

0601-002

FOUNTAINS OF BOYNTON

BEING A REPLAT OF A PORTION OF BLOCK 48 OF "PALM BEACH FARMS COMPANY PLAT No. 3" AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SEPTEMBER 1994 PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2

57

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR
RECORD AT 2:44 P.M. 1994
THIS 10th DAY OF FEBRUARY
AD. 1994 AND
DULY RECORDED IN PLAT BOOK
24 ON PAGES 52 AND
57
DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
By: *Leigh A. Stalley* DC

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT "FOUNTAINS OF BOYNTON ASSOCIATES, L.T.D.", A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS FOUNTAINS OF BOYNTON, BEING A REPLAT OF A PORTION OF BLOCK 48 OF "PALM BEACH FARMS COMPANY PLAT No. 3" AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "STRATHMORE ESTATES AT BOYNTON BEACH PLAT 1" AS RECORDED IN PLAT BOOK 49, PAGES 26 AND 27 OF SAID PUBLIC RECORDS; THENCE NORTH 45° 57' 00" WEST ALONG THE EASTERLY BOUNDARY OF SAID PLAT OF "STRATHMORE ESTATES AT BOYNTON BEACH PLAT 1" SAID EASTERLY BOUNDARY ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF LAKESIDE BOULEVARD, A DISTANCE OF 35.36 FEET; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY OF SAID "STRATHMORE ESTATES AT BOYNTON BEACH PLAT 1" NORTH 00° 57' 00" WEST, A DISTANCE OF 925.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 450.42 FEET; THENCE NORTHERLY AND NORTHWESTERLY 182.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 10' 40"; THENCE NORTH 89° 34' 27" EAST, A DISTANCE OF 993.41 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 7462 AT PAGE 1685 AND OFFICIAL RECORD BOOK 4224, PAGE 780 OF THE AFORESAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 00° 10' 27" EAST, A DISTANCE OF 538.50 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 02° 41' 31" WEST, A DISTANCE OF 79.68 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 04° 36' 09" WEST, A DISTANCE OF 80.53 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 31° 57' 31" EAST, A DISTANCE OF 13.45 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 44° 15' 32" WEST ALONG A SAFE SIGHT RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORD BOOK 7462, PAGE 1685 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 56.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BOYNTON WEST ROAD AS RECORDED IN OFFICIAL RECORD BOOK 4251, PAGE 575 AND OFFICIAL RECORD BOOK 7462, PAGE 1685; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 89° 03' 00" WEST, A DISTANCE OF 528.14 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 00° 57' 00" EAST, A DISTANCE OF 13.45 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 89° 11' 02" WEST, A DISTANCE OF 431.00 FEET; THENCE CONTINUE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE SOUTH 89° 03' 00" WEST, A DISTANCE OF 209.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 24.133 ACRES MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

