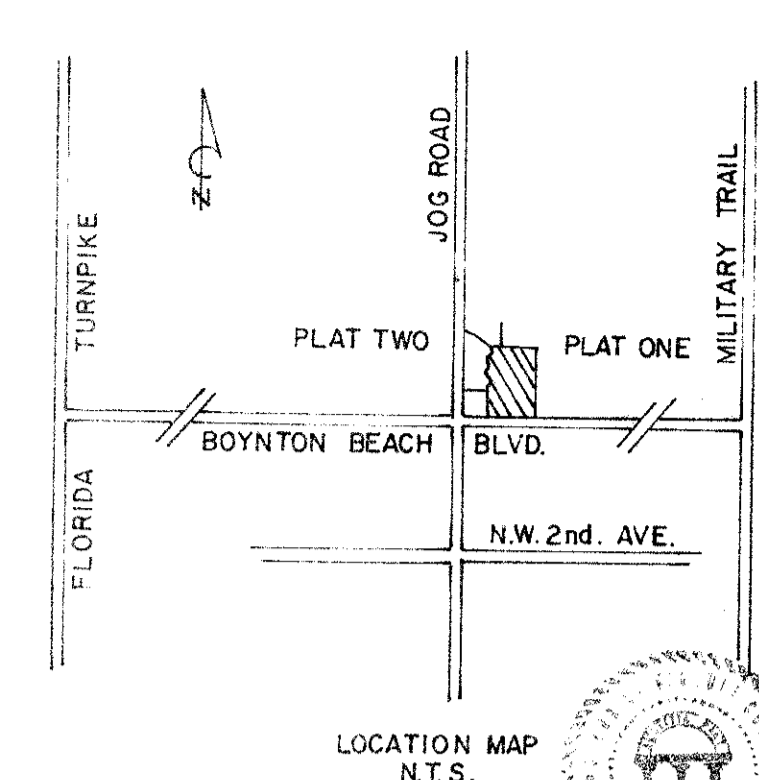
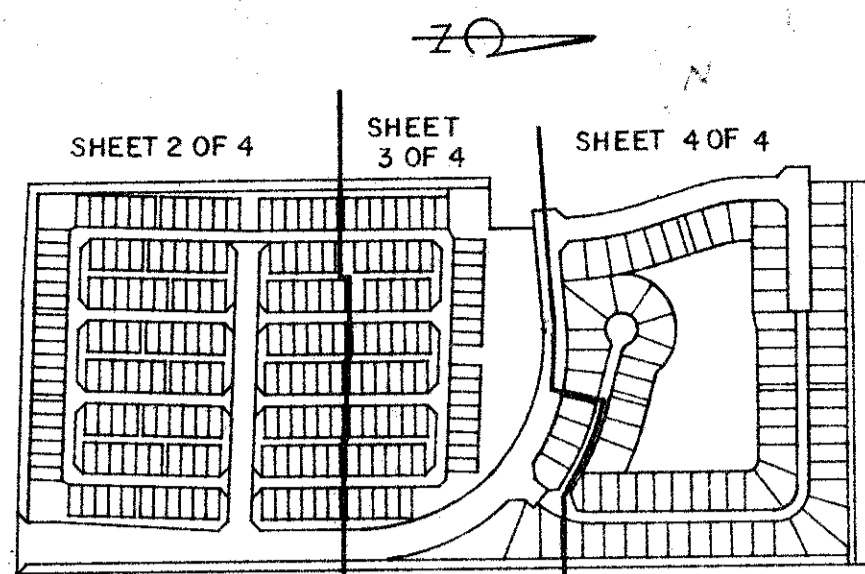


# BRIARRIDGE PLAT ONE

## A PART OF LAKES OF BOYNTON BEACH, A P.U.D. SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SEPTEMBER, 1985

SHEET 1 OF 4



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD 10:02 AM  
THIS 5 DAY OF NOVEMBER  
AD, 1985 AND DULY RECORDED  
IN PLAT BOOK 59 ON PAGES  
5758 AND 5759  
JOHN B. DUNKLE, CLERK  
BY Wesley B. Haas, D.C.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT C.P. WALD, LTD., OWNER OF THE LAND SHOWN HEREON AS BRIARRIDGE PLAT ONE, SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 22, THENCE S89°23'49"W ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 664.09 FEET; THENCE N00°36'11"W, A DISTANCE OF 110.51 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD, AS PER OFFICIAL RECORD BOOK 4251, PAGE 575, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING.

