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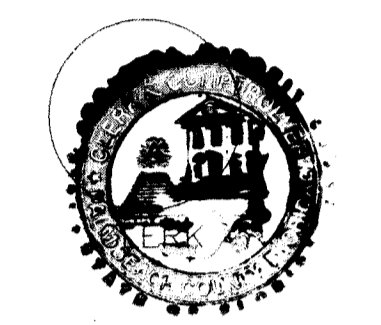
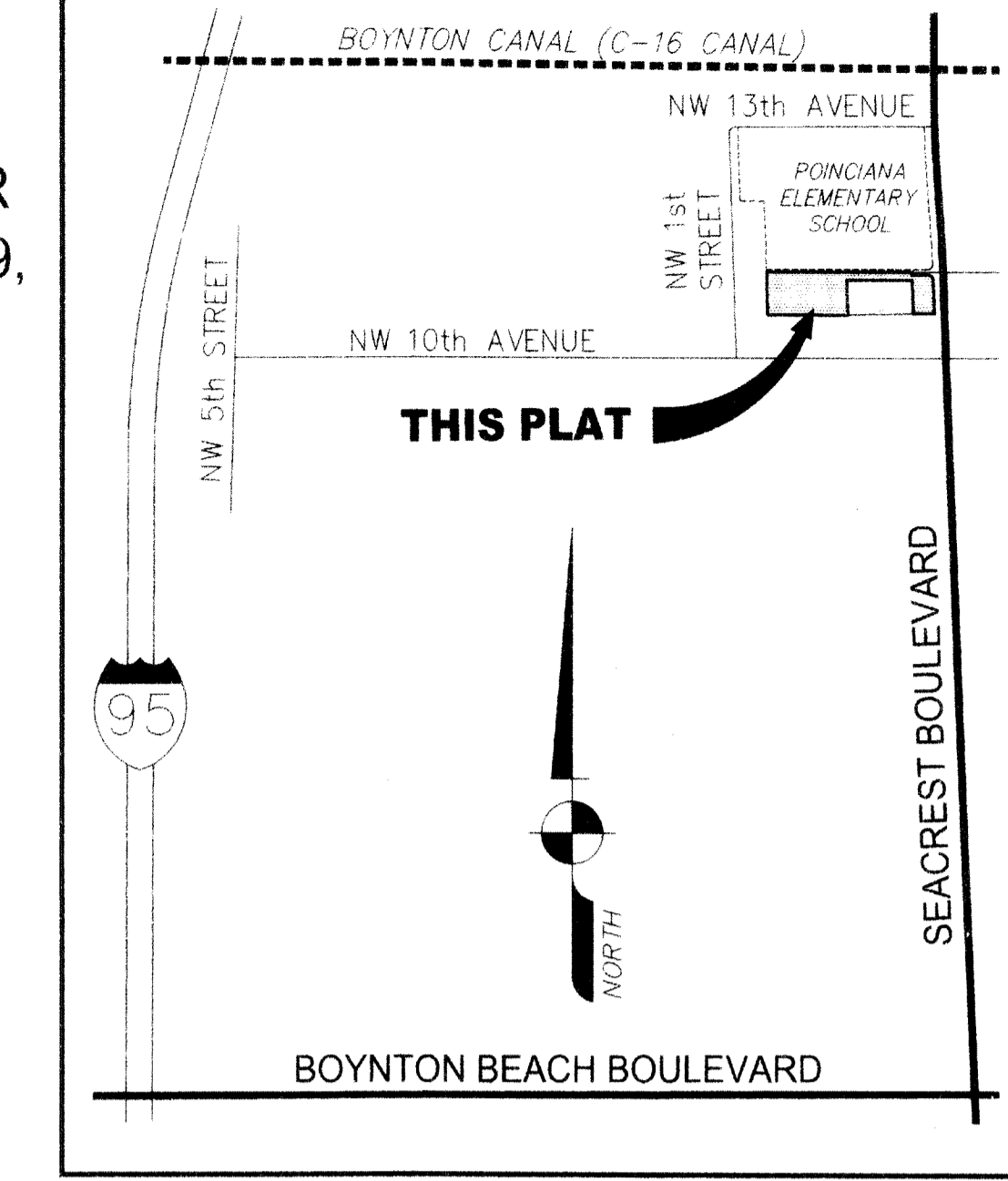
THIS INSTRUMENT WAS PREPARED BY:  
JOHN T DOOGAN, P.L.S.  
**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
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(561) 392-2594  
L.B. #3300

# LANEHART'S SUBDIVISION REPLAT NO. 1

BEING A REPLAT OF A PORTION OF LOT 7, LANEHART'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH LOT 10, MEEKS ADDITION TO BOYNTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

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STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
THIS PLAT WAS FILED FOR RECORD AT 1:57 P.M.  
THIS 5th DAY OF June A.D. 2018 AND DULY RECORDED  
IN PLAT BOOK 126 ON PAGES 14 THROUGH 15  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: Jennifer McCord  
DEPUTY CLERK  
SHEET 1 OF 2 SHEETS



### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF BOYNTON BEACH, A MUNICIPAL CORPORATION, OWNER OF THE LAND SHOWN HEREON AS LANEHART'S SUBDIVISION REPLAT NO. 1, BEING A REPLAT OF A PORTION OF LOT 7, "LANEHART'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH LOT 10, "MEEKS ADDITION TO BOYNTON", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 77.5' OF LOT 7, LANEHART'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 35.