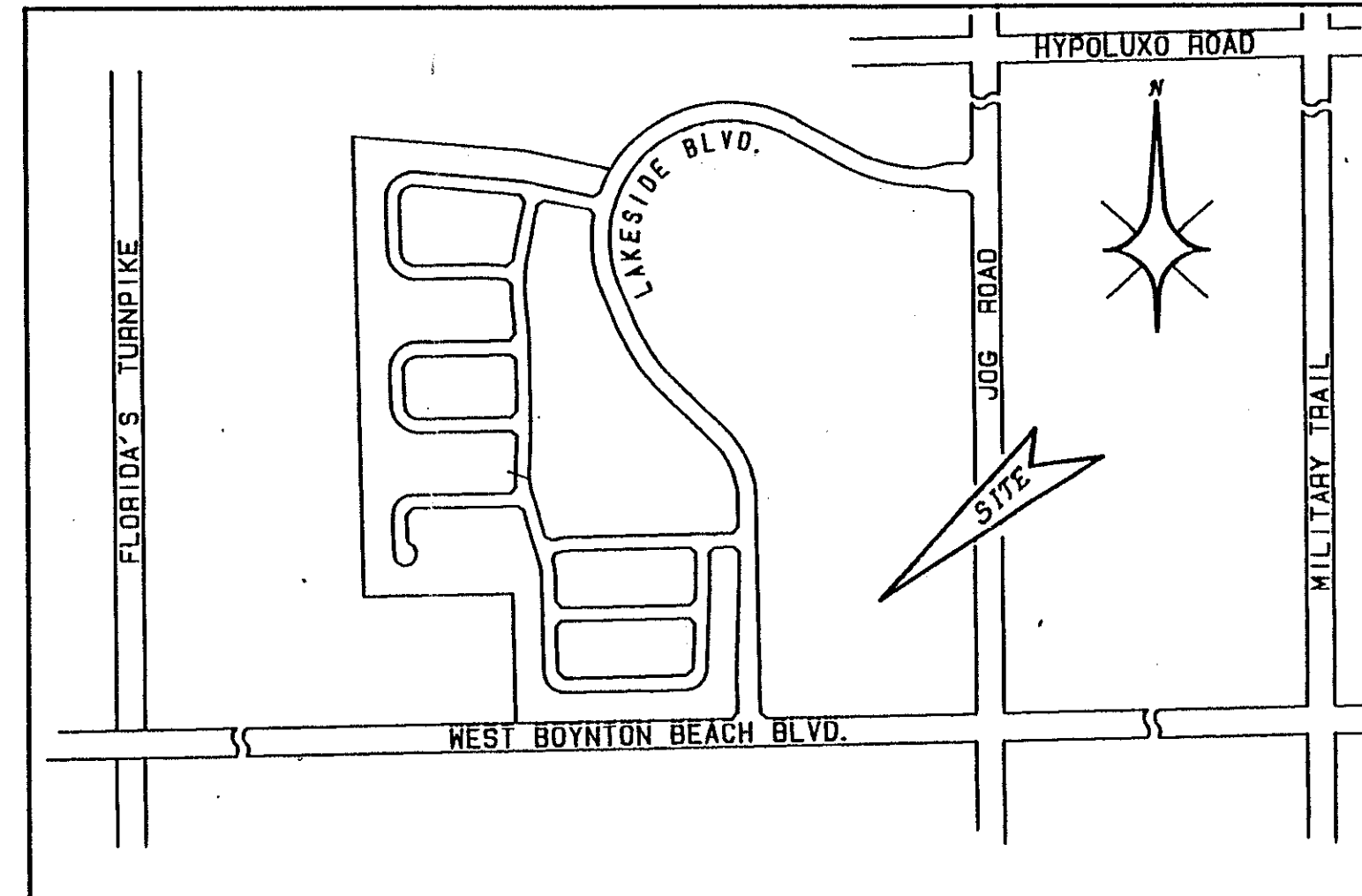
1. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FOUNTAINS OF BOYNTON ASSOCIATES, L.T.D., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
3. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FOUNTAINS OF BOYNTON ASSOCIATES, L.T.D., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
5. TRACTS A, B, C, D, E, F, G, AND H AS SHOWN HEREON, ARE HEREBY RESERVED FOR FOUNTAINS OF BOYNTON ASSOCIATES, L.T.D., ITS SUCCESSORS AND ASSIGNS FOR COMMERCIAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAVE CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS GENERAL PARTNER, FOUNTAINS OF BOYNTON CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 30th DAY OF AUGUST, 1994.

FOUNTAINS OF BOYNTON CORPORATION
A FLORIDA CORPORATION NOT FOR PROFIT,
AS GENERAL PARTNER
BY: *John B. Kennelly*
JOHN B. KENNELLY - PRESIDENT
(CORPORATE SEAL)
JUDITH LYNN JOCIS

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED JOHN B. KENNELLY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FOUNTAINS OF BOYNTON CORPORATION, A 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 30th DAY OF AUGUST, 1994.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
JUDITH LYNN JOCIS



MORTGAGEE'S CONSENT:

STATE OF ALABAMA } SS
COUNTY OF JEFFERSON }
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7785 AT PAGE 703 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND _____ ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF OCTOBER, 1994.
WITNESS: *W. J. Keith* BY: *W. J. Keith*
WITNESS: *Wayman K. ...* W. J. KEITH - SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF ALABAMA } SS
COUNTY OF JEFFERSON }
BEFORE ME PERSONALLY APPEARED W. J. KEITH WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF SOUTHTRUST BANK OF ALABAMA, A NATIONAL ASSOCIATION, 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 24th DAY OF OCTOBER, 1994.
MY COMMISSION EXPIRES: 1-24-95 *Diane M. ...* NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF VIRGINIA } SS
COUNTY OF FAIRFAX }
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2377 AT PAGE 1235 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID MOSEL OIL CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT TREASURER AND _____ ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF SEPTEMBER, 1994.
WITNESS: *J. A. Caselle* BY: *J. A. Caselle*
WITNESS: *P. J. Dexter* P. J. DEXTER - ASSISTANT TREASURER

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED J. A. CASELLE WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT TREASURER AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND 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 9th DAY OF SEPTEMBER, 1994.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
JUDITH LYNN JOCIS

TITLE CERTIFICATION:

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
I, MICHAEL A. SCHROEDER, 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 "FOUNTAINS OF BOYNTON ASSOCIATES, L.T.D.", A FLORIDA LIMITED PARTNERSHIP, THAT CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.
DATED: 11/18/94
1994 BY: *Michael A. Schroeder* MICHAEL A. SCHROEDER
LICENSED IN FLORIDA

APPROVALS - PALM BEACH COUNTY:

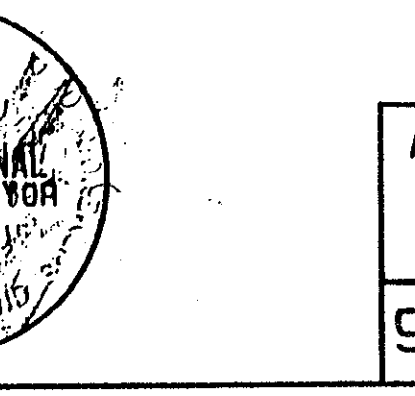
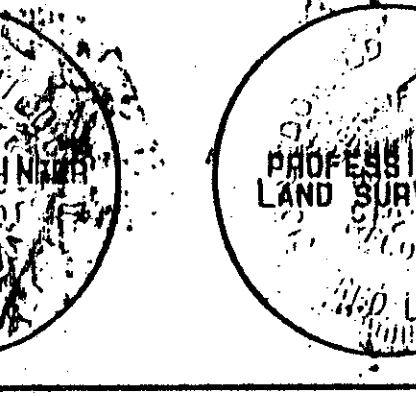
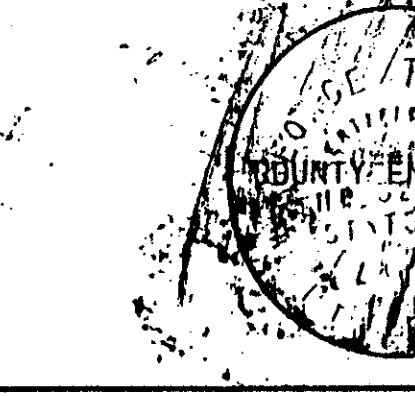
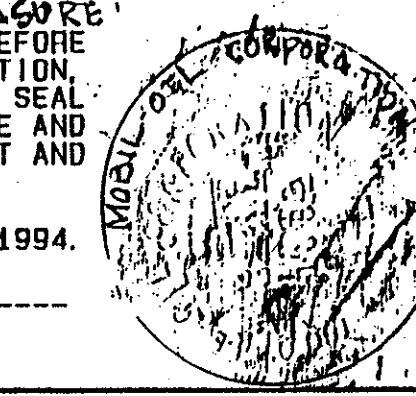
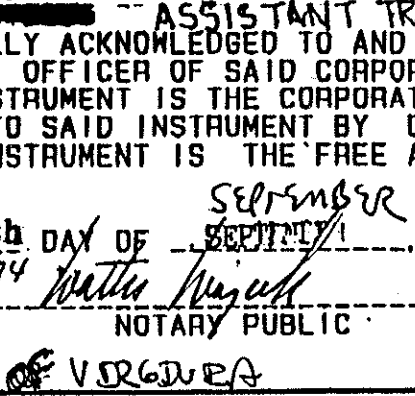
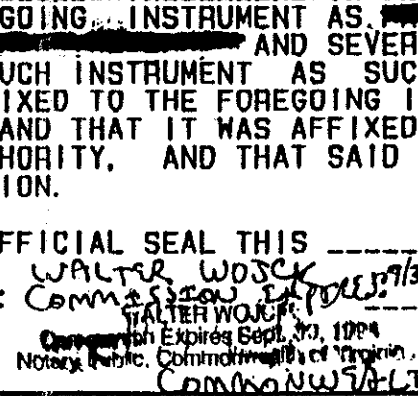
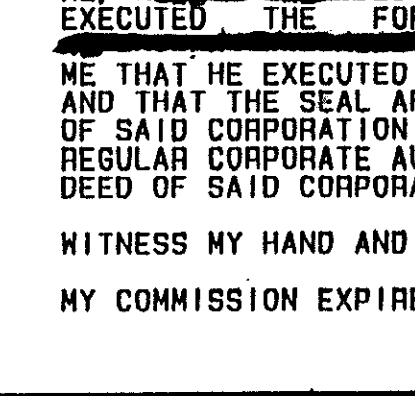
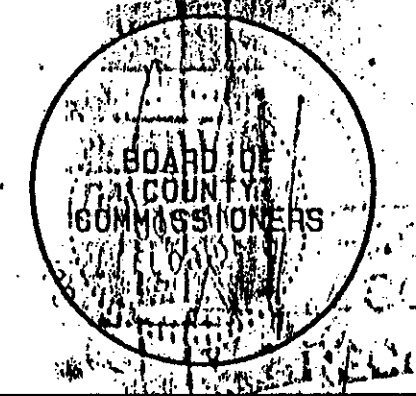
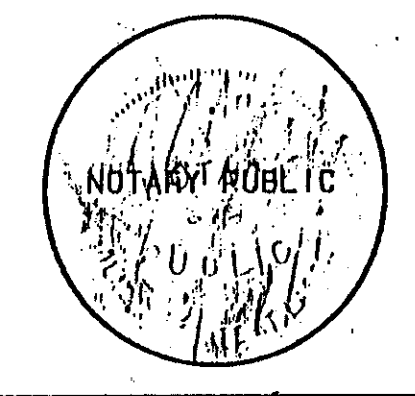
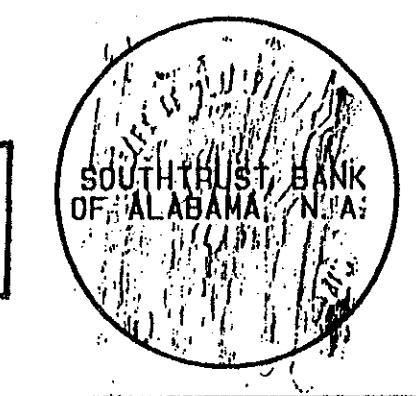
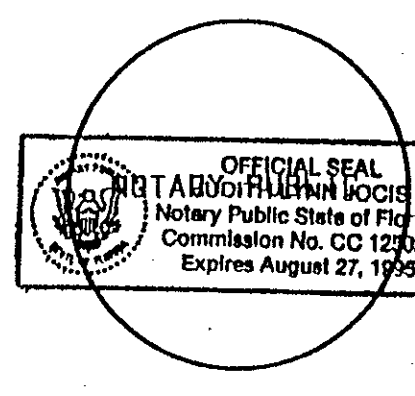
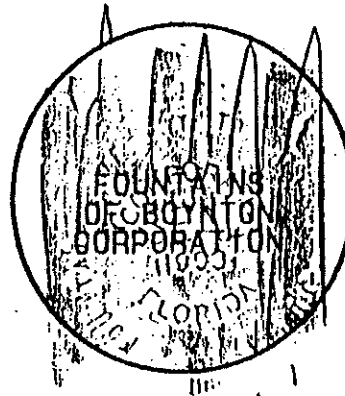
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA.
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF Feb, 1994.
BY: *George T. Webb* GEORGE T. WEBB, P.E. COUNTY ENGINEER
ATTEST:
DOROTHY H. WILKEN, CLERK
BY: *Judy Lowell* JUDY LOWELL, DEPUTY CLERK
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF Feb, 1994.
BY: *George T. Webb* GEORGE T. WEBB, P.E. COUNTY ENGINEER

