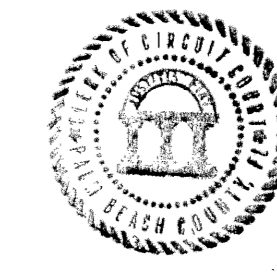


# WEST BOYNTON BRANCH LIBRARY



190

LAKES OF BOYNTON BEACH P.U.D.

BEING A REPLAT OF A PORTION OF TRACT 31, BLOCK 48 OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

APRIL 1, 1999

PROJECT NO. 98227

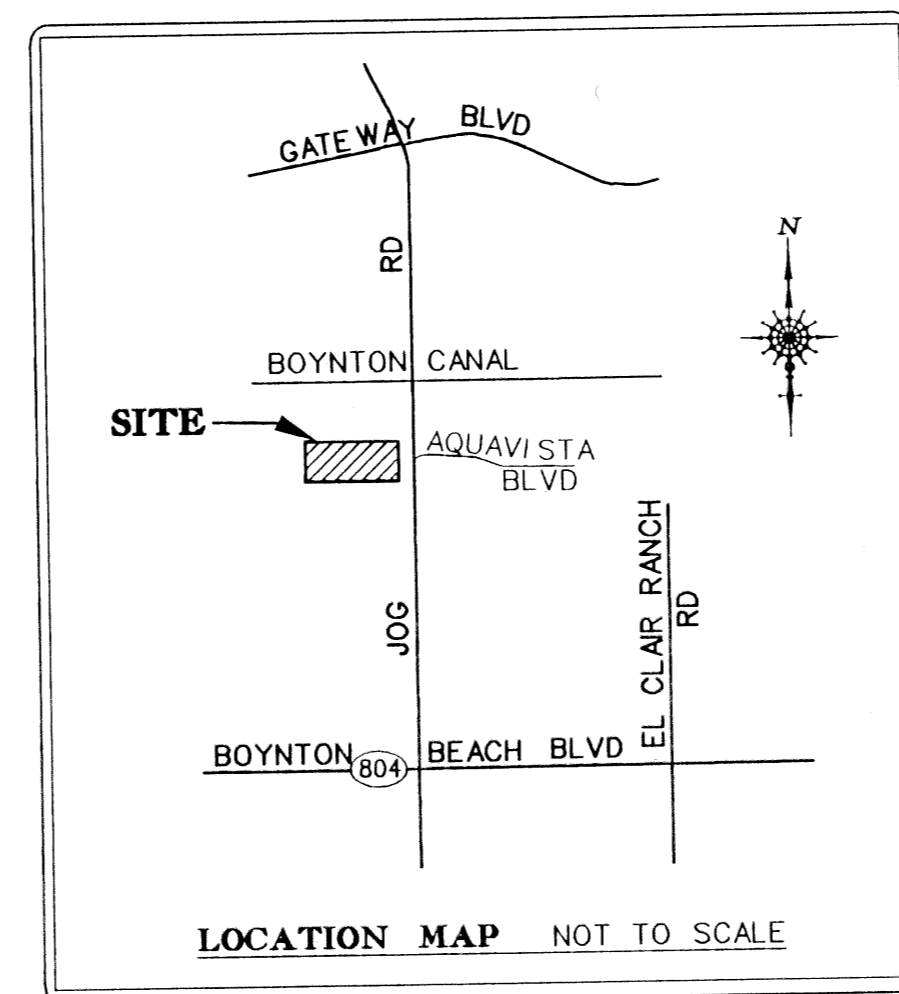
COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 9:51 A.M.  
This 11 day of April 2000  
and duly recorded in Plat Book No. 87  
on page 190-191  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *Dorothy H. Wilken*

TABULAR DATA:

ZONING PETITION # 83-58E  
TRACT A: 2.2919 ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COUNTY, OWNER OF THE LAND SHOWN HEREON AS WEST BOYNTON BRANCH LIBRARY, LAKES OF BOYNTON BEACH P.U.D., BEING A REPLAT OF A PORTION OF TRACT 31, BLOCK 48 OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



A PARCEL OF LAND LYING WITHIN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT 31, BLOCK 48, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 22 RUN S 00°41'06" E ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 22 A DISTANCE OF 2279.49 FEET; THENCE DEPARTING SAID LINE AND PERPENDICULAR TO THE PRECEDING COURSE, S 89°18'54" W A DISTANCE OF 52.38 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORD BOOK 4224, PAGE 780 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN S 89°03'00" W A DISTANCE OF 416.00 FEET; THENCE N 00°10'27" W A DISTANCE OF 240.00 FEET;

THENCE N 89°03'00" E A DISTANCE OF 416.00 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF JOG ROAD; THENCE S 00°10'27" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2.2919 ACRES OR 99,837 SQUARE FEET MORE OR LESS.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ITS SEAL AFFIXED HERETO THIS 11 DAY OF April, 2000.

