

0669-005

WEST BOYNTON DISTRICT PARK "B" THE SPRINGS P.U.D.

LYING IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT 71, BLOCK 40, OF
PALM BEACH FARMS COMPANY PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JANUARY 2005

SHEET 1 OF 4

DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITICAL PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS:

WEST BOYNTON DISTRICT PARK "B" THE SPRINGS P.U.D.

LYING IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT 71, BLOCK 40, OF PALM BEACH FARMS COMPANY PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 10;
THENCE ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER, N03°46'08"E, FOR 1795.40 FEET TO THE BOUNDARY OF THE SPRINGS PLAT NO.1, RECORDED IN PLAT BOOK 80, PAGES 92 THROUGH 95 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING COURSES:

THENCE S89°46'15"W FOR 1293.34 FEET;
THENCE S03°46'12"W FOR 507.15 FEET;
THENCE S88°14'11"W FOR 290.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 560.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°00'00" FOR 146.61 FEET TO A POINT OF TANGENCY;
THENCE N76°45'49"W FOR 112.67 FEET;
THENCE S13°14'11"W FOR 80.00 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 485.00 FEET, WHERE A RADIAL LINE BEARS S13°14'11"W;
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°00'00" FOR 253.95 FEET TO A POINT OF TANGENCY;
THENCE S73°14'11"W FOR 112.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 640.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°11'45" FOR 147.40 FEET TO A POINT OF TANGENCY;
THENCE S86°25'56"W FOR 223.22 FEET;
THENCE S46°56'55"W FOR 82.52 FEET TO THE EAST RIGHT-OF-WAY LINE OF JOG ROAD, RECORDED IN OFFICIAL RECORD BOOK 4839, PAGE 1687 AND OFFICIAL RECORD BOOK 5895, PAGE 1064, OF SAID PUBLIC RECORDS, BEING A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2560.00 FEET, WHERE A RADIAL LINE BEARS N82°11'44"W;

THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°23'08" FOR 910.83 FEET TO THE SOUTH LINE OF SAID BLOCK 40;
THENCE ALONG SAID SOUTH LINE, N89°42'27"E FOR 197.29 FEET TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 10;
THENCE ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, S03°20'50"W FOR 247.85 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 10;
THENCE ALONG THE SOUTH LINE OF SAID SECTION 10, N89°46'15"E FOR 2656.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 92.99 ACRES MORE OR LESS.

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

1. STREETS:

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

2. TRACTS A AND R:

TRACTS A & R AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS SITE SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

TRACT R AS SHOWN HEREON IS HEREBY SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 12102, PAGE 290, PUBLIC RECORDS OF PALM BEACH COUNTY, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

3. TRACT S:

TRACT S, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA.
TRACT S AS SHOWN HEREON IS HEREBY SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 16962, PAGE 1335, PUBLIC RECORDS OF PALM BEACH COUNTY, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

4. LANDSCAPE BUFFER TRACT:

TRACT LB-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSOR AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF SAID TRACT SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.
TRACT LB-1, AS SHOWN HEREON IS HEREBY SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 12102, PAGE 290, AND OFFICIAL RECORD BOOK 16962, PAGE 1335, PUBLIC RECORDS OF PALM BEACH COUNTY, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

5. WATER MANAGEMENT TRACTS:

TRACTS L-1, L-2, L-3 AND L-4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL USE OF THE PUBLIC FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.
TRACT L-1 AS SHOWN HEREON IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 18383, PAGE 1280, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS:

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.
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.

7. 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.

8. MASS TRANSIT EASEMENT:

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE FEE SIMPLE OWNER UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

9. LANDSCAPE BUFFER EASEMENTS

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ITS SEAL TO BE AFFIXED HERETO THIS 12 DAY OF December, 2005.