SURVEYOR'S NOTES:

1. BEARING BASE: WEST BOUNDARY LINE OF TRACTS 50 AND 61, BLOCK 48 OF "PALM BEACH FARMS PLAT No. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IS ASSUMED TO BEAR NORTH 00° 57' 00" WEST AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO.
2. U. E. DENOTES UTILITY EASEMENT
D. E. DENOTES DRAINAGE EASEMENT
P. R. M. DENOTES PERMANENT REFERENCE MONUMENT SET "PRM 4380" (UNLESS OTHERWISE NOTED). SHOWN THUS:
C DENOTES CENTERLINE
L. A. E. DENOTES LIMITED ACCESS EASEMENT
P. C. P. DENOTES PERMANENT CONTROL POINT SET "PCP 4380" (UNLESS OTHERWISE NOTED). SHOWN THUS:
PG. DENOTES PAGE
L. B. E. DENOTES LANDSCAPE BUFFER EASEMENT
O. R. B. DENOTES OFFICIAL RECORD BOOK
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENTS BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCHROACHMENTS.
4. 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.
5. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
8. THIS INSTRUMENT WAS PREPARED BY ALEXANDER J. PIAZZA IN THE OFFICES OF ATLANTIC/CARIBBEAN MAPPING, INC. 357 LIANA DRIVE, WEST PALM BEACH, FLORIDA 33416.

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. 9) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET 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: August 21st 1994.
DONALD L. TODD
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4380



CAD FILE: 923355PL

ATLANTIC - CARIBBEAN MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
357 LIANA DRIVE
WEST PALM BEACH, FLORIDA 33416
(407) 887-8888 - FAX (407) 887-8888

91074 FOUNTAINS OF BOYNTON
RECORD PLAT

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