

ESTATES AT HERITAGE CLUB, PUD
A REPLAT OF TRACT 1, REPLAT OF A PORTION OF GULF STREAM ESTATES PLAT NO. 2
(PB 16, PG 11, PBCR) ALL LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, PSM

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT NEW CENTURY BOYNTON ONE DEVELOPMENT, LLLP., A
FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A
REPLAT OF TRACT 1, REPLAT OF A PORTION OF GULF STREAM ESTATES PLAT NO. 2 (PB 16, PG
11, PBCR) ALL LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF BOYNTON
BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ESTATES AT HERITAGE CLUB, PUD
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1, REPLAT OF A PORTION OF GULF STREAM ESTATES, PLAT NO. 2, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (N1/4) CORNER OF SECTION 4, TOWNSHIP 46 SOUTH,
RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

THENCE SOUTH 89°44'57" EAST, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF
13.11 FEET;

THENCE SOUTH 00°15'03" WEST, 2,475.52 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1,
LYING IN THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AND THE EAST
LINE OF SAID TRACT 1 AND THE POINT OF BEGINNING;

THENCE SOUTH 08°36'58" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE OF
TRACT 1, A DISTANCE OF 644.51 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1, LYING IN
THE NORTH RIGHT-OF-WAY LINE OF GULFSTREAM BOULEVARD;

THENCE NORTH 89°56'03" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE
OF SAID TRACT 1, A DISTANCE OF 535.10 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1;

THENCE NORTH 00°44'32" WEST ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 637.77
FEET THE THE NORTHWEST CORNER OF SAID TRACT 1;

THENCE NORTH 89°54'07" EAST, ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF
639.91 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING
374,557 SQUARE FEET (8.60 ACRES), MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY
DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HERITAGE CLUB AT BOYNTON
BEACH PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS
SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE
OBLIGATION OF SAID ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS
AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HERITAGE CLUB AT BOYNTON
BEACH PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS
SUCCESSORS AND ASSIGNS, AS A ROADWAY TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS,
UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS
THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS,
WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

TRACTS "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O" AND "P", AS SHOWN HEREON,
ARE HEREBY RESERVED FOR THE HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS
ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR
OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION,
ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

THE UTILITY EASEMENTS (U.E.) 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. NO BUILDINGS OR STRUCTURES SHALL BE
PLACED WITHIN THE DEPICTED EASEMENTS.

THE MAINTENANCE ACCESS EASEMENTS (M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO
THE HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION, A FLORIDA
CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE ACCESS
PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS
SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

THE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE
CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS
RIGHTS.

THE EMERGENCY ACCESS EASEMENT (E.A.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO THE
CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSE OF ACCESS FOR POLICE AND FIRE-RESCUE
EMERGENCIES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED
THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS 18th DAY OF August 2006.

WITNESS: James Drotos
PRINTED NAME: JAMES DROTOS
WITNESS: Michelle Jessell
PRINTED NAME: Michelle Jessell

NEW CENTURY BOYNTON ONE
DEVELOPMENT, LLLP
A FLORIDA LIMITED LIABILITY LIMITED
PARTNERSHIP
BY: NEW CENTURY BOYNTON ONE,
LLC,
A FLORIDA LIMITED LIABILITY
COMPANY, ITS GENERAL PARTNER
BY: Robert Mathias
MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT MATHIAS WHO IS PERSONALLY KNOWN TO ME, OR HAS
PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT
AS MANAGER OF NEW CENTURY BOYNTON ONE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND
SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH
OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND
DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF August, 2006
MY COMMISSION EXPIRES: 01/29/2010

ACCEPTANCE OF DEDICATIONS
AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION, A
FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS AND
RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND
HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON,
DATED THIS 18th DAY OF August, 2006.

WITNESS: James Drotos
PRINTED NAME: James Drotos
HERITAGE CLUB AT BOYNTON BEACH
PROPERTY OWNERS ASSOCIATION,
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Michelle Jessell
PRINTED NAME: Michelle Jessell
BY: Robert Mathias
PRINTED NAME: Robert Mathias
TITLE: President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Robert Mathias WHO IS PERSONALLY KNOWN
TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO
EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HERITAGE CLUB
AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION
NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED
SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE
CORPORATE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE
SEAL OF SAID CORPORATION AND THAT IT IS 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 18th DAY OF August 2006.
MY COMMISSION EXPIRES: 01/29/2010

MORTGAGEE'S CONSENT

STATE OF NEW JERSEY
COUNTY OF MERCER

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO
MORTGAGES 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 MORTGAGES WHICH
ARE RECORDED IN OFFICIAL RECORD BOOK 19711, AT PAGE 988, AND IN
OFFICIAL RECORD BOOK 20495, AT PAGE 789 OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN
HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL BANK HAS CAUSED THESE PRESENTS
TO BE SIGNED BY ITS FIRST SENIOR VICE PRESIDENT, BY AND WITH THE
AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF August,
2006.

WITNESS: Joan Richter
PRINTED NAME: Joan Richter
YARDVILLE NATIONAL BANK
BY: John P. Samborski
FIRST SENIOR VICE PRESIDENT

WITNESS: Doreen A. Cochran
PRINTED NAME: Doreen A. Cochran

MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF NEW JERSEY
COUNTY OF MERCER

BEFORE ME PERSONALLY APPEARED JOHN P. SAMBORSKI, WHO IS PERSONALLY KNOWN
TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO
EXECUTED THE FOREGOING INSTRUMENT AS FIRST SENIOR VICE PRESIDENT OF
YARDVILLE NATIONAL BANK, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE
EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL BANK, AND
THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF August, 2006.
MY COMMISSION EXPIRES: 8/22/10

Row of official seals for DEDICATION, ACKNOWLEDGEMENT, MORTGAGEE'S CONSENT, and SURVEYOR'S CERTIFICATE.

00008.032



LOCATION MAP
NOT TO SCALE

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MIAMI DADE

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 20495, AT PAGE 817, OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS
SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE
PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, BY AND WITH THE
AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18th DAY OF August,
2006.

WITNESS: Scott Osann
PRINTED NAME: Scott Osann
LG HERITAGE CLUB TH, LLC
A DELAWARE LIMITED LIABILITY
COMPANY
BY: David B. Smith
MANAGING MEMBER

WITNESS: Fern Kassin
PRINTED NAME: Fern Kassin

MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MIAMI DADE

BEFORE ME PERSONALLY APPEARED DAVID B. SMITH, WHO IS PERSONALLY KNOWN
TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO
EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF LG HERITAGE
CLUB TH, A DELAWARE LIMITED LIABILITY COMPANY AND SEVERALLY
ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS
SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT
IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF August, 2006.
MY COMMISSION EXPIRES: 6/22/2009

WITNESS: Mildred J. Folgado
NOTARY PUBLIC

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING SURVEYING PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue Ext. • Ft. Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

DECEMBER, 2005

STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record at P.M., this 12th day of Sept., 2006 and duly recorded in Plat Book No. 108 on Pages 92 and 93.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Sharon R. Bock

TITLE CERTIFICATION:

I, KARRI MICHELLE JESSELL, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY
CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND
THE PROPERTY IS VESTED TO NEW CENTURY BOYNTON ONE DEVELOPMENT, LLLP, A FLORIDA
LIMITED LIABILITY LIMITED PARTNERSHIP; THAT ALL TAXES HAVE BEEN PAID ON SAID LAND
PURSUANT TO CHAPTER 197.192 FLORIDA STATUTES AS AMENDED; ALL MORTGAGES NOT
SATISFIED OR RELEASED OF RECORD ARE SHOWN HEREON; AND THAT THERE ARE
ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF
THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 8-18-2006

Karri Michelle Jessell
KARRI MICHELLE JESSELL
FLORIDA BAR NUMBER 0123757

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF
BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT
REGULATIONS, THIS 23rd DAY OF August, 2006, AND HAS BEEN REVIEWED BY A
PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH,
FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

BY: Herbert D. Kelley, Jr.
HERBERT D. KELLEY, JR., PE/PSM
CITY SURVEYOR AND MAPPER

ESTATES AT HERITAGE CLUB, PUD IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF
SEPTEMBER, 2006.

BY: Herbert D. Kelley, Jr.
HERBERT D. KELLEY, JR., PE/PSM
CITY ENGINEER

BY: Jerry Taylor
JERRY TAYLOR, MAYOR

ATTEST (AS TO BOTH): Janet M. Prainito
JANET M. PRAINITO
CITY CLERK

AREA TABULATION

Table with 4 columns: Tract, Area (S.F.), Tract, Area (S.F.). Rows include Tracts A through K and a TOTAL AREA row.

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 IT HAS A MATHEMATICAL CLOSURE
WITHIN 0.01 FOOT PER CODE (CHAPTER 5, ARTICLE V, SECTION 107H); 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
CITY OF BOYNTON BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE
SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA
STATUTES, AS AMENDED, AND WITH ALL APPLICABLE SECTIONS OF 61G17-6 FLORIDA
ADMINISTRATIVE CODE AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATE: August 23, 2006

Michael D. Rose
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 05-0725