

20080026003

15

DESCRIPTION, DEDICATIONS AND RESERVATIONS.

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT WATERBROOK PENINSULA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PENINSULA, A IPUD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I:

THAT PART OF THE SOUTH ONE HUNDRED FIFTY FEET (150 FEET) OF THE NORTH ONE THOUSAND FOUR HUNDRED FIFTY-FIVE AND FIVE-TENTHS FEET (1,455.5 FEET) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, LYING EAST OF STATE ROAD NO. 5, IN PALM BEACH COUNTY, FLORIDA.

PARCEL II:

A PARCEL OF SUBMERGED LAND IN LAKE WORTH IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID SECTION 15, RUN EASTERLY ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1342.4 FEET, MORE OR LESS, TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 5; THENCE TURN AN ANGLE OF 82°46'00", MEASURED FROM WEST TO SOUTH; AND RUN IN A SOUTHERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 5, A DISTANCE OF 1315.97 FEET TO A POINT; THENCE TURN AN ANGLE OF 82°46'00", MEASURED FROM WEST TO SOUTH; AND RUN IN A SOUTHERLY DIRECTION, A DISTANCE OF 132.50 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE EASTERLY, A DISTANCE OF 282.3 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE EXISTING BULKHEAD LINE AS SHOWN ON A MAP ENTITLED BULKHEAD LINE CITY OF BOYNTON BEACH, FLORIDA, SEPTEMBER 1956, IDENTIFIED BY THE INSCRIPTION OF R-56-006; THENCE TURNING AN ANGLE OF 86°33', MEASURED FROM WEST TO SOUTH AND RUN IN A SOUTHERLY DIRECTION ALONG SAID BULKHEAD LINE, A DISTANCE OF 150.28 FEET TO A POINT; THENCE TURNING AN ANGLE OF 93°27', MEASURED FROM NORTH TO WEST AND RUN IN A WESTERLY DIRECTION, A DISTANCE OF 309.3 FEET TO A POINT; THENCE TURNING AN ANGLE OF 76 DEGREES 30 MINUTES, MEASURED FROM EAST TO NORTH AND RUN IN A NORTHERLY DIRECTION, A DISTANCE OF 154.3 FEET TO THE POINT OF BEGINNING.

SAID LANDS ALSO DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH ONE HUNDRED FIFTY FEET (150 FEET) OF THE NORTH ONE THOUSAND FOUR HUNDRED FIFTY-FIVE AND FIVE-TENTHS FEET (1,455.5 FEET) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, LYING EAST OF STATE ROAD NO. 5, IN PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF SUBMERGED LAND IN LAKE WORTH, IN SAID SECTION 15, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15, THENCE S89°02'00"E, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1342.4 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 5; THENCE S09°12'00"W, ALONG SAID EAST RIGHT-OF-WAY LINE, 1315.97 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE BEING 1305.5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 15 AND TO THE POINT OF BEGINNING; THENCE S89°02'00"E, ALONG SAID PARALLEL LINE, 1014.80 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE EXISTING BULKHEAD LINE AS SHOWN ON A MAP ENTITLED BULKHEAD LINE CITY OF BOYNTON BEACH, FLORIDA, SEPTEMBER 1956, IDENTIFIED BY THE INSCRIPTION OF R-56-006; THENCE S04°25'00"W, ALONG SAID EXISTING BULKHEAD LINE, 150.28 FEET TO THE INTERSECTION WITH A LINE BEING 1455.5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 15; THENCE N89°02'00"W, ALONG SAID PARALLEL LINE, 1024.80 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 5; THENCE N08°12'00"E, ALONG SAID EAST RIGHT-OF-WAY, 151.21 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 152,974 SQUARE FEET, 3.5119 ACRES, MORE OR LESS.

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

1) LIMITED ACCESS EASEMENTS

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

2) UTILITY EASEMENTS

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WATER AND SEWER UTILITIES, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES AND RELATED APPURTENANCES.

3) PARCELS A, B, C, D, E, F, G AND J

PARCELS A, B, C, D, E, F, G AND J, AS SHOWN HEREON, ARE HEREBY RESERVED FOR WATERBROOK PENINSULA, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR DEVELOPMENT PURPOSES, AND IS THE MAINTENANCE OBLIGATION OF PENINSULA BOYNTON BEACH CONDOMINIUM ASSOCIATION, INC., A NON-PROFIT CORPORATION.