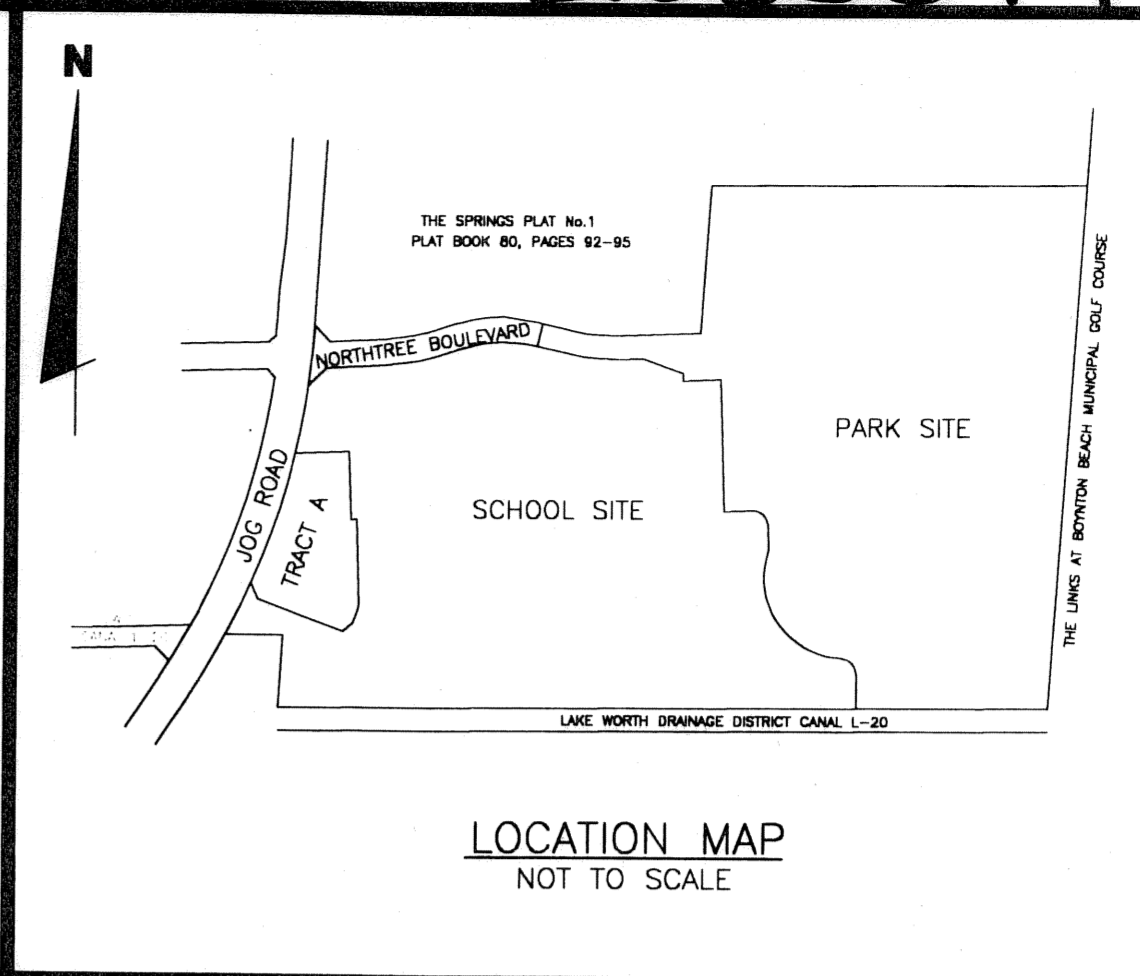
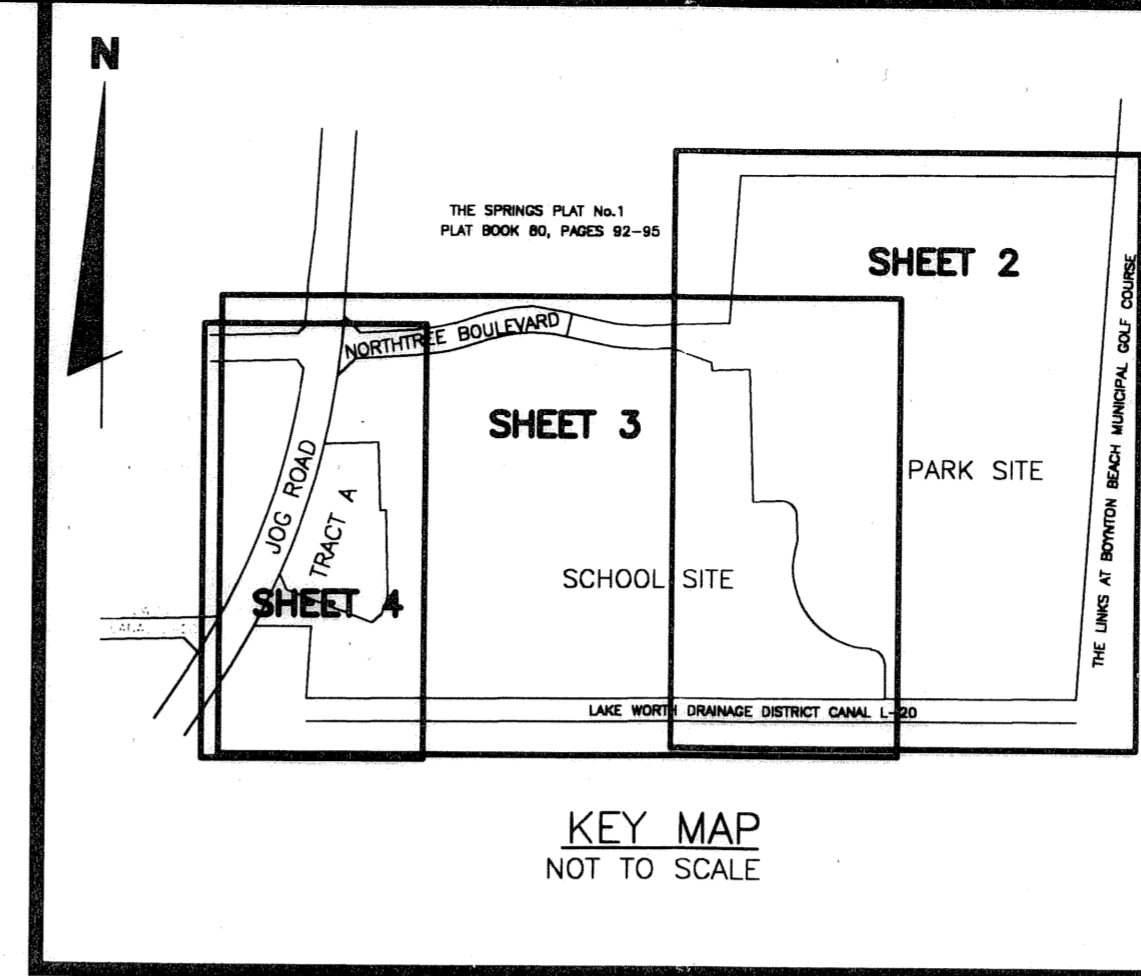
PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BOARD OF COUNTY COMMISSIONERS
BY: Tony Masilotti
TONY MASILOTTI, CHAIRMAN

