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44

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:17 AM  
THIS 29 DAY OF August  
2019, AND DULY RECORDED  
IN PLAT BOOK 129 ON PAGES  
44 THROUGH 46  
SHARON R. DOCK, CLERK  
AND COMPTROLLER  
BY: [Signature] DC



CLERK AND  
COMPTROLLER

SHEET 1 OF 3

16155

**PERIMETER**  
SURVEYING & MAPPING  
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# BOYNTON ATRIUM P.U.D.

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP  
45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A REPLAT  
OF A PORTION OF PARCEL G, "DELRAY DUNES FIRST SECTION", ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGES 222 THROUGH 224 OF THE PUBLIC  
RECORDS OF PALM BEACH COUNTY, FLORIDA.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JKM BOYNTON ALF, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND DELRAY DUNES GOLF & COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS BOYNTON ATRIUM P.U.D., A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A REPLAT OF A PORTION OF PARCEL G, "DELRAY DUNES FIRST SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGES 222 THROUGH 224 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 45 SOUTH RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°34'42" WEST, ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 663.80 FEET; THENCE NORTH 89°25'18" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°34'42" WEST, ALONG A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 986.76 FEET; THENCE NORTH 89°25'18" EAST, A DISTANCE OF 59.78 FEET; THENCE SOUTH 15°27'21" EAST, A DISTANCE OF 60.14 FEET; THENCE SOUTH 24°56'05" EAST, A DISTANCE OF 48.80 FEET; THENCE SOUTH 30°16'27" EAST, A DISTANCE OF 60.69 FEET; THENCE SOUTH 27°31'51" EAST, A DISTANCE OF 63.68 FEET; THENCE SOUTH 31°21'36" EAST, A DISTANCE OF 38.89 FEET; THENCE SOUTH 45°41'00" EAST, A DISTANCE OF 27.83 FEET; THENCE SOUTH 65°56'51" EAST, A DISTANCE OF 33.42 FEET; THENCE SOUTH 88°52'41" EAST, A DISTANCE OF 24.46 FEET; THENCE SOUTH 86°04'49" EAST, A DISTANCE OF 15.82 FEET; THENCE SOUTH 80°31'58" EAST, A DISTANCE OF 15.01 FEET; THENCE SOUTH 00°34'38" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, A DISTANCE OF 279.26 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 5.308 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY JKM BOYNTON ALF, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID JKM BOYNTON ALF, LLC, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED BY DELRAY DUNES GOLF & COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DELRAY DUNES GOLF & COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT B IS SUBJECT TO A DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 29536 AT PAGE 1811 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23<sup>RD</sup> DAY OF MAY, 2019.

JKM BOYNTON ALF, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: JKM BOYNTON ALF CAPITAL, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY,  
ITS MANAGER

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: JAMES S. GIELDA JOHN K. MARKEY, MANAGER  
WITNESS: [Signature]  
PRINT NAME: JEFF L. JOHNSON

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED JOHN K. MARKEY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF JKM BOYNTON ALF CAPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF JKM BOYNTON ALF, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 23<sup>RD</sup> DAY OF MAY, 2019.  
MY COMMISSION EXPIRES: APRIL 17, 2023  
[Signature]  
NOTARY PUBLIC,  
STATE OF FLORIDA

IN WITNESS WHEREOF, THE ABOVE-NAMED NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23<sup>RD</sup> DAY OF MAY, 2019.

DELRAY DUNES GOLF & COUNTRY CLUB, INC.,  
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: Thomas Jordan C. ROBERT SALA, PRESIDENT  
WITNESS: [Signature]  
PRINT NAME: Kathleen Brignola

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED C. ROBERT SALA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DELRAY DUNES GOLF & COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS 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 23<sup>RD</sup> DAY OF MAY, 2019.  
MY COMMISSION EXPIRES: JULY 5, 2021  
[Signature]  
NOTARY PUBLIC,  
STATE OF FLORIDA

### MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND GIVES 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 29713 AT PAGE 1197 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23<sup>RD</sup> DAY OF MAY, 2019.

