

ASHLEY LAKE PARK II

SHEET 1 OF 3 SHEETS

171

A REPLAT OF A PORTION OF TRACTS B, C, D, E & F
PLAT No. 1, CEDAR POINT (P. B. 30, PGS. 178 & 179, P. B. C. R.)
SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that CCC BOYNTON CORPORATION, a Florida corporation, the Owner of land shown and described hereon, to be known as ASHLEY LAKE PARK II, lying in Section 26, Township 45 South, Range 42 East, Palm Beach County, Florida, being a replat of a portion of Tracts B, C, D, E & F, Plat No. 1, CEDAR POINT, according to the plat thereof as recorded in Plat Book 30, Pages 178 and 179 of the Public Records of Palm Beach County, Florida, more particularly described as follows:

BEGINNING at the Southwest corner of said "Plat No. 1, CEDAR POINT";

THENCE North 01° 30' 30" East, along the West boundary line of said "Plat No. 1, CEDAR POINT", 1221.55 feet;

THENCE North 90° 00' 00" East, 230.90 feet;

THENCE South 00° 00' 00" West, 30.00 feet to the beginning of a radially tangent curve concave to the North;

THENCE Northeasterly along the arc of said curve, having a radius of 395.00 feet, a delta of 09° 10' 09", an arc distance of 63.21 feet to a point of non-tangency on the Westerly boundary line of the Lake Worth Drainage District Parcel as described in Official Record Book 2293, Page 1026 of the Public Records of Palm Beach County, Florida (a radial line through said point bears South 09° 10' 09" East);

THENCE along the Southerly boundary line of the said Lake Worth Drainage District Parcel the following seven (7) courses and distances:

1. South 00° 00' 00" West, 111.94 feet;
2. South 56° 18' 35" East, 95.98 feet;
3. North 90° 00' 00" East, 118.21 feet;
4. South 28° 11' 42" East, 96.57 feet;
5. South 64° 35' 32" East, 117.96 feet;
6. North 86° 22' 14" East, 292.19 feet;
7. North 62° 12' 49" East, 214.74 feet to a point on the Southwesterly boundary line of Tract A of said "Plat No. 1, CEDAR POINT", and the arc of a non-tangent curve concave to the Northeast (a radial line through said point bears South 48° 13' 55" West);

THENCE along the said Southwesterly boundary line the following two (2) courses and distances:

1. Southeasterly along the arc of said curve, having a radius of 740.00 feet, a delta of 46° 53' 55", an arc distance of 605.72 to a Point of Tangency;
2. South 88° 40' 00" East, 144.16 feet;

THENCE South 00° 30' 01" East, 157.58 feet;

THENCE South 89° 29' 59" West, 247.83 feet;

THENCE South 00° 30' 01" East, 590.00 feet to a point on the Southerly boundary line of said "Plat No. 1, CEDAR POINT";

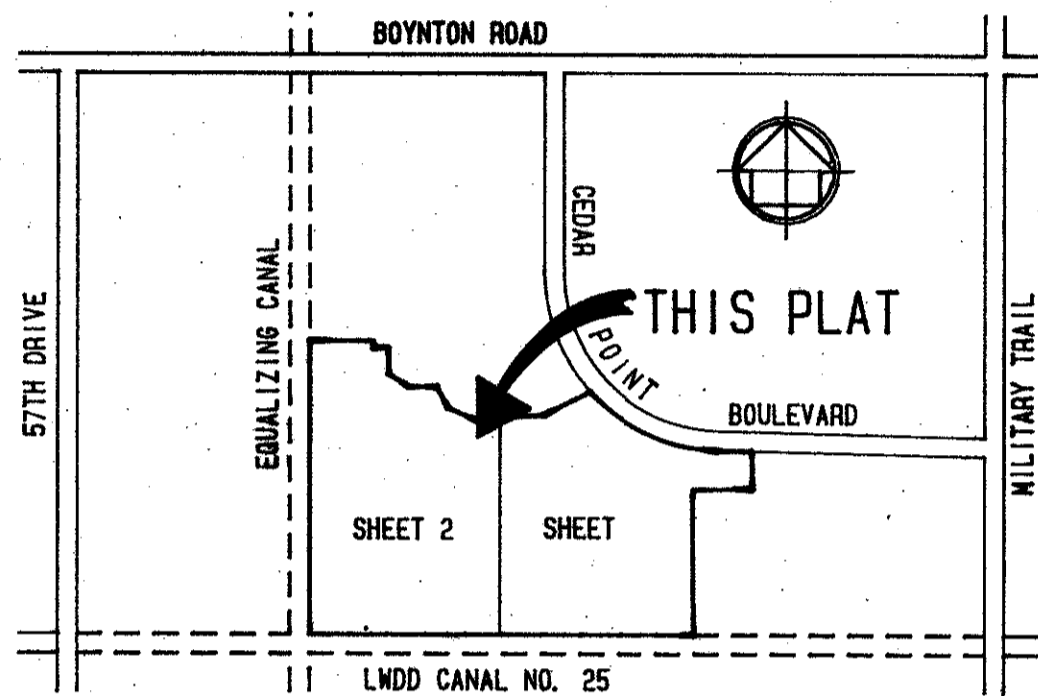
THENCE South 89° 29' 59" West, along the said Southerly boundary line, 1595.39 feet to the POINT OF BEGINNING;

