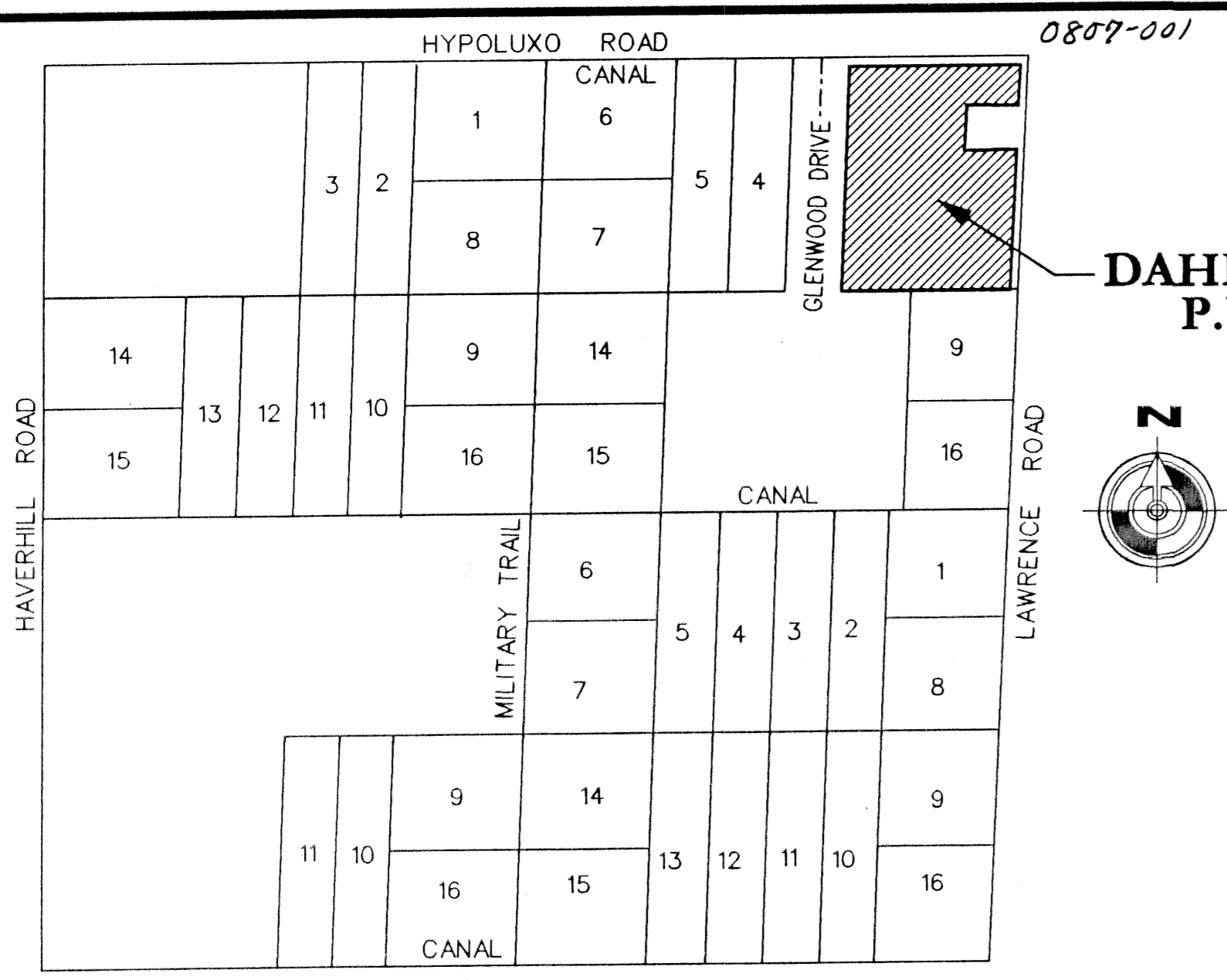


# DAHLGREN P.U.D.

A Re-Plat of a Portion of Lots 1, 2 and 8, of the amended Plat of Section 12, Township 45 South, Range 42 East, recorded in Plat Book 9, Page 74, of the Public Records of Palm Beach County, Florida.