THENCE N88°18'58"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 696.15 FEET; THENCE N86°24'21"W, A DISTANCE OF 302.29 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, N00°27'36"W, A DISTANCE OF 1194.95 FEET; THENCE N89°34'27"E A DISTANCE OF 128.01 FEET; THENCE N00°25'33"W, A DISTANCE OF 113.75; THENCE S85°00'00"W, A DISTANCE OF 42.26 FEET; THENCE N05°00'00"W, A DISTANCE OF 60.00 FEET; THENCE N40°00'00"E, A DISTANCE OF 35.36 FEET; THENCE N05°00'00"W, A DISTANCE OF 46.34 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 670.00 FEET, FROM WHICH A RADIAL LINE BEARS S85°00'00"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 12°11'11", A DISTANCE OF 142.50 FEET; THENCE N47°11'11"W, A DISTANCE OF 171.39 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 430.00 FEET, FROM WHICH A RADIAL LINE BEARS N72°48'49"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 17°01'27", A DISTANCE OF 127.77 FEET; THENCE N00°09'44"W, A DISTANCE OF 70.98 FEET; THENCE N45°09'44"W, A DISTANCE OF 35.36 FEET; THENCE N00°09'44"W, A DISTANCE OF 60.00 FEET; THENCE N89°50'16"E, A DISTANCE OF 39.75 FEET; THENCE N00°09'44"W, A DISTANCE OF 150.00 FEET; THENCE N89°50'16"E, A DISTANCE OF 978.95 FEET TO THE WEST LINE OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 22, THENCE S00°20'08"E ALONG THE SAID WEST LINE, A DISTANCE OF 2216.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 49.277 ACRES MORE OR LESS.

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

- TRACT A, THE RIGHT-OF-WAY TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY FAIR AT BOYNTON HOMEOWNER'S 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 COUNTRY FAIR AT BOYNTON HOMEOWNER'S 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 B AND C, THE ACCESS TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY FAIR AT BOYNTON HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS D AND E, THE WATER MANAGEMENT TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE B.C.C. PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V AND W ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY FAIR AT BOYNTON HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE ACCESS EASEMENTS ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY FAIR AT BOYNTON HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT X, THE RECREATION TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY FAIR AT BOYNTON HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION 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 LIFT STATION AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
- THE BUFFER ZONES, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY FAIR AT BOYNTON HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER ZONE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SEAL THE WALDMAN CORPORATION SEAL NOTARY PUBLIC SEAL NOTARY PUBLIC

WITNESS WHEREOF, THE WALDMAN CORPORATION, AS GENERAL PARTNER OF C.P. WALD, LTD., LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE 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 5 DAY OF NOVEMBER, 1985

ATTEST: Andrew C. Waldman  
ANDREW C. WALDMAN, VICE PRESIDENT

BY: Kenneth J. Witkin  
KENNETH J. WITKIN, VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED KENNETH J. WITKIN AND ANDREW C. WALDMAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS OF THE WALDMAN 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 5 DAY OF NOVEMBER, 1985.

MY COMMISSION EXPIRES: Jan 26, 1987

Wesley B. Haas  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

CENVILL INVESTORS, INC., A DELAWARE CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND HAS CONSENTED 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 4528 AT PAGE 228 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, CENVILL INVESTORS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS CORPORATE SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5 DAY OF NOVEMBER, 1985.

ATTEST: Alyce Drakulich  
ALYCE DRAKULICH, CORPORATE SECRETARY

BY: Marie J. Miner  
MARIE J. MINER, VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MARIE J. MINER AND ALYCE DRAKULICH, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND CORPORATE SECRETARY OF CENVILL INVESTORS, INC., AND SEVERALLY 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 5 DAY OF NOVEMBER, 1985.

MY COMMISSION EXPIRES: Jan 26, 1987

Wesley B. Haas  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, DAVID WIENER, 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 C.P. WALD LTD.; 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: SEPTEMBER 3, 1985

BY: David Wiener  
DAVID WIENER, ESQUIRE  
FOR THE FIRM

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER

SEAL CENVILL INVESTORS, INC.

### APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF NOV 1985.

BY: Kenneth M. Adams  
KENNETH M. ADAMS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF NOV 1985.

BY: Herbert F. Kahler  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK SEAL COUNTY COMMISSIONERS

DEPUTY CLERK

### 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 21HH-6 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 GUARANTEES 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 5 DAY OF NOVEMBER, 1985.

Wesley B. Haas  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

### SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N00°36'13"W ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST.  
J.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, ACCESS OR MAINTENANCE ACCESS EASEMENTS.  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENTS.  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.  
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.
- 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.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

P.U.D. TABULAR AVE.	
TOTAL ACREAGE	49.277 AC.
TOWNHOUSES	212
SINGLE FAMILY	82
TOTAL UNITS	294
GROSS DENSITY	5.96 DU./AC.
BUILDING COVERAGE	8.129 AC.
STREETS & UNCOVERED PARKING	11.023 AC.
WATER BODIES	4.769 AC.
TOTAL OPEN SPACE	30.125 AC.

# 52/57

Meridian Surveying and mapping inc. 2328 SO. CONGRESS AVE. WEST PALM BEACH, FL.

DRAWN MHC/MEH	DATE APRIL, 1985
CHECKED WBH	SCALE
DRAWING NO. 84-PI-105	

**BRIARRIDGE PLAT ONE**  
PART OF LAKES OF BOYNTON BEACH, P.U.D.

0391-003

DRAWING NUMBER 52/57

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER