

0669-004

24

ST. ANDREWS AT THE SPRINGS

A PORTION OF JOG ROAD RESIDENTIAL P.U.D. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

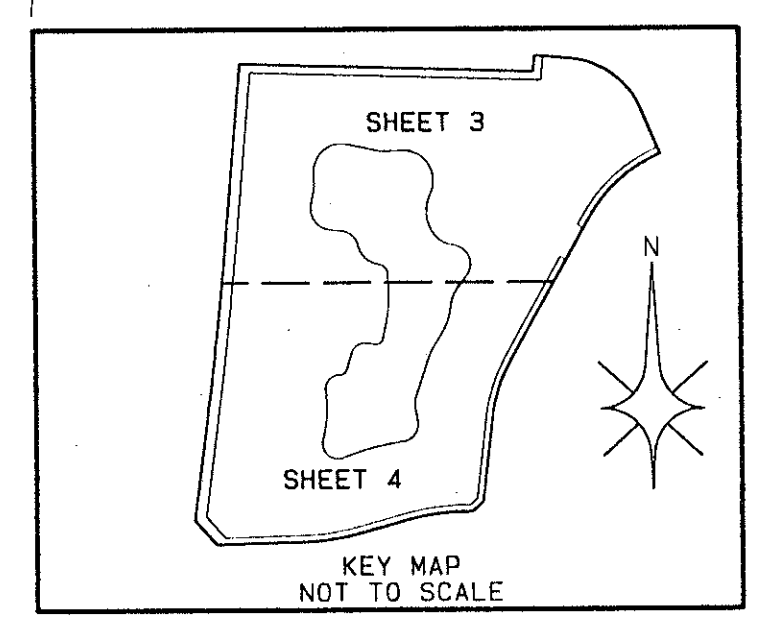
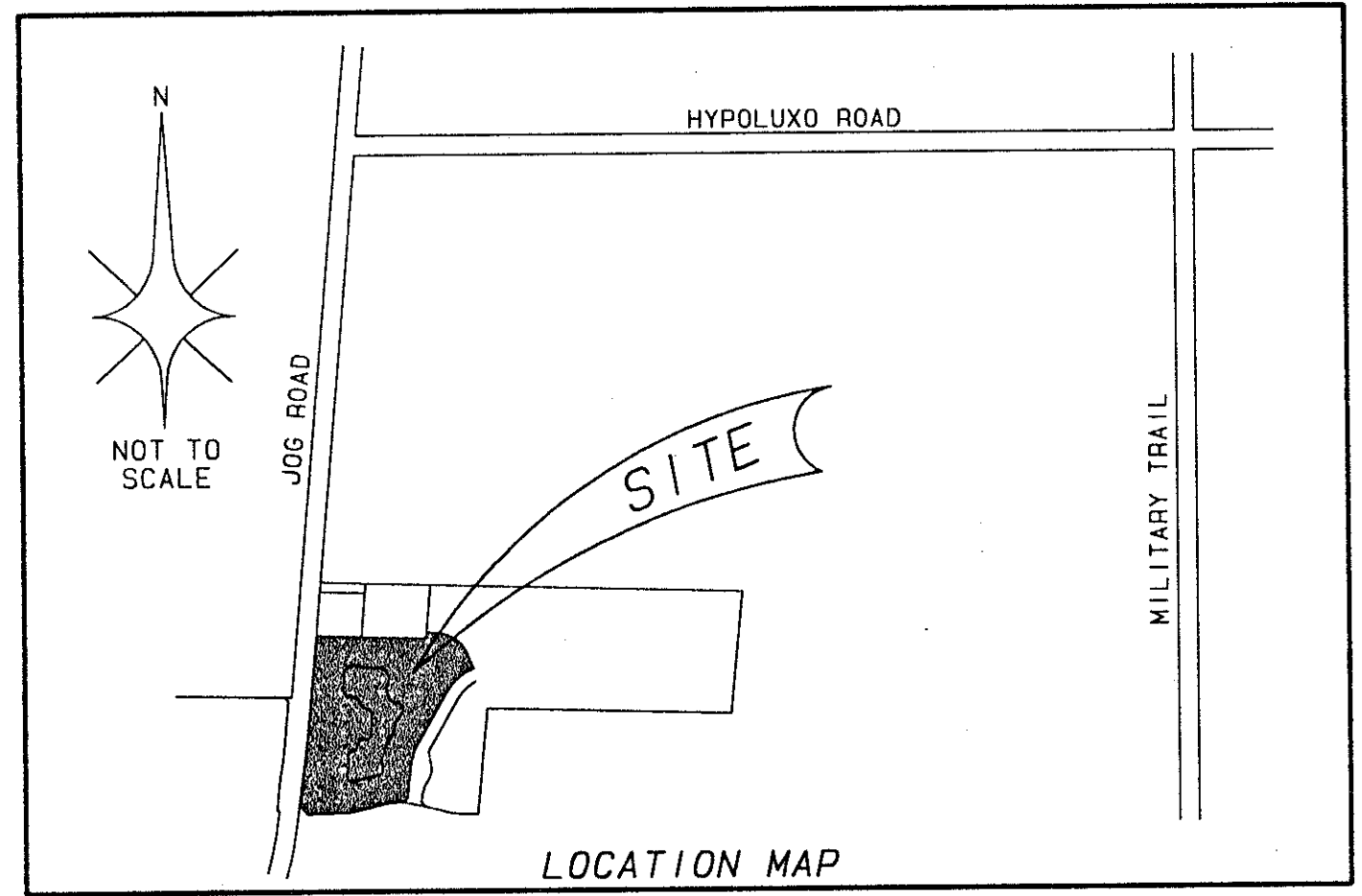
SHEET 1 OF 4