ATTEST: Sharon R. Bock
SHARON R. BOCK
CLERK & COMPTROLLER

IN WITNESS WHEREOF, THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Chairman AND ITS SEAL TO BE AFFIXED HERETO THIS 12 DAY OF July, 2005.

SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA
A CORPORATE BODY POLITICAL PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA
BY: Thomas E. Lynch
THOMAS E. LYNCH, CHAIRMAN

ATTEST: Arthur C. Johnson, PhD.
ARTHUR C. JOHNSON, PH.D.
SUPERINTENDENT



20050774232

176

COUNTY OF PALM BEACH
STATE OF FLORIDA
This map was filed for record at A M.
This 20 day of December, 2005,
and duly recorded in Plat Book No. 106
on page 176-179
Book 106, Clerk of Public Records
by Alma S. Johnson, a.c.



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY, AS 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 TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITICAL PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; 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 Dec 5, 2005 BY: Kenneth L. Townsend
SOUTHEAST GUARANTY & TITLE, INC.
KENNETH L. TOWNSEND, PRESIDENT

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) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS ACCORDING TO SEC.177.091(9), F.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.

John E. Phillips III
JOHN E. PHILLIPS, III, P.S.M.
LICENSE NO. 4826
STATE OF FLORIDA

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS 19 DAY OF December, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George R. Webb
GEORGE R. WEBB, P.E.
COUNTY ENGINEER

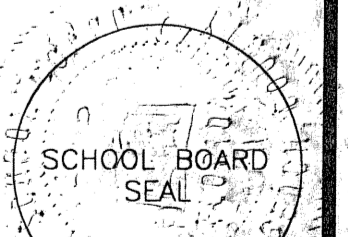
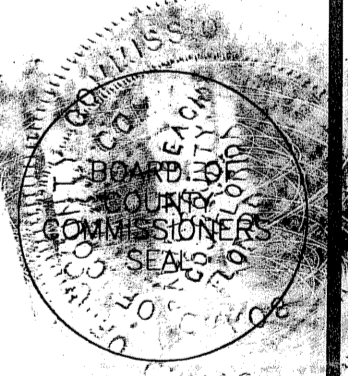
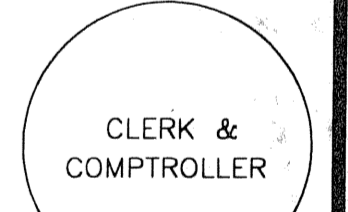
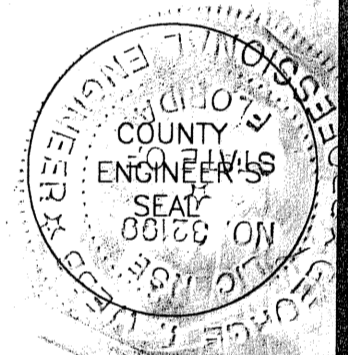
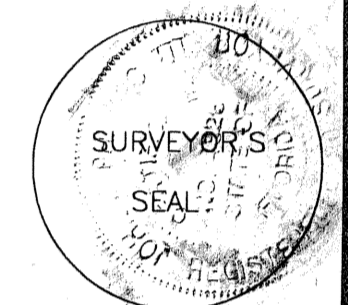
NOTICE:

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 THIS COUNTY.

THIS INSTRUMENT PREPARED BY:
JOHN E. PHILLIPS, III, P.S.M. 4826, STATE OF FLORIDA
BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
901 NORTHPOINT PKWY., SUITE 305
WEST PALM BEACH, FLORIDA 33407
LB 6473

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF N03°46'08"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10.
- PERMANENT REFERENCE MONUMENT (P.R.M.) No.4826 SET, UNLESS NOTED OTHERWISE.
 MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS, INC." CAP SET, UNLESS NOTED OTHERWISE.
- NO BUILDINGS OF 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.
- STATE PLANE COORDINATES:
A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND
H. SCALE FACTOR - 1.000312
I. GROUND DISTANCE x SCALE FACTOR= GRID DISTANCE
J. ROTATION EQUATION: NONE
- ABBREVIATIONS:
(P) - DIMENSION PER THE SPRINGS PLAT No.1, PLAT BOOK 80, PAGE 92.
(M) - MEASURED DIMENSION
R - RADIUS
C - CENTRAL ANGLE
A - ARC LENGTH
LWDD - LAKE WORTH DRAINAGE DISTRICT
ORB - OFFICIAL RECORD BOOK
PG. - PAGE
U.E. - UTILITY EASEMENT
FPU - FLORIDA PUBLIC UTILITIES
FPL - FLORIDA POWER & LIGHT
PRM - PERMANENT REFERENCE MONUMENT
C - CENTERLINE
- PLAT AREA: 92.99 ACRES, MORE OR LESS.
- RADIAL BEARINGS ARE NOTED AT ALL NON-TANGENT CURVES.



SITE PLAN DATA

ZONING PETITION NO.	94-016B
PROJECT NO.	0669-000
PROJECT NAME	THE SPRINGS P.U.D.
TOTAL AREA	92.99 AC.
TRACT A	3.69 AC.
TRACT B	0.08 AC.
TRACT R	38.98 AC.
TRACT S	48.27 AC.
TRACT LB-1	1.97 AC.
WATER MANAGEMENT TRACTS	
TRACT L-1	4.73 AC.
TRACT L-2	1.42 AC.
TRACT L-3	1.78 AC.
TRACT L-4	4.36 AC.

SUBDIVISION West Boynton Dist Park B - THE SPRINGS
BOOK 106
FLOOD MAP # 185A
FLOOD ZONE B
QUAD # 34
SE
TAZ 945
PUD NAME THE SPRINGS