

# Boynton Waters West II

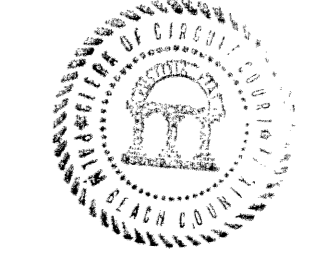
## AT LAKES OF BOYNTON BEACH PUD - POD C

Situate in Section 22, Township 45 South, Range 42 East  
Being a replat of all of Tract J, Boynton Waters West I, as recorded  
in Plat Book 78, Pages 67 thru 70, Public Records of Palm Beach County, Florida.  
September, 2000  
Sheet 1 of 3

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

This plat filed for record at 2:51pm  
this 4th day of June 2002  
and duly recorded in Plat  
Book 44 on pages 107-109

DOROTHY H. WILKEN, CLERK of the  
Circuit Court.  
By *[Signature]* D.C.



**DEDICATION :**

KNOW ALL MEN BY THESE PRESENTS that the Estates of Boynton Waters West Corporation, a Florida Corporation, owner of the land shown hereon as BOYNTON WATERS WEST II, at Lakes of Boynton Beach P.U.D. - Pod C, situate in Section 22, Township 45 South, Range 42 East, Palm Beach County, Florida, being a replat of all of Tract J of "BOYNTON WATERS WEST I", as recorded in Plat Book 78, at Pages 67 through 70, inclusive, of the Public Records of Palm Beach County, Florida, more particularly described as follows:

All of Tract J, "BOYNTON WATERS WEST I", as recorded in Plat Book 78, at pages 67 through 70, inclusive, of the Public Records of Palm Beach County, Florida.

Containing 18.534 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as shown as follows:

1. Street Tract:  
Tract A, as shown hereon, is hereby reserved for The Estates of Boynton Waters West Homeowners Association, Inc. its successors and assign, for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

2. 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.

3. Drainage 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 B.B.C.C. Property Owners Association, Inc. 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.

In Witness whereof, the Estates of Boynton Waters West Corporation, has caused these Presents to be signed by its President, and its Corporate Seal to be affixed hereto, by and with the Authority of its Board of Directors, this 4th day of June, 2001.

Witness: *[Signature]* Estates of Boynton Waters West Corporation, Inc.  
A Florida Corporation.  
Witness: *[Signature]* By: John B. Kennelly, President

**ACKNOWLEDGEMENT :**

State of Florida  
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 the Estates of Boynton Waters West Corporation, a Florida 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 seal this 4th day of June, 2001.  
My Commission expires: \_\_\_\_\_  
Candace Flaxman  
Notary Public - State of Florida

**MORTGAGEE'S CONSENT :**

State of Florida  
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 that its Mortgage, which is recorded in Official Record Book 9274, at Page 549, of the Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.  
In Witness whereof, 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 7th day of June, 2001.

Witness: *[Signature]* Colonial Bank, An Alabama Banking Corporation  
Witness: *[Signature]* By: William F. Painter, Senior Vice-President

**ACKNOWLEDGEMENT :**

State of Florida  
County of Palm Beach  
Before me personally appeared William F. Painter, who is personally known to me, and who executed the foregoing instrument as Senior Vice-President of Colonial Bank, an Alabama Banking 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 said instrument is the free act and deed of said Corporation.  
Witness my hand and seal this 7th day of June, 2001.

My Commission expires: \_\_\_\_\_  
*[Signature]*  
Notary Public - State of Florida

**ACCEPTANCE OF RESERVATIONS :**

State of Florida  
County of Palm Beach  
The Estates of Boynton Waters West Homeowners Association, Inc. 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, this 5th day of June, 2001.

Witness: *[Signature]* The Estates of Boynton Waters West Homeowners Association, Inc.  
A Florida Corporation  
Not for Profit  
By: *[Signature]* John S. Kennelly, President

**ACKNOWLEDGEMENT :**

State of Florida  
County of Palm Beach  
Before me personally appeared John S. Kennelly who is personally known to me, and who executed the foregoing instrument as President of The Estates of Boynton Waters West Homeowners Association, Inc. a Florida 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 seal this 5th day of June, 2001.  
My Commission expires: \_\_\_\_\_  
Candace Flaxman  
Notary Public - State of Florida

**ACCEPTANCE OF RESERVATIONS :**

State of Florida  
County of Palm Beach  
The B.B.C.C. Property Owners Association, Inc. 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, this 5th day of June, 2001.

Witness: *[Signature]* B.B.C.C. Property Owners Association, Inc.  
A Florida Corporation  
Not for Profit  
By: *[Signature]* Donald B. Stiller, President

**ACKNOWLEDGEMENT :**

State of Florida  
County of Palm Beach  
Before me personally appeared Donald B. Stiller who is personally known to me, and who executed the foregoing instrument as President of the B.B.C.C. Property Owners Association, Inc. a Florida 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.