MAY 1998



STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR
RECORD IN THE PUBLIC
RECORDS OF THIS COUNTY
ON 14 DAY OF
August A.D. 1998 AND
IS RECORDED IN PLAT BOOK
83 ON PAGES 24 AND
27
DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: Jeff A. Hall DC

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO
CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR
DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT
ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC
RECORDS OF THIS COUNTY.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT INTERDEVCO PROJECTS, L.C., A FLORIDA LIMITED COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF JOG ROAD RESIDENTIAL P.U.D., SAID LANDS SITUATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ST. ANDREWS AT THE SPRINGS", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 10; THENCE NORTH 88°22'12" WEST ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, A DISTANCE OF 1934.65 FEET; THENCE ALONG A LINE 740.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10 SOUTH 05°06'20" WEST, A DISTANCE OF 75.14 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO FLORIDA POWER AND LIGHT COMPANY IN ACCORDANCE WITH THE DEED RECORDED IN OFFICIAL RECORDS BOOK 6502, PAGE 1025 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTH 05°06'20" WEST, ALONG THE EAST LINE OF SAID PARCEL AND THE AFOREMENTIONED PARALLEL LINE A DISTANCE OF 291.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°53'40" EAST, A DISTANCE OF 83.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 194.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°14'17", A DISTANCE OF 210.73 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°39'23" EAST, A DISTANCE OF 112.12 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, SAID POINT BEARS NORTH 22°39'23" WEST FROM THE RADIUS POINT OF SAID CURVE, HAVING A RADIUS OF 340.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SAID CURVE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF SPRING ISLES BOULEVARD, AS RECORDED IN PLAT BOOK 80, PAGES 92 THROUGH 95, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THROUGH A CENTRAL ANGLE OF 37°50'55", A DISTANCE OF 224.52 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 29°30'32" WEST, A DISTANCE OF 375.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°51'05", A DISTANCE OF 135.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 06°39'27" WEST, A DISTANCE OF 201.78 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 48°41'41" WEST, A DISTANCE OF 33.48 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, SAID POINT BEARS NORTH 00°43'17" EAST FROM THE RADIUS POINT OF SAID CURVE, HAVING A RADIUS OF 573.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE (SAID CURVE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF NORTHTREE BOULEVARD, AS RECORDED IN PLAT BOOK 80, PAGES 92 THROUGH 95, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) THROUGH A CENTRAL ANGLE OF 15°43'17", A DISTANCE OF 157.22 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 75°00'00" WEST, A DISTANCE OF 112.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 552.00 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°11'45", A DISTANCE OF 127.13 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 88°11'45" WEST, A DISTANCE OF 203.46 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 42°10'31" WEST, A DISTANCE OF 76.19 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 9117, PAGES 1316-1318, PALM BEACH COUNTY PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 07°26'48" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 230.36 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 10,000.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°20'28", A DISTANCE OF 408.60 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°06'20" EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 420.33 FEET; THENCE SOUTH 88°22'12" EAST ALONG THE SOUTH LINE FIRE STATION NO. 46, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 156 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE SOUTH LINE OF THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 6502, PAGE 1025 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (FLORIDA POWER AND LIGHT SUB-STATION), A DISTANCE OF 681.25 FEET; THENCE ALONG THE EAST LINE OF THAT PARCEL OF LAND RECORDED IN SAID OFFICIAL RECORDS BOOK 6502, PAGE 1025, NORTH 09°06'20" EAST, A DISTANCE OF 36.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.156 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED BY INTERDEVCO PROJECTS, L.C., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL HOUSING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF INTERDEVCO PROJECTS, L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. WATER MANAGEMENT TRACT: TRACT "B" AS SHOWN HEREON IS HEREBY RESERVED FOR THE SPRINGS AT BOYNTON COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 10520, PAGE 1416, PUBLIC RECORDS OF PALM BEACH COUNTY.
- 3. DRAINAGE AND LAKE MAINTENANCE/ACCESS EASEMENTS: 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 SPRINGS AT BOYNTON COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE SPRINGS AT BOYNTON COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- 4. UTILITY EASEMENTS: 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.
- 5. LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 7. LANDSCAPE BUFFER EASEMENTS: THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR INTERDEVCO PROJECTS, L.C., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF INTERDEVCO PROJECTS, L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, A MAXIMUM OF 5 FEET ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.
- 8. LANDSCAPE/OPEN SPACE: TRACTS "C", AND "D" AS SHOWN HEREON ARE HEREBY RESERVED FOR INTERDEVCO PROJECTS, L.C., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF INTERDEVCO PROJECTS, L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, A MAXIMUM OF 5 FEET ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED, EXCEPT IN ACCORDANCE WITH SURVEYORS NOTE NO. 2. (SEE DEDICATION NUMBER 3)

