

STRATHMORE ESTATES AT BOYNTON BEACH PLAT 3

0391-008

29

PART OF LAKES OF BOYNTON BEACH P. U. D., BEING A REPLAT OF ALL OF TRACT G TOGETHER WITH LOTS 83 THROUGH 85, LOT 175 AND A PORTION OF TRACT A OF "STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2" (P. B. 62, PGS. 98-100) SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST. JANUARY 1992 PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss
THIS PLAT WAS FILED FOR RECORD AT 3:10 P.M. THIS 4 DAY OF June AD. 1992 AND DULY RECORDED IN PLAT BOOK 69 ON PAGES 29 AND 30.
MILTON T. BAUER CLERK
CIRCUIT COURT
BY: Dawn A. Martin DC

STATISTICAL DATA

TOTAL LOT AREA (4 LOTS)	0.581 ACRES	28.83%
TRACT "A" / RIGHT OF WAYS	0.244 ACRES	12.11%
TRACT "G" COMMON AREA	1.190 ACRES	59.06%
TOTAL SITE ACREAGE	2.015 ACRES	100.00%

DENSITY = 1.99 D. U. / AC.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LEVITT HOMES INCORPORATED, A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "STRATHMORE ESTATES AT BOYNTON BEACH PLAT 3", SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF ALL OF TRACT G TOGETHER WITH LOTS 83 THROUGH 85, LOT 175 AND A PORTION OF TRACT A OF THE PLAT OF "STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2" AS RECORDED IN PLAT BOOK 62, PAGES 98 THROUGH 100 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF "STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2" AS RECORDED IN PLAT BOOK 62, AT PAGES 98 THROUGH 100 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°03'00" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID PLAT OF "STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2", A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF TRACT G, AS SHOWN ON SAID PLAT OF "STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2" AND THE POINT OF BEGINNING; THENCE NORTH 00°57'00" WEST ALONG THE WEST BOUNDARY LINE OF SAID TRACT G, A DISTANCE OF 75.00 FEET; THENCE NORTH 89°03'00" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID TRACT G, A DISTANCE OF 570.55 FEET; THENCE NORTH 00°57'00" WEST, ALONG THE EAST BOUNDARY LINE OF LOT 174, OF THE SAID PLAT OF "STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2", A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TRACT "A", AS SHOWN ON SAID PLAT OF "STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2"; THENCE NORTH 89°03'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 69.28 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 44°25'48" EAST, A DISTANCE OF 34.45 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE NORTH 79°27'48" EAST, A DISTANCE OF 30.73 FEET TO THE CENTERLINE OF SAID TRACT "A"; THENCE SOUTH 87°54'36" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF LOT 86 OF SAID PLAT OF "STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2"; THENCE CONTINUE SOUTH 87°54'36" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 86, A DISTANCE OF 100.00 FEET; THENCE SOUTH 02°05'24" WEST ALONG THE EAST BOUNDARY LINE OF SAID LOTS 85, 84 AND 83, A DISTANCE OF 188.07 FEET TO THE SOUTH BOUNDARY LINE OF SAID "STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2"; THENCE ALONG SAID SOUTH BOUNDARY LINE NORTH 87°54'36" WEST, A DISTANCE OF 100.00 FEET; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY LINE, NORTH 70°08'44" WEST, A DISTANCE OF 96.63 FEET; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY LINE, SOUTH 89°03'00" WEST, A DISTANCE OF 623.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.015 ACRES OF LAND, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, THE TRACT FOR PRIVATE ROAD PURPOSES AS SHOWN IS HEREBY RESERVED TO B.B.C.C. PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT G AS SHOWN HEREON IS HEREBY DEDICATED TO B.B.C.C. PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR COMMON AREA AND OTHER PROPER PURPOSES AND IS RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THIS TRACT, AND IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING WATER, SEWER, ELECTRIC AND CABLE TELEVISION SYSTEMS).
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE MAINTENANCE OBLIGATION OF ALDORAMA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE EASEMENTS WHICH SERVE A PUBLIC ROAD.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. 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 5 DAY OF February 1992.