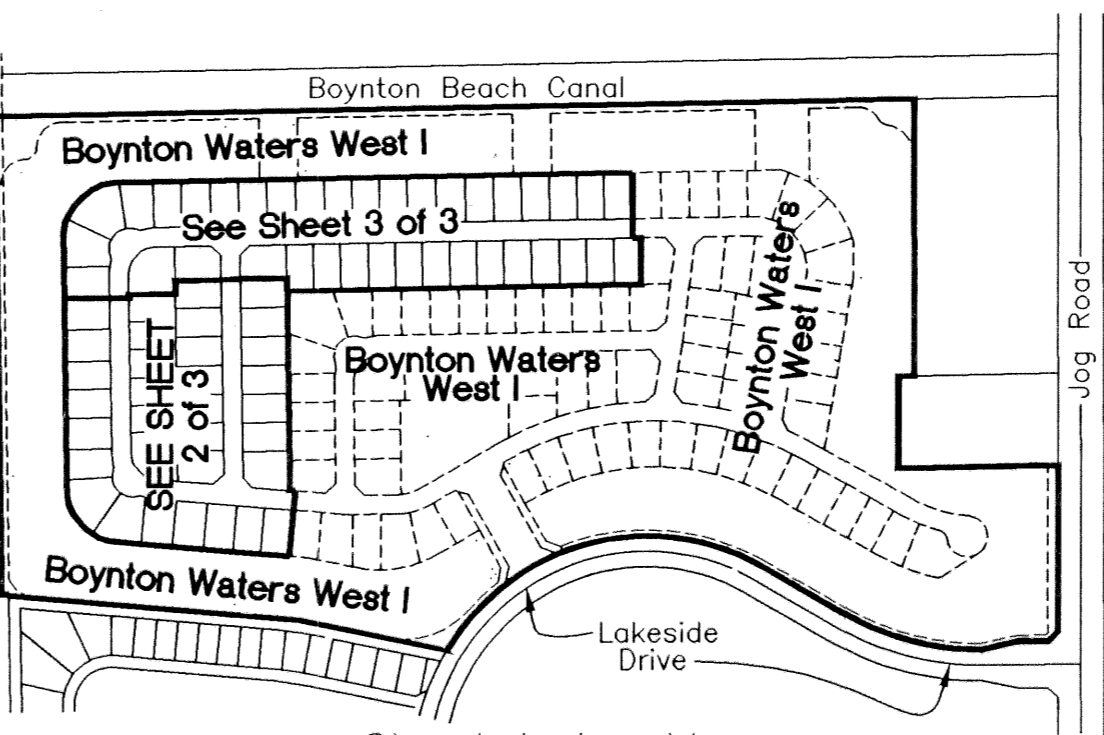
Witness my hand and seal this 5th day of June, 2001.  
My Commission expires: \_\_\_\_\_  
Candace Flaxman  
Notary Public - State of Florida

**Coordinate System Notes:  
(Distances and Bearings)**

Coordinates shown are Grid Coordinates:  
Datum = NAD 83 1990 Adjustment  
Zone = Florida East Zone  
Linear Units = US Survey Feet  
Projection = 1983 State Plane Transverse Mercator Projection  
ALL DISTANCES SHOWN ARE GROUND DISTANCES (Except where noted)  
Scale Factor = 1.0000293  
Grid Distance = (Ground Distance) x (Scale Factor)  
Bearing Rotation Example (Plat to Grid)  
PLAT Bearing = North 89° 03' 00" East  
Grid Bearing = North 89° 01' 45" East  
Rotation = -00° 01' 15" (Counter-clockwise)

**Tabular Data - Phase II**

Petition Number 83-058
Total Plat Area : 18.534 Acres (±)
Total Dwelling Units : 64 Units
Density : 3.40 Dwelling Units Per Acre
Streets : 3.541 Acres (±)
Net Developable Area : 14.993 Acres (±)



**TITLE CERTIFICATION :**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, John S. Kennelly, 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 the Estates of Boynton Waters West Corporation; that all current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this Plat.  
Dated: ~~February 7, 2002~~  
February 7, 2002  
*[Signature]* John S. Kennelly  
Attorney-at-Law

**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; 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 that Permanent Control Points ("P.C.P.'s") and Monuments according to Sec. 177.091(9), Florida Statutes, will be set under the guarantees Posted with the Palm Beach County 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 the Ordinances of Palm Beach County, Florida.  
Date: June 9, 2001  
*[Signature]*  
Donald L. Todd P.E.M.  
Professional Surveyor and Mapper  
Florida Registration No. 4380