This Instrument Prepared by  
Thomas R. Palibicke of  
**HAGER PALIBICKE AND ASSOCIATES, INC.**  
Professional Land Surveyors  
Certificate of Authorization No. 6772  
3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431  
Phone: (561) 365-3600 Fax: (561) 365-2237 E-Mail: htag@bellsouth.net



**DAHLGREN P.U.D.**



**LOCATION MAP: SEC. 12-45-42**  
NOT TO SCALE

## DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that D.R. HORTON, INC., a Delaware Corporation, licensed to do business in Florida, owners of the lands shown hereon, being a portion of Lots 1, 2 and 8, of the amended Plat of Section 12, Township 45 South, Range 42 East, recorded in Plat Book 9, Page 74, of the Public Records of Palm Beach County, Florida, shown hereon as DAHLGREN P.U.D., being more particularly described as follows:

BEGIN at the intersection of the West Right-of-Way Line of LAWRENCE ROAD (per Order of Taking, recorded in Official Records Book 11768, Page 634 and Official Records Book 11788, Page 934, Palm Beach County Records, Florida) with the South Line of Lake Worth Drainage District L-18 Canal Right-of-Way (per Deed Book 118, Page 518 and Deed Book 899, Page 496, Palm Beach County Records, Florida); thence S.02 02'58"W., along the West Right-of-Way Line of said LAWRENCE ROAD, a distance of 212.67 feet; thence S.89 39'35"E., a distance of 303.43 feet; thence S.02 22'12"W., a distance of 284.32 feet; thence N.89 39'35"E., a distance of 305.03 feet; thence S.02 02'58"W., along the West Right-of-Way Line of said LAWRENCE ROAD, a distance of 800.29 feet; thence S.89 38'36"W., along the South Line of said Tracts 8 and 2, a distance of 986.24 feet; thence N.03 01'08"E., along the East Plat Boundary Line of "HOMES AT LAWRENCE PLAT NO. 1", as recorded in Plat Book 49, Pages 183 through 185, Palm Beach County Records, a distance of 1298.88 feet; thence N.89 40'36"E., along the South Line of said Lake Worth Drainage District L-18 Canal Right-of-Way, a distance of 964.23 feet to the POINT of BEGINNING.

Said Lands contain 27.040 Acres, more or less.  
Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

- TRACT "A-1" (Private Street), as shown hereon, is hereby reserved for the PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, 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. A Utility Easement for potable water and sanitary sewer only is hereby granted over the aforementioned Tracts for the maintenance of said utilities by the CITY of BOYNTON BEACH.
- TRACT "A-2" (Residential Access Street), as shown hereon, is hereby reserved for the PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, as a Residential Access Street 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. A Utility Easement for potable water and sanitary sewer only is hereby granted over the aforementioned Tracts for the maintenance of said utilities by the CITY of BOYNTON BEACH. Subject to an Easement in favor of the Lake Worth Drainage District as recorded in Official Record Book 14766 at Page 035, of the Public Records of Palm Beach County, Florida.
- TRACTS "A-3" and "A-4" (Lawrence Road Right-of-Way Dedication), as shown hereon are hereby dedicated to the Board of County Commissioners of PALM BEACH COUNTY, FLORIDA, for the perpetual use of the public for public street purposes.
- TRACTS "B-1", "B-2", "B-3" and "B-6" (Landscape Buffer Tracts), as shown hereon, are hereby reserved for the PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Buffer purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACTS "B-4" and "B-5" (Open Space), as shown hereon, are hereby reserved for the PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Open Space purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County. Subject to an Easement in favor of the Lake Worth Drainage District as recorded in Official Record Book 14766 at Page 035, of the Public Records of Palm Beach County, Florida.
- TRACTS "C-1", "C-2", "C-3", "C-4", "C-5", "C-6", "C-7" and "C-8" (Open Space), as shown hereon, are hereby reserved for the PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Open Space purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACTS "L-1" and "L-2" (Water Management Tracts), as shown hereon, are reserved for the PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for storm water 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 Record Book 13965 at Page 521, of the Public Records of Palm Beach County, Florida.
- TRACT "R-1" (Recreation Tract), as shown hereon, is hereby reserved for the PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Recreational purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACT "R-2" (Private Civic Tract), as shown hereon, is hereby reserved for the PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Private Civic purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- LAKE MAINTENANCE EASEMENTS: The Lake Maintenance Easements as shown hereon are hereby reserved for the PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for access to storm water 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.

