to and before me, that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, 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 seal this 2nd day of August, 1996. My Commission expires: 4/28/2000 Edward Flaxman Notary Public

TITLE CERTIFICATION: STATE OF FLORIDA COUNTY OF PALM BEACH. I, John S. Kennelly, 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 the Estates of Boynton Waters West Corporation; that all current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this Plat. Dated: August 5, 1996. John S. Kennelly, Attorney-at-Law

Tabular Data: Partition Number 83-588. Total Plat Area: 73.100 Acres (±). Total Dwelling Units: 76. Density: 4.344 Dwelling Units Per Acre. Streets: 5.945 Acres (±). Lakes: 25.316 Acres (±). Recreation Area: 1.219 Acres (±). Landscape Buffer Tracts: 4.591 Acres (±). Tract J: 18.533 Acres (±). Net Developable Area: 17.496 Acres (±).



BOYNTON WATERS WEST I PAGE 67 BLOCK 78 FLOOD ZONE B ZONING R1S/RS QUAD # 35 ZIP CODE 33437 PLAT 83-58 PUB. MAPS LAKES OF BOYNTON BEACH TAZ - 4413

78-67 0391-009

ATLANTIC - CARIBBEAN MAPPING, INC. 3062 JOG ROAD GREENACRES, FLORIDA 33467 (561) 964-7884; FAX (561) 964-9669. Project No. 94-023, Dwg No. 023_p001, Plat of Boynton Waters West I.

Professional seals and stamps for Edward Flaxman (Notary Public, My Comm. Exp. 4/28/00), The Estates of Boynton Waters Homeowners' Association, Inc., B.B.C.C. Property Owners Association, Inc., and John S. Kennelly (Attorney-at-Law).