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 30 DAY OF JUNE 1998.
INTERDEVCO PROJECTS, L.C.,
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: [Signature] BY: [Signature]
ROGER HALL
MANAGING MEMBER
WITNESS: [Signature]

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED ROGER DALAL WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF INTERDEVCO PROJECTS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, 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 30 DAY OF JUNE 1998.
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NO. CC 341121
EXPIRES JAN. 10, 1999

PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER:
OF PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 98-32, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 30 DAY OF August A.D. 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.021(1)(F.S.) BY: [Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

MORTGAGEE'S CONSENT:

STATE OF OHIO } S.S.
COUNTY OF CUYAHOGA }
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 9650 AT PAGE 1071323 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

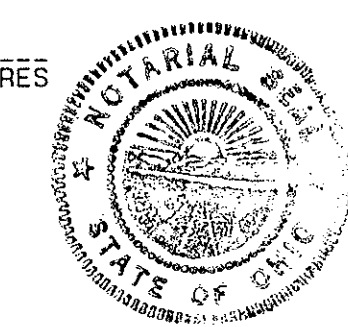
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30 DAY OF JUNE 1998.

OHIO SAVINGS BANK F.S.B.
A FEDERAL SAVINGS BANK
WITNESS: [Signature] BY: [Signature]
PATRICIA A. HAUPY
VICE PRESIDENT
WITNESS: [Signature]
TIFFANY H. PARKER

ACKNOWLEDGEMENT:

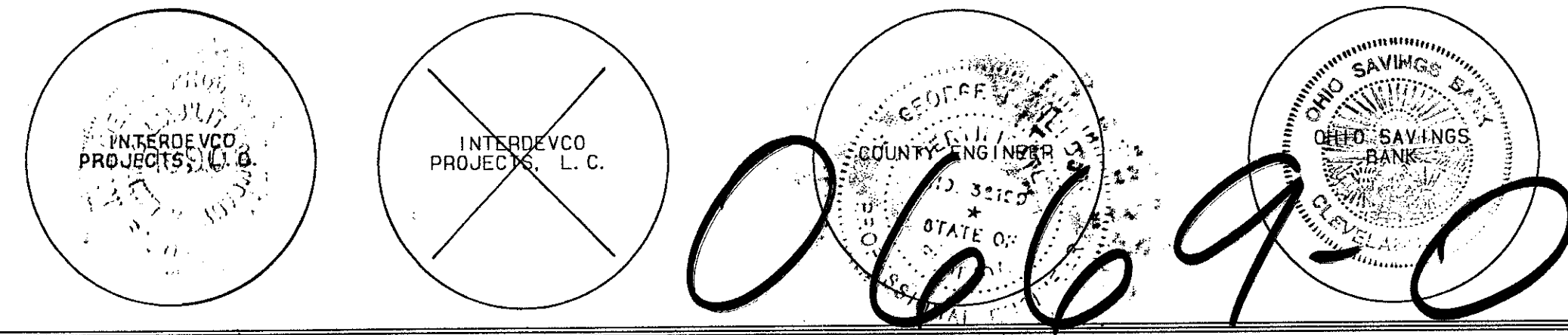
STATE OF OHIO } S.S.
COUNTY OF CUYAHOGA }
BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT 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 16TH DAY OF JULY 1998.
10/29/2001
MY COMMISSION EXPIRES



[Signature]
NOTARY PUBLIC - STATE OF OHIO
PATRICIA A. HAUPY, Notary Public
State of Ohio
My Commission Expires Oct. 29, 2001

83/24



0669-004

ATLANTIC - CARIBBEAN MAPPING, INC.
3062 JOG ROAD - GREENACRES, FLORIDA 33467
(561) 964-7894, FAX (561) 964-1969
LB 4820
PROFESSIONAL
SURVEYORS
AND MAPPERS

ST. ANDREWS AT THE SPRINGS
94-16
34
Jog Road Residential