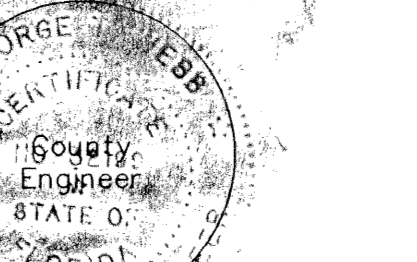
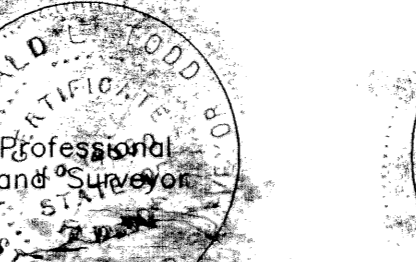
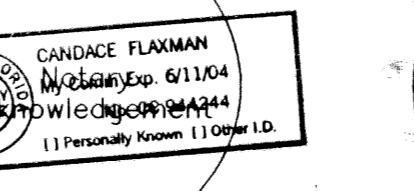
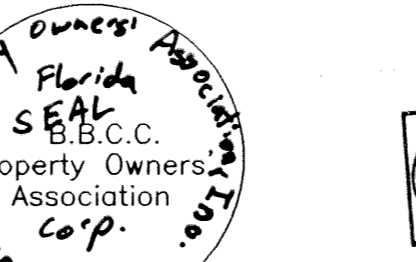
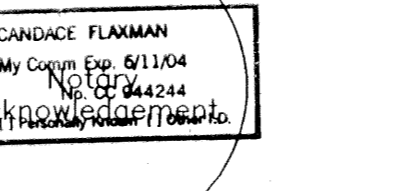
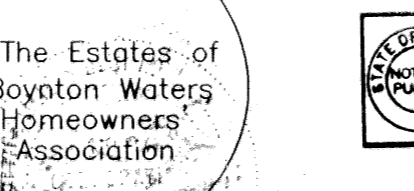
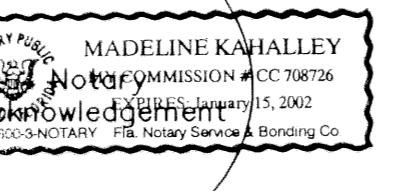
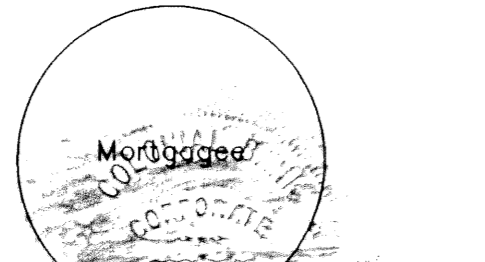
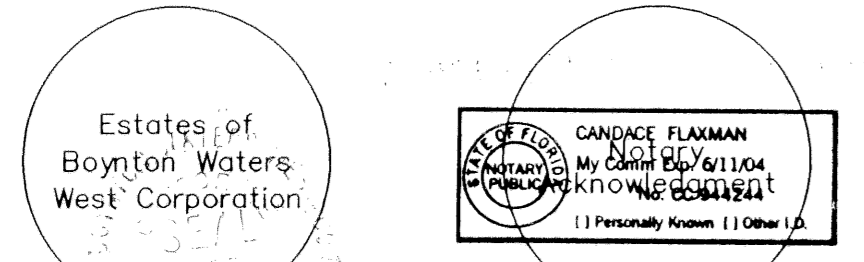
**SURVEYOR'S NOTES :**

- Bearing Base: The North Line of Tract "J", Boynton Waters West I, according to the plat thereof, as recorded in Plat Book 78, Pages 67 thru 70. Said North Line is assumed to bear North 89°03'00" East, and all other bearings shown hereon are relative thereto.
- 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: 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.
- All tangent lines, which intersect curves, are non-radial to those curves, unless otherwise noted as a Radial Bearing (RB).
- This instrument was prepared by Richard A. Pedraza, in the Offices of Atlantic - Caribbean Mapping, Inc. 3070 Jog Road, Greenacres, Florida, 33467

**PALM BEACH COUNTY APPROVAL :**

County Engineer :  
of Palm Beach County, Florida  
This Plat is hereby approved for record pursuant to Palm Beach County ordinance 95-33, and in accordance with section 177.071(2), F.S., this 2 day of April, A.D., 2002, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with Section 177.081(1), F.S.  
By: *[Signature]* George T. Webb, P.E.  
County Engineer

SUBDIVISION BOYNTON WATERS WEST II  
BOOK 94 PAGE 107  
RECORD MAP # 1854  
ZONING RT5  
SE 89-58  
EAG 445  
PUD NAME LAKES OF BOYNTON BEACH



PROFESSIONAL SURVEYORS AND MAPPERS

ATLANTIC - CARIBBEAN MAPPING, INC.  
3070 JOG ROAD GREENACRES, FLORIDA 33467  
(561) 964-7884; FAX (561) 964-1989; WWW.ACMIINC.COM

Project No. 94-023A	Dwg No. 023-P201	Plat of Boynton Waters West II
---------------------	------------------	--------------------------------