## DEDICATION AND RESERVATIONS (Cont.)

- LAKE ACCESS EASEMENTS: The Lake Access Easements as shown hereon, are hereby reserved for the PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for access to storm water 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.
- 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 PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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 Easements, Drainage Tracts, Lake Maintenance and Lake Access Easements, Private Streets and Residential Access Streets associated with said Drainage System.
- 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 (there shall be no above ground encroachments where said utility easements overlap lake maintenance 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.
- Each OVERHANG EASEMENT, as shown hereon, is hereby Dedicated to the Lot Owner, his and/or her Successors and Assigns, whose Dwelling Unit abuts said Easement for Roof Overhang purposes, Utility Services and Building Maintenance purposes, without recourse to Palm Beach County.
- THE LANDSCAPE BUFFER EASEMENTS, as shown hereon, are hereby reserved for the PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Buffering and Landscaping purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- WALL MAINTENANCE EASEMENTS: The Wall Maintenance Easements as shown hereon, are hereby reserved for the PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for wall maintenance purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, D.R. HORTON, INC., the above named Corporation, has caused these presents to be signed by its Vice President and attested by its Secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 4th day of MARCH, 2003.

D.R. HORTON, INC.,  
a Delaware Corporation,  
BY: Paul J. Romanowski, Vice President  
Attest: Joyce Villar, Secretary  
Joyce Villar, Assistant Secretary

## ACKNOWLEDGEMENT

State of Florida }  
County of Palm Beach } ss

BEFORE ME personally appeared Paul J. Romanowski who is personally known to me and who executed the foregoing instrument as Vice President of D.R. HORTON, INC., a Delaware 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 4th day of March, 2003.

Marcy L. Powers  
Notary Public - State of Florida  
My Commission Expires: May 20, 2005  
Name: MARCY L. POWERS No. DD027417

## ACCEPTANCE OF RESERVATIONS

State of Florida }  
County of Palm Beach } ss

The PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit 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 5th day of MARCH, 2003.

PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation not for profit

BY: Michael Humphries  
Print Name: Michael Humphries President  
WITNESS: Karl Albertson  
Print Name: Karl Albertson

## ACKNOWLEDGEMENT

State of Florida }  
County of Palm Beach } ss

BEFORE ME personally appeared Michael Humphries who is personally known to me and who executed the foregoing instrument as President of PALMYRA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit and severally acknowledged to and before me that he executed such as President 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 5th day of March, 2003.

Marcy L. Powers  
Notary Public - State of Florida  
My Commission Expires: May 20, 2005  
Name: MARCY L. POWERS No. DD027417

## P.U.D. Statistics

Petition No.: PDD2001-024  
Gross Acreage: 27.040 Acres  
Recreation Area: 1.958 Acres  
Lake Area: 3.763 Acres  
Dwelling Units: 119 D.U.  
Housing Type: Zero Lot Line/Detached  
Density: 4.4 D.U./Acre

## ACCEPTANCE OF RESERVATIONS

State of Florida }  
County of Palm Beach } ss

The City of Boynton Beach Utility Department hereby accepts the dedications or reservations to said Department as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, this 10 day of March, 2003.

CITY of BOYNTON BEACH  
BY: John A. Gentry, Director of Utilities  
Peter V. Mazzella, Deputy Director  
ACKNOWLEDGEMENT  
State of Florida }  
County of Palm Beach } ss  
WITNESS: Mark D. Borch  
Print Name: MARK D. BORCH  
WITNESS: Robert L. