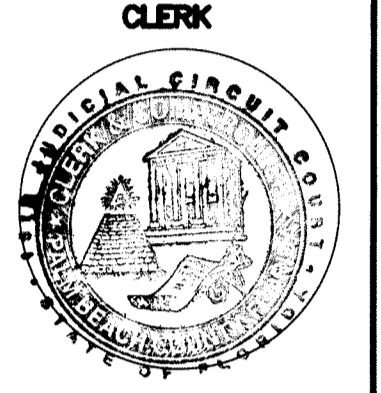


STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT 1:09 PM  
 THIS 12 DAY OF April  
 A.D. 2019 AND DULY RECORDED  
 IN PLAT BOOK 628 ON  
 PAGES 14 AND 15

SHARON R. BOCK  
 CLERK AND COMPTROLLER

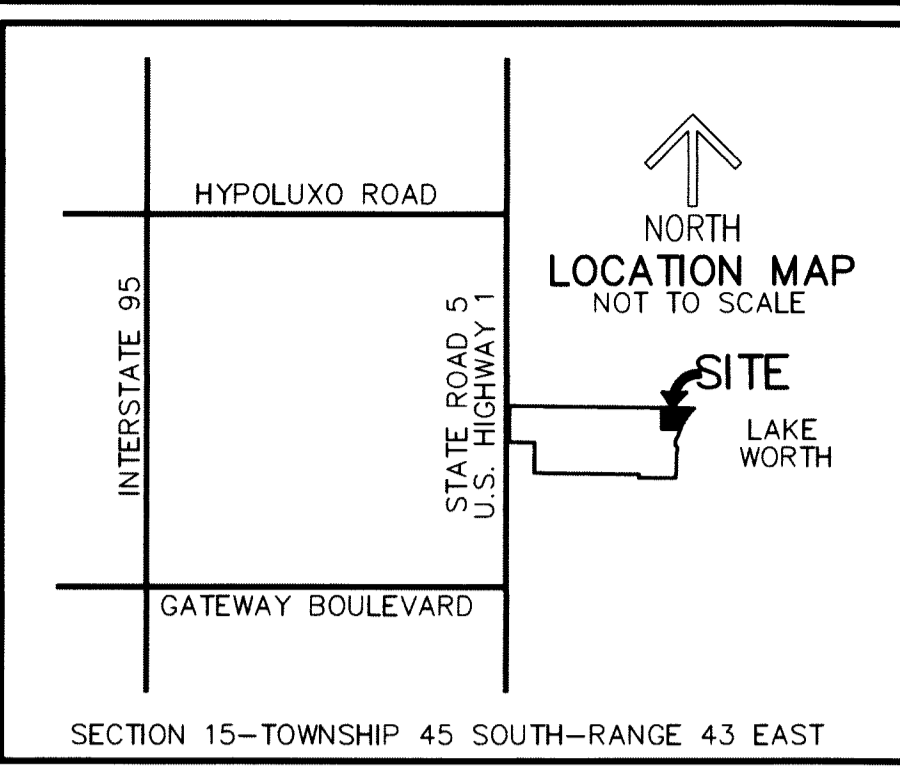
BY: *[Signature]*  
 DEPUTY CLERK



# CASA DEL MAR REPLAT

BEING A REPLAT OF A PORTION OF TRACT A AND LOTS 24 THROUGH 28, CASA DEL MAR,  
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 PAGES 116 THROUGH 118  
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 LYING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST,  
 CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB 3591  
 OCTOBER - 2018



### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT HOVSITE II CASA DEL MAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS CASA DEL MAR REPLAT, BEING A REPLAT OF A PORTION OF TRACT A AND LOTS 24 THROUGH 28, CASA DEL MAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 PAGES 116 THROUGH 118 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT A THENCE ALONG THE EAST LINE OF SAID TRACT A THE FOLLOWING FIVE COURSES AND DISTANCES: THENCE S.48°14'17"W, A DISTANCE OF 16.99 FEET; THENCE S.36°14'47"W, A DISTANCE OF 37.88 FEET; THENCE S.30°58'53"W, A DISTANCE OF 36.12 FEET; THENCE S.19°19'53"W, A DISTANCE OF 49.40 FEET; THENCE S.27°43'05"W, A DISTANCE OF 14.30 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 28; THENCE N.89°16'52"W, ALONG SAID PROJECTION LINE AND THE SOUTH LINE OF TRACT 28 AND ITS WESTERLY PROJECTION, A DISTANCE OF 105.62 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF LOTS 21 THROUGH 23 OF SAID PLAT; THENCE N.00°43'43"E, ALONG SAID SOUTHERLY PROJECTION AND THE EAST LINE OF SAID LOTS 21 THROUGH 23 AND ITS NORTHERLY PROJECTION, A DISTANCE OF 133.03 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID PLAT; THENCE S.89°17'22"E, ALONG SAID NORTH LINE, A DISTANCE OF 180.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,118 SQUARE FEET OR 0.4159 ACRES, MORE OR LESS.

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

**1. TRACT AR**  
 TRACT AR, AS SHOWN HEREON, IS HEREBY RESERVED BY HOVSITE II CASA DEL MAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, FLORIDA INCLUDING RECREATION, LANDSCAPE BUFFER, DRAINAGE, OPEN SPACE AND INGRESS EGRESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOVSITE II CASA DEL MAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

**2. 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.

**3. PREVIOUS PLATS OF THESE LANDS**  
 ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED AND SUPERSEDED UPON RECORDECTION OF THIS PLAT.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Division President, THIS 27th DAY OF February, 2019.

WITNESS: Cara Chieffello  
 PRINT NAME Cara Chieffello  
 WITNESS: MaryEllen Scott  
 PRINT NAME MaryEllen Scott

HOVSITE II CASA DEL MAR LLC,  
 A FLORIDA LIMITED LIABILITY COMPANY  
 BY: Thomas Piscitelli  
 NAME Thomas Piscitelli  
 TITLE Division President

### ACKNOWLEDGMENT:

STATE OF FLORIDA ) SS  
 COUNTY OF PALM BEACH )  
 BEFORE ME PERSONALLY APPEARED Thomas Piscitelli WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Division President OF HOVSITE II CASA DEL MAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH Division President OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF February, 2019.

MY COMMISSION EXPIRES: 1/30/2021 Atalend  
 NOTARY PUBLIC

COMMISSION NUMBER: G6063737 GEMMA PICCINNO  
 PRINT NAME

### 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 PART III, LDP CHAPTER 2, ART. III, SEC. 2, LAND DEVELOPMENT REGULATIONS, THIS 21 DAY OF MARCH, 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

BY: [Signature]  
 JOHN T. DOOGAN, P.L.S.  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 4409  
 AVROM & ASSOCIATES, INC. LB #3300  
 50 SW 2ND AVENUE, SUITE 102  
 BOCA RATON, FL 33432

CASA DEL MAR REPLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF MARCH, 2019.

BY: [Signature]  
 GARY R. DUNMYER, PE  
 CITY ENGINEER

BY: [Signature]  
 STEVEN B. GRANT  
 MAYOR

ATTEST (AS TO BOTH)  
 BY: [Signature]  
 JUDITH A. PYLE  
 CITY CLERK

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 I, Cara Chieffello, 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 HOVSITE II CASA DEL MAR LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2/27/19 Cara Chieffello  
Cara Chieffello  
 ATTORNEY AT LAW  
 LICENSE NO. 42603

TABULAR DATA	SQUARE FEET	ACRES
TRACT AR	12,202	0.2801
RESIDENTIAL LOTS	5,916	0.1358
TOTAL AREA THIS PLAT	18,118	0.4159

### SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF BOYNTON BEACH ZONING REGULATIONS.
- NO BUILDINGS, STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE GOVERNMENTAL APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.89°17'22"E. ALONG THE SOUTH LINE OF PENINSULA, A IPUD, AS RECORDED IN PLAT BOOK 111, PAGES 15 AND 16 OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
- "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.
- ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED, AND SUPERSEDED UPON RECORDECTION OF THIS PLAT

### 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) AND MONUMENTS 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, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.  
 DATED: 3/4/19 [Signature]  
 DAVID P. LINDLEY  
 REG. LAND SURVEYOR #5005  
 STATE OF FLORIDA  
 LB #3591

### DRAINAGE EASEMENT NOTE

THE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 650 PAGE 691 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IS BEING RELEASED AND RELOCATED, NO BUILDING PERMITS FOR LOTS 29, 47, THROUGH 58 WILL BE ISSUED UNTIL THE RELOCATION IS COMPLETED.

OWNER NOTARY CITY OF BOYNTON BEACH ENGINEER CITY OF BOYNTON BEACH CITY CLERK CITY OF BOYNTON BEACH SURVEYOR REVIEWING SURVEYOR SURVEYOR