

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 2 OF 4

MAY 1998

0669-004

25

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR
RECORD AT _____ DAY OF
THIS _____ AD. 1998 AND
DULY RECORDED IN PLAT BOOK
_____ ON PAGES _____ AND

DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: _____ DC

MORTGAGEE'S CONSENT:

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

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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 9650 AT PAGE 847 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND KARL A. KAHLERT AND HERBERT F. KAHLERT, AS CO-TRUSTEES UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT, DO HERETO SET OUR HANDS AND SEALS
THIS 30 DAY OF June, 1998.

BY: Herbert F. Kahlert
HERBERT F. KAHLERT
his attorney-in-fact

WITNESS: Kim I. Shatto

WITNESS: Kim I. Shatto

AS CO-TRUSTEE UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT
BY: Karl A. Kahlert
KARL A. KAHLERT

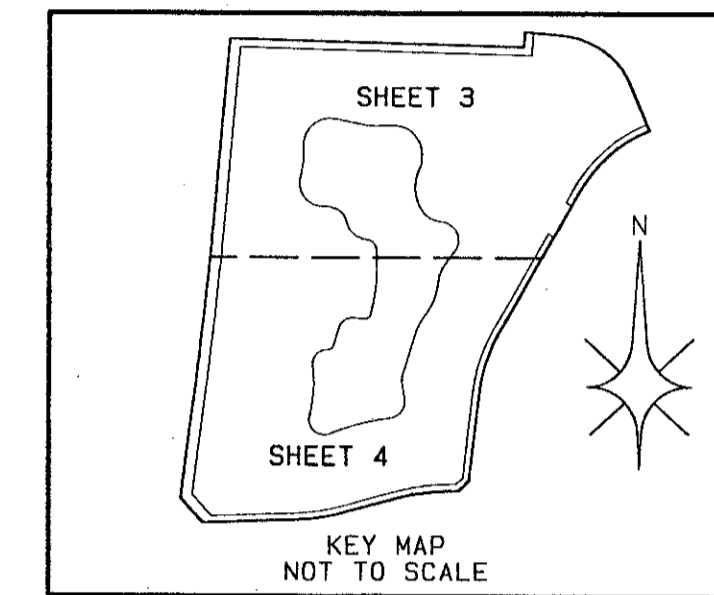
TITLE CERTIFICATION:

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

WE, KUPFER, KUPFER, & SKOLNICK, P.A., AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO INTERDEVCO PROJECTS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 17 DAY OF June, 1998.

BY: Lawrence Kupfer
LAWRENCE KUPFER



Pet. 94-16A
CURRENT
5/2/2/I

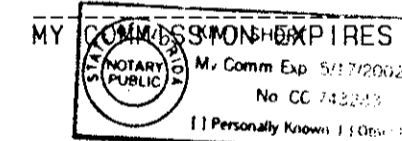
Pet. 94-16A
POD A

ACKNOWLEDGEMENT:

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

BEFORE ME PERSONALLY APPEARED HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT AND KARL A. KAHLERT AND HERBERT F. KAHLERT, AS CO-TRUSTEES UNDER TRUST OF THE WILL OF FRITZ M. KAHLERT WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF June, 1998.



BY: Kim I. Shatto
NOTARY PUBLIC - STATE OF FLORIDA

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 68°22'12" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTICE: 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 INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
(N.R.) DENOTES NON-RADIAL
(R.F.) DENOTES RADIAL TO FRONT LOT LINE.
(R.R.) DENOTES RADIAL TO REAR LOT LINE.
- THIS INSTRUMENT WAS PREPARED BY MARTIN J. SHATTO, P.S.M., IN THE OFFICES OF ATLANTIC CARIBBEAN MAPPING, INC. 3062 JOG ROAD, GREENACRES, FLORIDA 33467.
- COORDINATES SHOWN HEREON ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.000306
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)
BEARING ROTATION (PLAT TO GRID) = 01°45'10" COUNTER CLOCKWISE
EXAMPLE NORTH 05°06'20" EAST (PLAT BEARING) = NORTH 03°21'10" EAST

LEGEND:

- Δ = CENTRAL ANGLE/Delta
- ⊖ = CENTERLINE
- CH = CHORD
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- F.P. & L. = FLORIDA POWER AND LIGHT COMPANY
- A = ARC LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.W.D. = LAKE WORTH DRAINAGE DISTRICT
- N.R. = NON-RADIAL
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS (RADII)
- R.F. = RADIAL TO FRONT LOT LINE
- R.R. = RADIAL TO REAR LOT LINE
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT
- W.C. = WITNESS CORNER
- = PERMANENT REFERENCE MONUMENT (PRM)
- = SET PRM #5219 (UNLESS OTHERWISE NOTED)
- = MONUMENT / SET 5/8" IRON ROD AND CAP LB 4820 ACCORDING TO SECTION 177.091 (9), F.S.

ACCEPTANCE OF RESERVATIONS:

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

THE SPRINGS AT BOYNTON COMMUNITY ASSOCIATION, INC. DOES HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED

THIS 30 DAY OF June, 1998.

THE SPRINGS AT BOYNTON COMMUNITY ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Michelle Ridenar
BY: Michelle Ridenar
MICHELLE RIDENAR, PRESIDENT

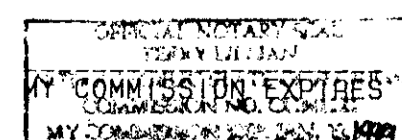
WITNESS: Michelle Ridenar

ACKNOWLEDGEMENT:

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

BEFORE ME PERSONALLY APPEARED MICHELLE RIDENAR WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SPRINGS AT BOYNTON COMMUNITY ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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.



BY: Michelle Ridenar
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NO. CC 34121
EXPIRES JAN. 10, 1999

SURVEYOR'S CERTIFICATE:

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

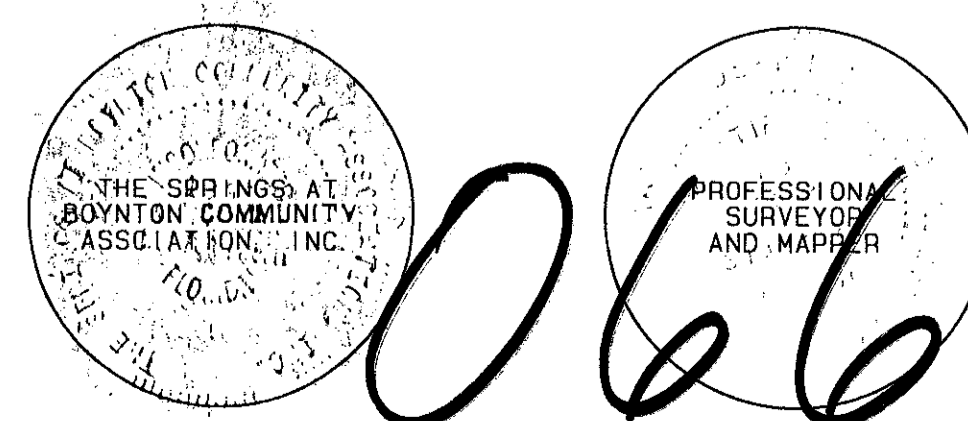
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED THIS 30 OF JUNE, 1998.

BY: Martin J. Shatto
MARTIN JOSEPH SHATTO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5219

* AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S.,

St. Andrews at the Springs
83
84
94-16
Jog Road Residential



0669-004

83/25