4) PARCEL H

PARCEL H, AS SHOWN HEREON, IS HEREBY RESERVED TO THE PENINSULA BOYNTON BEACH CONDOMINIUM ASSOCIATION, INC., A NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES, 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.

5) PARCEL I

PARCEL I, AS SHOWN HEREON, IS HEREBY RESERVED TO THE PENINSULA BOYNTON BEACH CONDOMINIUM ASSOCIATION, INC., A NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 13 DAY OF Nov 2007.

WITNESS: Elaine Gilch, PRINT NAME, WATERBROOK PENINSULA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

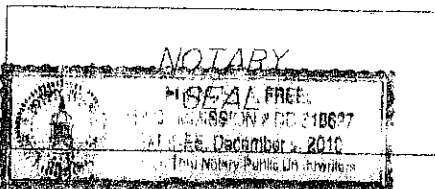
WITNESS: William Yianilos, PRINT NAME, L. WILLIAM RUDNICK, MANAGER

ACKNOWLEDGMENT.

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED L. WILLIAM RUDNICK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF WATERBROOK PENINSULA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER 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 13 DAY OF Nov, 2007.



Francis G. Steele  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12/9/2010

ACCEPTANCE OF RESERVATIONS AND DEDICATIONS.

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

THE PENINSULA BOYNTON BEACH CONDOMINIUM ASSOCIATION, INC., A NON-PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 13 DAY OF Nov, 2007.

WITNESS: Elaine Gilch, PRINT NAME, PENINSULA BOYNTON BEACH CONDOMINIUM ASSOCIATION, INC., A NON-PROFIT CORPORATION

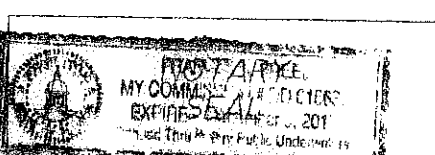
WITNESS: William Yianilos, PRINT NAME, L. WILLIAM RUDNICK, (PRESIDENT)

ACKNOWLEDGMENT.

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Thomas N. Yianilos AND L. William Rudnick, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF PENINSULA BOYNTON BEACH CONDOMINIUM ASSOCIATION, INC., A NON-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE 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 13 DAY OF Nov, 2007.



Francis G. Steele  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12/9/2010

PENINSULA, A IPUD  
A PORTION OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST,  
THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:  
JOHN T. DOOGAN, P.L.S.  
AVIROM & ASSOCIATES, INC.  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594  
OCTOBER 2007

MORTGAGEE'S CONSENT.

STATE OF FLORIDA } SS  
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 RECORDS BOOK 19284, PAGE 1046 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 8th DAY OF November, 2007.

00008-0523

WITNESS: Joseph B. Shearouse, III, PRINT NAME, FIDELITY FEDERAL BANK AND TRUST (PRESIDENT)

WITNESS: Elizabeth Cook, PRINT NAME, (SECRETARY)

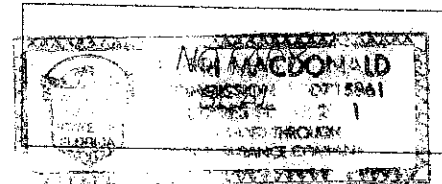
ACKNOWLEDGMENT.

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Joseph B. Shearouse, III AND Elizabeth Cook, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF FIDELITY FEDERAL BANK AND TRUST, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE 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 8th DAY OF November, 2007.

MY COMMISSION EXPIRES:



Norman S. Weinstein  
NOTARY PUBLIC

MORTGAGEE'S CONSENT.

STATE OF FLORIDA } SS  
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 BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 19284, PAGE 1079 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 14th DAY OF November, 2007.

PENINSULA LENDERS LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BY: STATESIDE CAPITAL CORP., A FLORIDA CORPORATION,  
ITS MANAGER

WITNESS: Norman S. Weinstein, PRINT NAME, (PRESIDENT)

WITNESS: William N. Yianilos, PRINT NAME, (SECRETARY)

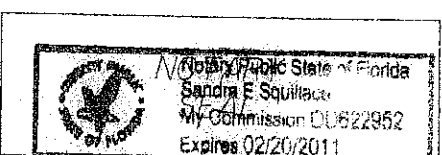
ACKNOWLEDGMENT.

