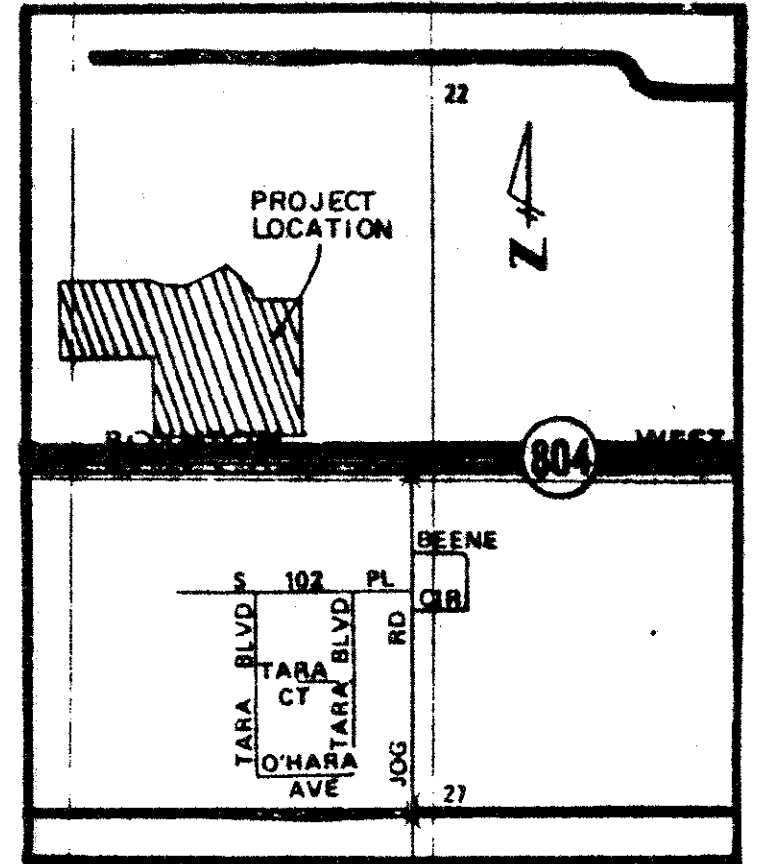


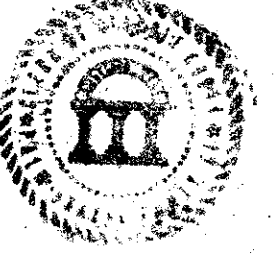
# STRATHMORE ESTATES AT BOYNTON BEACH PLAT I

P.U.D. TABULAR DATA	
TOTAL ACREAGE	34.24 AC.
TOTAL UNITS	106
GROSS DENSITY	3.09 DU/AC
WATER BODIES	2.27 AC.
OPEN SPACE	72%

**PART OF LAKES OF BOYNTON BEACH, A P.U.D.  
SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH,  
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
BEING A REPLAT OF A PORTION OF BLOCK 48 OF THE PALM BEACH FARMS  
COMPANY'S PLAT NO. 3 (PLAT BOOK 2, PAGES 45-54).  
SHEET 1 OF 2**



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:24 P.M.  
THIS 23<sup>RD</sup> DAY OF AUGUST 7  
AD, 1984 AND DULY RECORDED  
IN PLAT BOOK 49 ON PAGES  
26 AND 27  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: Margaret J. ... D.C.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LEVITT HOMES INCORPORATED, A CORPORATION OF THE STATE OF DELAWARE, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND BOYNTON BEACH COUNTRY CLUB INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS STRATHMORE ESTATES AT BOYNTON BEACH PLAT 1, SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF BLOCK 48 OF THE PALM BEACH FARMS COMPANY'S PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PALM BEACH COUNTY PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 61 OF SAID BLOCK 48; THENCE NORTH 89°03'00" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 48 A DISTANCE OF 115.00 FEET; THENCE NORTH 00°57'00" WEST, DEPARTING FROM SAID SOUTH LINE OF BLOCK 48, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

FROM THE POINT OF BEGINNING, THENCE SOUTH 89°03'00" WEST A DISTANCE OF 1105.00 FEET TO THE EAST LINE OF TRACT 57 OF SAID BLOCK 48; THENCE NORTH 00°57'00" WEST, ALONG THE EAST LINE OF SAID TRACT 57, A DISTANCE OF 565.00 FEET TO THE NORTH LINE OF SAID TRACT 57; THENCE SOUTH 89°03'00" WEST, ALONG THE NORTH LINE OF SAID TRACT 57, AND ALSO ALONG THE NORTH LINE OF TRACT 56 OF SAID BLOCK 48, A DISTANCE OF 660.00 FEET TO THE WEST LINE OF BLOCK 48; THENCE NORTH 00°57'00" WEST, ALONG THE WEST LINE OF BLOCK 48, A DISTANCE OF 525.00 FEET; THENCE NORTH 89°03'00" EAST, DEPARTING FROM THE WEST LINE OF BLOCK 48, A DISTANCE OF 651.50 FEET; THENCE SOUTH 70°09'44" EAST A DISTANCE OF 96.63 FEET; THENCE SOUTH 87°54'06" EAST A DISTANCE OF 170.00 FEET; THENCE NORTH 63°44'50" EAST A DISTANCE OF 230.00 FEET; THENCE SOUTH 45°57'00" EAST A DISTANCE OF 230.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 120.42 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 44°03'00" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 94.57 FEET; THENCE NORTH 89°03'00" EAST A DISTANCE OF 330.00 FEET; THENCE SOUTH 00°57'00" EAST A DISTANCE OF 965.00 FEET; THENCE SOUTH 45°57'00" EAST A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 34.2367 ACRES MORE OR LESS.

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

- LAKESIDE BOULEVARD, IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE B.B.C.C. PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE STRATHMORE ESTATES HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- TRACTS A, B, C, D, AND F ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE STRATHMORE ESTATES HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, AS COMMON AREA AND OTHER RELATED PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE B.B.C.C. PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE EASEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE STREETS FOR PRIVATE ROAD PURPOSES AS SHOWN HEREON, LESS LAKESIDE BOULEVARD, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE STRATHMORE ESTATES HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT E IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE B.B.C.C. PROPERTY OWNERS ASSOCIATION INC., FOR BUFFER ZONE PURPOSES.
- THE RECREATION TRACT SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE STRATHMORE ESTATES HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, LEVITT HOMES INCORPORATED, A CORPORATION OF THE STATE OF DELAWARE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29 DAY OF June, 1984.

ATTEST: Harry T. Sleen HARRY T. SLEEK, VICE-PRESIDENT  
BY: Elliot H. Weiner ELLIOT H. WEINER, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ELLIOT H. WEINER AND HARRY T. SLEEK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF LEVITT HOMES INCORPORATED, A CORPORATION OF THE STATE OF DELAWARE, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 29<sup>TH</sup> DAY OF JUNE, 1984.  
MY COMMISSION EXPIRES: July 23, 1986 Doris A. Martin NOTARY PUBLIC

IN WITNESS WHEREOF, BOYNTON BEACH COUNTRY CLUB INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF June, 1984.

ATTEST: Jarvis L. Hiller SECRETARY  
BY: Donald B. Stiller DONALD B. STILLER, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED DONALD B. STILLER AND TRUDY L. STILLER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BOYNTON BEACH COUNTRY CLUB INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 27<sup>TH</sup> DAY OF June, 1984.  
MY COMMISSION EXPIRES: 1-19-85 Peggy Eisenman NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BOYNTON BEACH COUNTRY CLUB, INC., A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4125 AT PAGE 1016 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, BOYNTON BEACH COUNTRY CLUB, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29 DAY OF June, 1984.

ATTEST: Jarvis L. Hiller SECRETARY  
BY: Donald B. Stiller DONALD B. STILLER, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED DONALD B. STILLER AND TRUDY L. STILLER TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BOYNTON BEACH COUNTRY CLUB, INC., A FLORIDA CORPORATION, AND HEREBY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 29<sup>TH</sup> DAY OF June, 1984.  
MY COMMISSION EXPIRES: 1-19-85 Peggy Eisenman NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

JOHN KENNELLY, HEREBY CERTIFIES THAT HE IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT HIS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4128 AT PAGE 1659 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HEREBY SET MY HAND AND SEAL THIS 29<sup>TH</sup> DAY OF JUNE, 1984.  
WITNESS: John Kennelly JOHN KENNELLY  
WITNESS: Peggy Eisenman

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JOHN KENNELLY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15<sup>TH</sup> DAY OF June, 1984.  
MY COMMISSION EXPIRES: 1-19-85 Peggy Eisenman NOTARY PUBLIC

### TITLE CERTIFICATION

I RICHARD B. MACFARLAND A DULY LICENSED ATTORNEY, OF THE FIRM OF BROAD AND CASSEL, 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 LEVITT HOMES INCORPORATED, A CORPORATION OF THE STATE OF DELAWARE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 7/16/84 BY: Richard B. MacFarland RICHARD B. MACFARLAND TITLE OFFICER

### SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 224-4 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 17<sup>TH</sup> DAY OF JULY, 1984.  
Wesley B. Haas WESLEY B. HAAS PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 3708

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N00°57'00"W ALONG THE WEST LINE OF BLOCK 48 OF PALM BEACH FARMS COMPANY'S PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PALM BEACH COUNTY PUBLIC RECORDS.  
U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: .  
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: .
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEMI USE OR UPON DRAINAGE EASEMENTS.  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF August, 1984.  
BY: Tom Spillias TOM SPILLIAS, CHAIRMAN

COUNTY ENGINEER

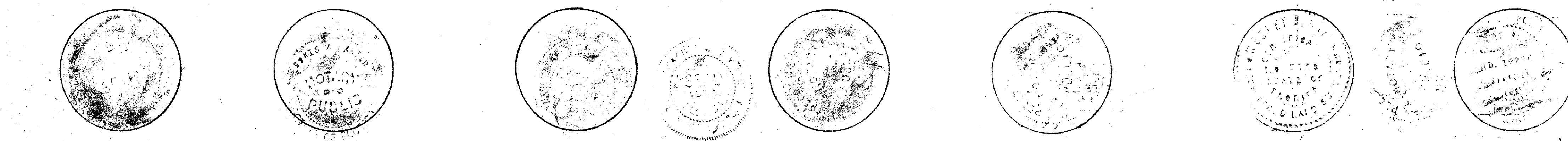
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF August, 1984.  
BY: Herbert F. Hahlert HERBERT F. HAHLERT, P.E., COUNTY ENGINEER

ATTEST:  
JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: Ruth S. Compton RUTH S. COMPTON DEPUTY CLERK

0391-001

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 3228 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

SEAL LEVITT HOMES INCORPORATED SEAL BOYNTON BEACH COUNTRY CLUB INC. SEAL REGISTERED LAND SURVEYOR SEAL COUNTY ENGINEER



Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA  
DRAWN: M.E.H. DATE: FEB 19  
CHECKED: SCALE: STRATHMORE ESTATES AT BOYNTON BEACH PLAT I  
DRAWING NO. 83-P-126

DRAWING NUMBER 49/26

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REGISTERED BY NUMBER 07548