LEVITT HOMES INCORPORATED,
A CORPORATION OF THE STATE OF DELAWARE
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

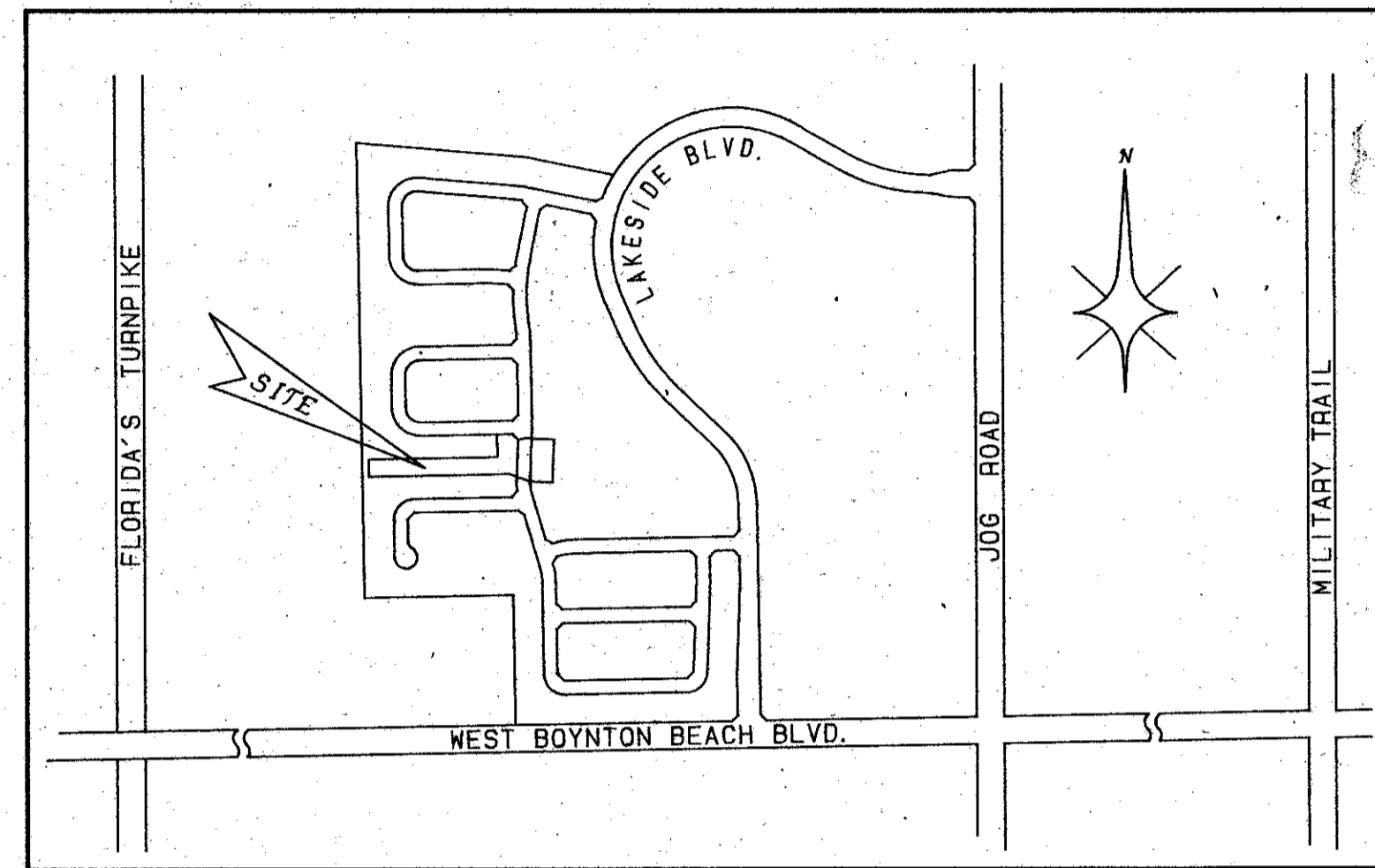
HARRY T. SLEEK, SR. VICE PRESIDENT

ALFRED G. WEST, SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK AND ALFRED G. WEST, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. VICE PRESIDENT AND SECRETARY OF LEVITT HOMES INCORPORATED, A CORPORATION OF THE STATE OF DELAWARE, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 5th DAY OF February 1992.
MY COMMISSION EXPIRES: APRIL 30, 1994. Barbara Guico
NOTARY PUBLIC



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, RICHARD MACFARLAND, P.A., 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 LEVITT HOMES INCORPORATED, A CORPORATION OF THE STATE OF DELAWARE, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES; THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.
DATE: 4/24/92 BY: RICHARD MACFARLAND, P.A. FOR THE FIRM

HOMEOWNER'S ASSOCIATION CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT HAS A VESTED INTEREST UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS VESTED INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID ASSOCIATION 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 1st DAY OF February 1992.
WITNESS: John R. Hanson
BY: Donald B. Stiller, PRESIDENT
Sangra Bednar, Secretary

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Donald B. Stiller and Sangra Bednar 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 B.B.C.C. PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 4th DAY OF February 1992.

MY COMMISSION EXPIRES: APRIL 30, 1992. Barbara Guico
NOTARY PUBLIC

PALM BEACH COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF June 1992.
ATTEST:
MILTON T. BAUER, CLERK
BY: Karen T. Marcus, CHAIR