BOARD OF COUNTY COMMISSIONERS

ATTEST: DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT

*Dorothy H. Wilken*  
DEPUTY CLERK

*Maude Ford Lee*  
MAUDE FORD LEE, CHAIR

PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY NORMAN J. HOWARD, P.S.M. # 5776, IN THE OFFICE OF THE SURVEY SECTION OF THE DEPARTMENT OF ENGINEERING & PUBLIC WORKS FOR PALM BEACH COUNTY, FLORIDA, AT 160 AUSTRALIAN AVENUE, ROOM # 402, WEST PALM BEACH, FLORIDA 33406.

SURVEYORS 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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") 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.

3-29-00  
DATE

*Norman J. Howard*  
NORMAN J. HOWARD, P.S.M.  
LICENSE NO. 5776  
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF MARTIN )

WE, PRESTIGE TITLE AGENCY, INC., A TITLE INSURANCE COMPANY, AS 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 PALM BEACH COUNTY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 4-3-00

*Patricia C. Ward*  
BY: PATRICIA C. WARD

TITLE: PRESIDENT

SURVEYORS NOTES

- 1) ALL BEARINGS SHOWN HEREON ARE ASSUMED; THE NORTH LINE OF TRACT "F" ACCORDING TO THE PLAT OF BOYNTON WATERS WEST 1 AT LAKES OF BOYNTON BEACH P.U.D.-POD "C" AS RECORDED IN PLAT BOOK 78 PAGES 67-70, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING SOUTH 89°03'00" WEST AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- 2) THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION 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.
- 3) 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.
- 4) THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUB-DIVIDED 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.

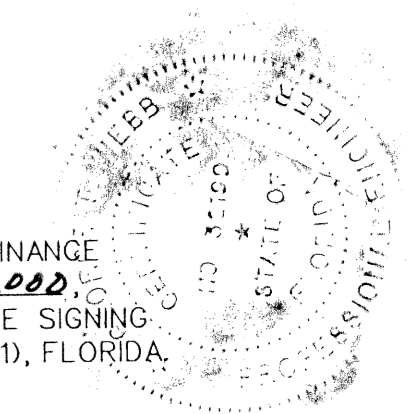
COUNTY APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 11 DAY OF April, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER (OTHER THAN THE SIGNING SURVEYOR) EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

4/10/00  
DATE

*George T. Webb*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER



HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- 1) TRACT A AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOARD OF COUNTY COMMISSIONERS.
- 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 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.
- 4) THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOARD OF COUNTY COMMISSIONERS.

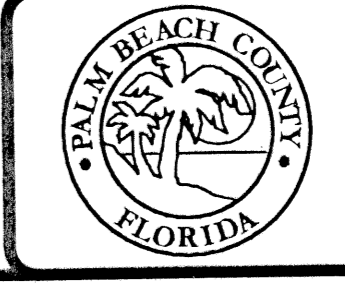
West Boynton Branch Library  
SUBDIVISION  
BOOK 87  
PAGE 190  
FLOOD ZONE 16  
FLOOD MAP # 18574  
Q.C.L.D.# SS  
SS 97-14  
ZONING CG1SE  
E.A.Z. 443  
ZIP CODE 33407  
P.U.D. NAME West Boynton Library



SHEET: 1  
OF: 2  
PROJECT NO. 98227

WEST BOYNTON BRANCH LIBRARY  
DESIGN FILE NAME: P:\EOWBNS\98227\BOY.DGN  
DRAWING NO. S-3-99-1325

SCALE: AS NOTED  
APPROVED: N. J. H.  
DRAWN: E. A. O.  
CHECKED: G. W. M.  
DATE DRAWN: 11/17/99



PALM BEACH COUNTY  
ENGINEERING AND PUBLIC WORKS  
ENGINEERING SERVICES  
160 AUSTRALIAN AVENUE  
WEST PALM BEACH, FL 33406