KSSBB INVESTMENTS, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: JMLBVR, INC., A FLORIDA CORPORATION,  
ITS MANAGER

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: JAMES S. GIELDA JEFF SHERRIN  
WITNESS: [Signature] PRESIDENT  
PRINT NAME: GABY EINFACHT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

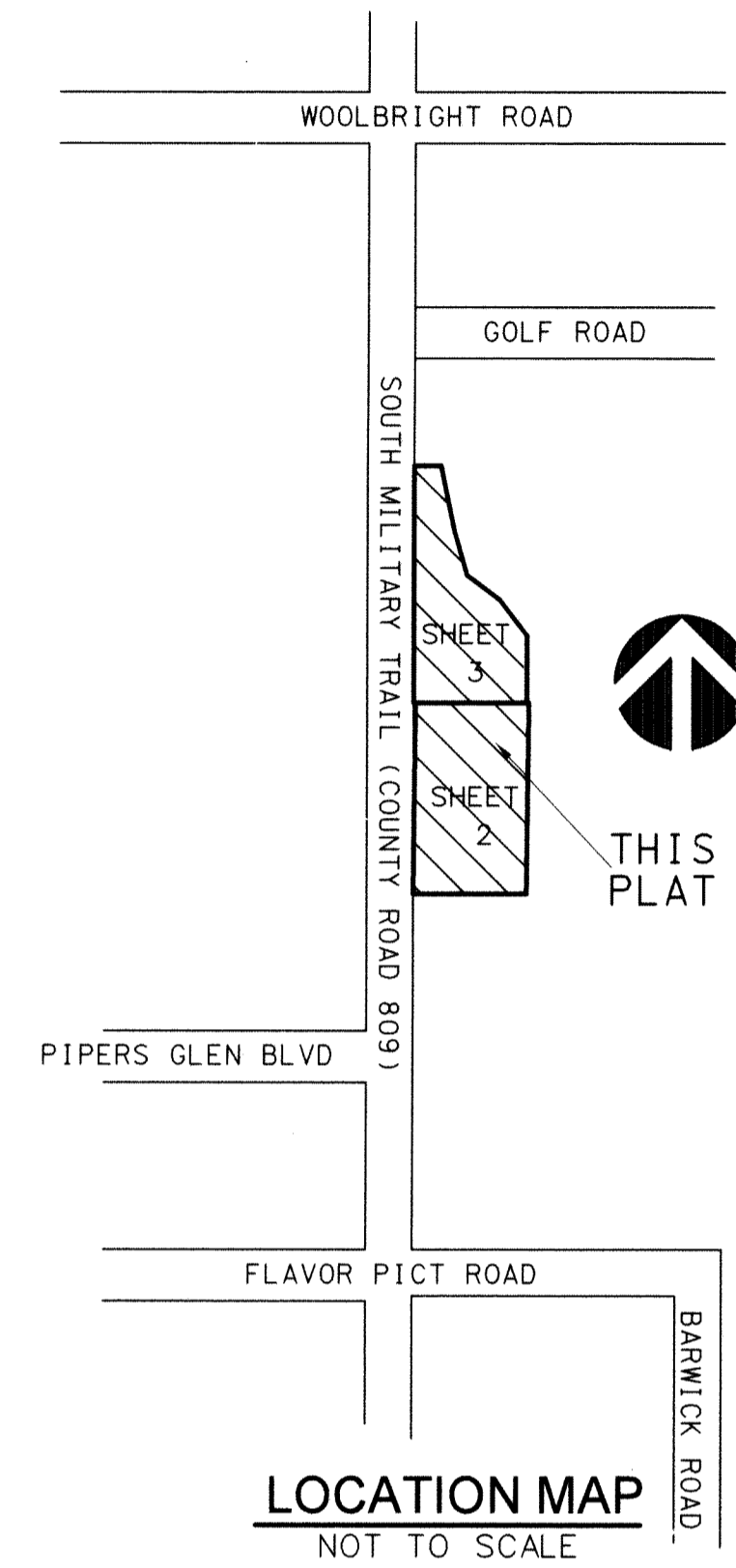
BEFORE ME PERSONALLY APPEARED JEFF SHERRIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF JMLBVR, INC., A FLORIDA CORPORATION, THE MANAGER OF KSSBB INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS 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 23<sup>RD</sup> DAY OF MAY, 2019.  
[Signature]  
NOTARY PUBLIC,  
STATE OF FLORIDA  
MY COMMISSION EXPIRES: APRIL 17, 2023

### 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 23<sup>RD</sup> DAY OF MAY, 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER



### SITE DATA

TRACT A	
ZONING CONTROL NUMBER	2012-433
PROJECT NAME	BOYNTON ATRIUM CLF
AREA	4.323 ACRES
TRACT B	
ZONING CONTROL NUMBER	2009-2385
PROJECT NAME	DELRAY DUNES GOLF AND COUNTRY CLUB
AREA	0.985 ACRES

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
I, Stephen S. Gracie de Pereda, 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 JKM BOYNTON ALF, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND DELRAY DUNES GOLF & COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; 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 PAID; 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 THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: [Signature] DATE: July 21, 2019  
MEMBER OF THE FLORIDA BAR  
FLORIDA BAR NUMBER 155624  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A DIRECT LINE FROM PALM BEACH COUNTY CONTROL POINTS RAO TO TIM HAVING A BEARING OF NORTH 00°44'29" WEST, AS DETERMINED FROM STATE PLANE COORDINATES AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. POSITIONAL ACCURACY MEETS OR EXCEEDS A 1:10,000 MINIMUM RELATIVE DISTANCE ACCURACY. ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS LABELED OTHERWISE. UNITS-US SURVEY FOOT. SCALE FACTOR USED FOR THIS SURVEY IS: 1.0000355. GRID DISTANCE - GROUND DISTANCE X 1.0000355.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- 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, FLORIDA.
- TRACT A OF THIS PLAT IS SUBJECT TO THE FOLLOWING DOCUMENTS: AN AGREEMENT FOR WATER SERVICE RECORDED IN O.R.B. 8150, PAGE 126; AND BENEFITS FROM A DRAINAGE EASEMENT RECORDED IN O.R.B. 29536, PAGE 1822. ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACT B OF THIS PLAT IS SUBJECT TO THE FOLLOWING DOCUMENTS: AN AGREEMENT PROVIDING HIGH LEVEL OF CANAL MAINTENANCE RECORDED IN O.R.B. 4260, PAGE 588; AN AGREEMENT NOT TO ENCUMBER REAL PROPERTY RECORDED IN O.R.B. 13723, PAGE 729, O.R.B. 22024, PAGE 120 AND O.R.B. 24377, PAGE 552 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### 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."), PERMANENT CONTROL POINTS ("P.C.P.'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 PALM BEACH COUNTY, FLORIDA.

[Signature] 6/14/19  
JEFF S. HODAPP, P.S.M.  
LICENSE NO. LS5111  
STATE OF FLORIDA  
PERIMETER SURVEYING & MAPPING, INC.  
947 CLINT MOORE ROAD  
BOCA RATON, FL 33487  
CERTIFICATION OF AUTHORIZATION NO. LB7264

JMLBVR, INC. DELRAY DUNES GOLF & COUNTRY CLUB, INC. JKM BOYNTON ALF CAPITAL, LLC. COUNTY ENGINEER SURVEYOR

SEAL [Seal of Delray Dunes Golf & Country Club, Inc.] [Seal of JKM Boynton Alf Capital, LLC.]