TOGETHER WITH

THE EAST 125 FEET OF THE WEST 202.5 FEET OF LOT 7, LANEHART'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 35, LESS AND EXCEPT THE NORTH 30 FEET THEREOF.

TOGETHER WITH

THE NORTH 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 125 FEET OF THE WEST 202.5 FEET OF LOT 7, LANEHART'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 35.

TOGETHER WITH

THE EAST 50 FEET OF THE WEST 252.50 FEET OF LOT 7, OF WM. M. LANEHART'S SUBDIVISION, SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

THE EAST 3.53 FEET OF THE WEST 256.03 FEET OF LOT 7 OF WM. M. LANEHART'S SUBDIVISION, SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

THE EAST 25 FEET OF THE WEST 281.03 FEET OF LOT 7 OF WM. M. LANEHART'S SUBDIVISION, SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

THE EAST 25 FEET OF THE WEST 306.03 FEET OF LOT 7, OF LANEHART'S SUBDIVISION, SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

THE NORTH 30 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE EAST 50 FEET OF THE WEST 356.03 FEET OF LOT 7, WM. M. LANEHART'S ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

THE NORTH 100 FEET OF LOT 10 OF MEEKS ADDITION TO BOYNTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 54, LESS AND EXCEPT THAT PORTION OF THE EAST 50 FEET OF THE NORTH 100 FEET LYING EAST OF THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF SEACREST BOULEVARD, AS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDED BOOK 2840, PAGE 1870 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTH 50 FEET OF LOT 10, MEEKS ADDITION TO BOYNTON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 54, LESS AND EXCEPT THE EAST 20 FEET CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2840, PAGE 1874, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 69,821 SQUARE FEET (1.6029 ACRES) MORE OR LESS.

### DEDICATION AND RESERVATION:

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

- PARCEL 'A', AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.
- THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- PARCEL 'B', AS SHOWN HEREON IS HEREBY RESERVED FOR THE CITY OF BOYNTON BEACH, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MUNICIPALITY, ITS SUCCESSORS AND ASSIGNS.
- LANDSCAPE & IRRIGATION EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED FOR THE CITY OF BOYNTON BEACH, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND IRRIGATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MUNICIPALITY, ITS SUCCESSORS AND ASSIGNS.
- LOTS 1 THROUGH 6, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED MUNICIPALITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS CITY COMMISSION, THIS 1st DAY OF June 2018.

WITNESS: Shayla Elles BY: Steven B. Grant  
(PRINT NAME) MAYOR

WITNESS: Queenester Nieves  
(PRINT NAME)

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED STEVEN B. GRANT WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Mayor of Boynton Beach AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID MUNICIPALITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CITY SEAL OF SAID MUNICIPALITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR MUNICIPALITY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID MUNICIPALITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF June 2018.

MY COMMISSION EXPIRES: 3/25/19 (DATE)

Tammy L. Stanzone  
NOTARY PUBLIC  
PRINT NAME: Tammy L. Stanzone  
COMMISSION NUMBER: 15-215082

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, JAMES A. CHEROF, 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 IN CITY OF BOYNTON BEACH, A MUNICIPAL CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 5/23/18 BY: James A. Cherof  
JAMES A. CHEROF  
ATTORNEY-AT-LAW LICENSED IN FLORIDA  
FLORIDA BAR NO. 291846

**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.

### APPROVAL - CITY OF BOYNTON BEACH:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH AND IN ACCORDANCE WITH CHAPTER 2, LAND DEVELOPMENT REGULATIONS, THIS 1st DAY OF June 2018.

BY: Gary R. Dunmyer  
GARY R. DUNMYER, CITY ENGINEER

BY: Steven B. Grant  
STEVEN B. GRANT, MAYOR

ATTEST (AS TO BOTH): Judith A. Pyle  
JUDITH PYLE, CITY CLERK

### REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "LANEHART'S SUBDIVISION REPLAT NO. 1", AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 5/9/18

Craig S. Pusey  
CRAIG S. PUSEY, P.S.M.  
FLORIDA REGISTRATION NO. 5019  
MICHAEL B. SCHORAH & ASSOCIATES, INC.  
1850 FOREST HILL BOULEVARD  
WEST PALM BEACH, FLORIDA 33406

### SURVEYOR AND MAPPER'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") ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

DATE: 5/8/2018

John T. Doogan  
JOHN T. DOOGAN, P.L.S.  
FLORIDA REGISTRATION NO. 4409  
AVIROM & ASSOCIATES, INC.  
50 SW 2ND AVENUE, BOCA RATON, FL. 33432  
CERTIFICATE OF AUTHORIZATION NUMBER 3300

|                              |                           |                      |                 |
|------------------------------|---------------------------|----------------------|-----------------|
| CITY OF BOYNTON BEACH (SEAL) | REVIEWING SURVEYOR (SEAL) | CITY ENGINEER (SEAL) | SURVEYOR (SEAL) |
|                              |                           |                      |                 |



**AVIROM & ASSOCIATES, INC.**  
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www.AVIROM-SURVEY.com  
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