

HAWK'S LANDING P.U.D.

BEING A REPLAT OF LOTS 4, 17, 18 AND A PORTION OF LOT 5,
PLAT OF BOYNTONBOROUGH, PLAT BOOK 25 PAGE 174 AND A PORTION
OF LOT 19, SAM BROWN JR'S HYPOLUXO SUBDIVISION, PLAT BOOK 1, PAGE 81,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LYING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 43 EAST
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

FEBRUARY 2003 SHEET 2 OF 3

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD _____ DAY OF _____
AD, 2003 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____
DOROTHY H. WILKEN, CLERK
BY: _____, D.C.

CIRCUIT COURT SEAL

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF Palm Beach

I, JAY A. TAPLIN, ^{P.A.} A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO GRAYHAWK DEVELOPMENT CORPORATION, A FLORIDA CORPORATION AND COMMUNITY ASSOCIATION FOR HAWK'S LANDING, PUD, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT ALL ~~CURRENT~~ TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: July 2003 @ 8:00 AM BY: Jay A. Taplin, P.A.
JAY A. TAPLIN, ESQUIRE
FLORIDA BAR NO. 287393

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 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 MONUMENTS ACCORDING TO SEC. 177.091(9) WILL BE SET UNDER GUARANTEES POSTED WITH THE CITY OF BOYNTON BEACH; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, 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.

THIS 2nd DAY OF July, 2003
TIMOTHY M. SMITH
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4676

CITY OF BOYNTON BEACH APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS 3 DAY OF July, 2003 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: Herbert D. Kelley, Jr.
HERBERT D. KELLEY, JR., P.E.
CITY SURVEYOR AND MAPPER

HAWK'S LANDING, P.U.D. IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF July, 2003

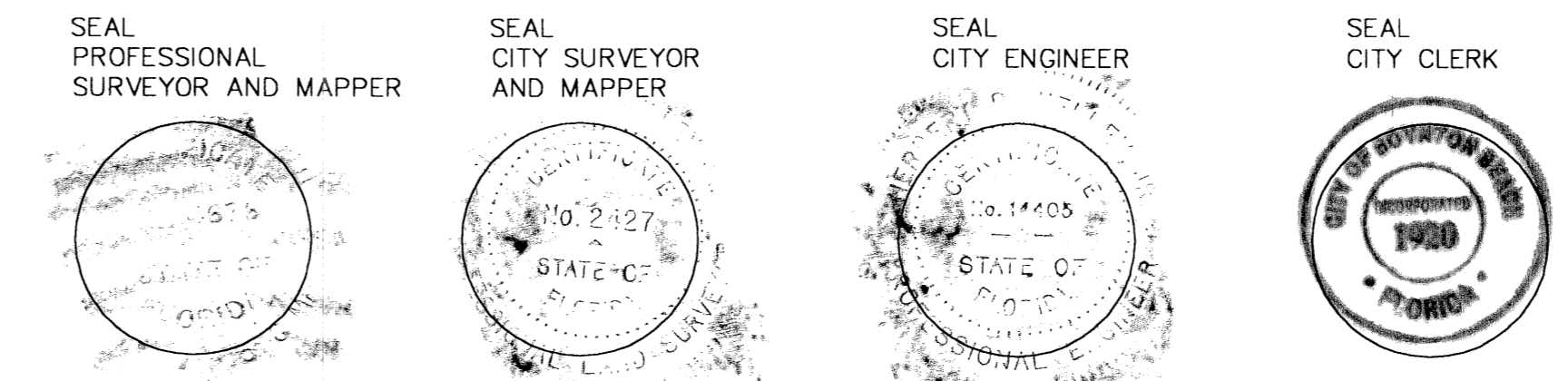
BY: Herbert D. Kelley, Jr.
HERBERT D. KELLEY, JR., P.E.
CITY ENGINEER
BY: Gerald Broening
GERALD BROENING, MAYOR

ATTEST: (AS TO BOTH) Janet M. Prawnito
JANET M. PRAWNITO, C.M.C.
CITY CLERK

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE PLAT OF BOYNTONBOROUGH, PLAT BOOK 25, PAGE 174, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF SOUTH 89°59'58" WEST ALONG THE NORTH LINE OF LOTS 7 THROUGH 15 AS SAME ARE SHOWN ON SAID PLAT.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS INCLUDING CERTAIN LANDSCAPING.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES WILL 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 THIS COUNTY.



TIMOTHY M. SMITH LAND SURVEYING, INC. 1440 OKEECHOBEE BLVD., SUITE 210 ROYAL PALM BEACH, FL 33411 (561) 204-5525 LB #6865		HAWK'S LANDING P.U.D.	
		SHEET 2 OF 3	
		SCALE: 1"=30'	DATE: JAN 2003
		DIRECTORY: GRAYBOYN	FIELD BOOK: 13/20
		DWC NO.: BOYNRPO1	