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF June 1992.
BY: George T. Webb, P.E. COUNTY ENGINEER

SURVEYOR'S NOTES:

- BEARING BASE: THE WEST BOUNDARY LINE OF STRATHMORE ESTATES AT BOYNTON BEACH PLAT 2 IS ASSUMED TO BEAR NORTH 00°57'00" WEST AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO.
- U. E. DENOTES UTILITY EASEMENT
D. E. DENOTES DRAINAGE EASEMENT
P. R. M. DENOTES SET PERMANENT REFERENCE MONUMENT *4380* (UNLESS OTHERWISE NOTED), SHOWN THUS:
- P. C. P. DENOTES SET PERMANENT CONTROL POINT *4380* (UNLESS OTHERWISE NOTED), SHOWN THUS:
- ☉ DENOTES CENTERLINE.
- P. B. DENOTES PLAT BOOK.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SANITARY SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAID EASEMENTS.
- IN THOSE CASE WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP; DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITIES SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THIS INSTRUMENT WAS PREPARED BY MARTIN JOSEPH SHATTO IN THE OFFICES OF ATLANTIC/CARIBBEAN MAPPING, INC. 1860 OLD OKEECHOBEE ROAD, WEST PALM BEACH, FLORIDA 33409.

SURVEYOR'S CERTIFICATION:

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 MY KNOWLEDGE AND BELIEF AND THAT (P. R. M. S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P. C. P. S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE: 1/29 1992. DONALD L. TODD
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4380

TAZ = 443

STRATHMORE ESTATES AT BOYNTON BEACH PLAT 3
PAGE 29
FLOOD MAP # 185A
ZONING RT-35
ZIP CODE 33437
SE 83-58
PUD NAME LAKES OF BOYNTON BEACH PLAT 2
2/15/92

0391-008

PET. 83-58E
COLLECT ALLOC. \$000

69/29

ATLANTIC - CARIBBEAN MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
1860 OLD OKEECHOBEE ROAD SUITE 501
WEST PALM BEACH, FLORIDA 33411
(407) 833-1111 FAX (407) 887-5897
9012 STRATHMORE ESTATES AT BOYNTON BEACH PLAT 3