Said lands lying in Palm Beach County, Florida, containing 36.197 acres, more or less.

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

1. Parcel "A" is reserved unto CCC BOYNTON CORPORATION, a Florida Corporation, its successors and/or assigns for development purposes in accordance with the approved site plans without recourse to Palm Beach County.
2. Utility Easements, as shown, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities. Such easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility.
3. The limited access easement, as shown is hereby dedicated to the Palm Beach County Board of County Commissioners for the purposes of control and jurisdiction over access rights.

PREPARED BY:
CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1000 WEST MCNAB ROAD
POMPANO BEACH, FLORIDA 33069
BY: FREDERICK E. CONROD, III, P.L.S. #2816
AUGUST, 1989



LOCATION MAP (NOT TO SCALE)

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 7th day of NOVEMBER, 1989.

ATTEST:
Laurie J. Becker
Secretary

BY: *Charlie J. Herndon*
Charlie J. Herndon
Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S.
COUNTY OF BROWARD

BEFORE ME personally appeared CHARLIE J. HERNDON, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Vice President of CCC BOYNTON CORPORATION, a Florida corporation and acknowledged to and before me that he executed such instrument as such officer of said corporation on behalf of said corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that is 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 7th day of NOVEMBER, 1989.

Antonia Spadaro
Notary Public

My Commission Expires: July 1, 1993

P. U. D. TABULATION

AREA = 36.197 ACRES
NO. of UNITS = 440
DENSITY = 12.15 DU/ACRE
ZONING PETITION NO. 72-51 (B)

ACKNOWLEDGEMENT

STATE OF NEW YORK } S.S.
COUNTY OF ...

BEFORE ME personally appeared LAURIE J. BECKER to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Secretary of CCC BOYNTON CORPORATION, a Florida corporation and acknowledged to and before me that she executed such instrument as such officer of said corporation on behalf of said corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that is 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 7th day of NOVEMBER, 1989.

Laurie J. Becker
Notary Public

My Commission Expires: February 29, 1990

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:57 AM THIS 10th DAY OF NOVEMBER 1989 A.D. AND DULY RECORDED IN PLAT BOOK No. 171 ON PAGES 171, 172 AND 173.
JOHN B. DUNKLE, CLERK
BY: *Charles W. Edgar*, D.C.



TITLE CERTIFICATE:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH

I, CHARLES W. EDGAR, III, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property, and that I find the title to the property is vested in CCC BOYNTON CORPORATION, a Florida corporation, that the taxes for the year 1988 and all prior years have been paid and that there are no encumbrances of record which will prohibit the subdivision of the land.

Date: November 22, 1989 By: *Charles W. Edgar*
Charles W. Edgar, III

APPROVALS BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 9th day of JANUARY, A.D., 1990.

ATTEST: JOHN B. DUNKLE, Clerk
By: *Karen T. Marcus*
KAREN T. MARCUS
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 9th day of JANUARY, A.D., 1990.

By: *Herbert Kahler*
HERBERT KAHLERT, P.E.
Palm Beach County Engineer

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 and that said survey is accurate to the best of our knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County for the Required Improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended ordinances of Palm Beach County, Florida and Minimum Technical Standards Chapter 21 MH-6, Florida Administrative Code.

Date: 6/29/89
Frederick E. Conrod, III
Frederick E. Conrod, III
Professional Land Surveyor
Florida Registration No. 2816

0226-006

SUBDIVISION - ASHLEY LAKE PARK II
BOOK 64 PAGE 171
FLOOD ZONE AH(20)
ROAD # 85 ZONING AR
SE 72-51 ZIP CODE 33477
PUD NAME "A PART OF COUNTRY CLUB, A P.U.D."

72-446

64/171
ASHLEY LAKE PARK II