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

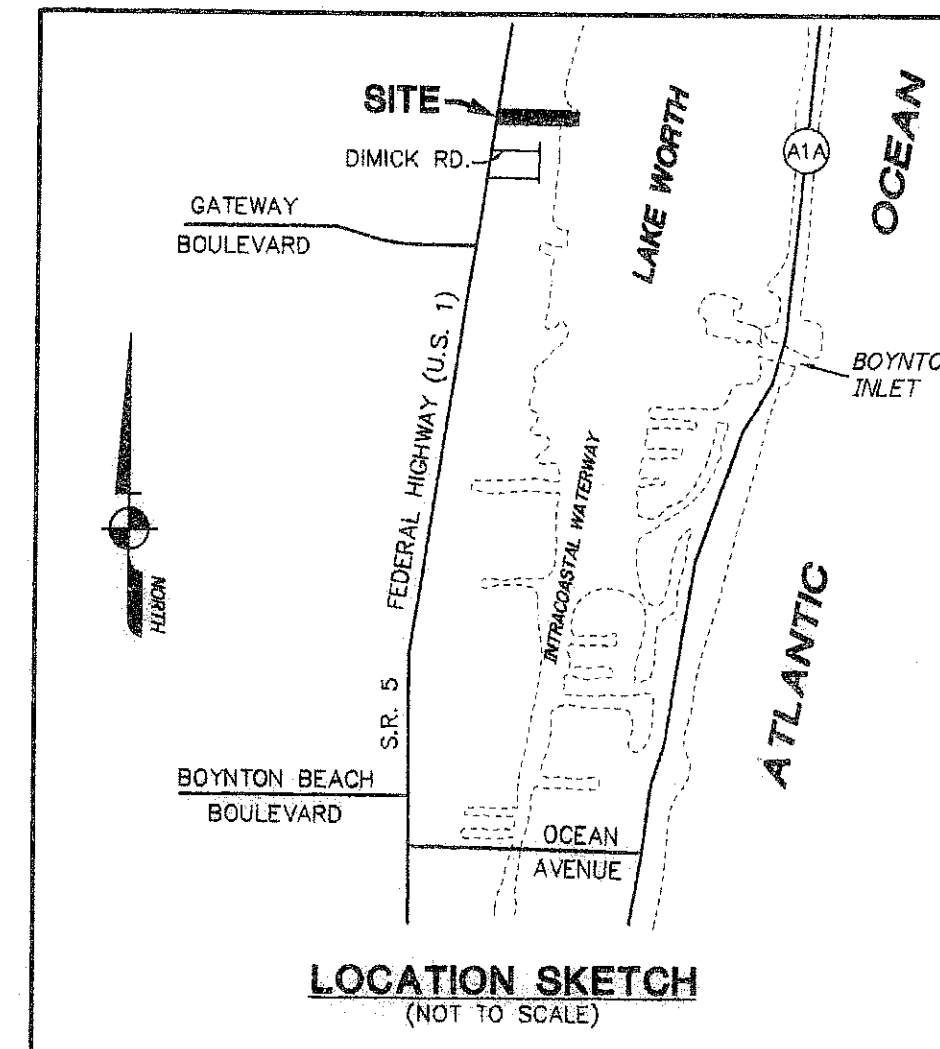
BEFORE ME PERSONALLY APPEARED NORMAN S. WEINSTEIN AND N/A, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF STATESIDE CAPITAL CORP., AS MANAGER OF PENINSULA LENDERS, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE 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 14th DAY OF November, 2007.

MY COMMISSION EXPIRES:



Francis G. Steele  
NOTARY PUBLIC



TITLE CERTIFICATION.

I, CHRISTOPHER STALLER, 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 WATERBROOK PENINSULA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID ON SAID LAND PURSUANT TO CHAPTER 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 THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE DEVELOPMENT DEPICTED BY THIS PLAT.

DATED: November 19, 2007  
BY: Christopher Staller  
ATTORNEY-AT-LAW LICENSED IN FLORIDA  
FLORIDA BAR NO. 0684813

CITY OF BOYNTON BEACH APPROVALS.

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

THE PLAT OF PENINSULA, A IPUD 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 19th DAY OF November, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: Herbert D. Kelley Jr., P.E./P.S.M., CITY SURVEYOR AND MAPPER  
PENINSULA, A IPUD IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF November, 2007.

BY: Herbert D. Kelley Jr., P.E./P.S.M., CITY ENGINEER

BY: Jerry Taylor, JERRY TAYLOR MAYOR

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

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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, 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.

DATE: 11/20/07  
John T. Doogan, P.L.S.  
FLORIDA REGISTRATION NO. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. NO. 3300

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 PALM BEACH COUNTY.

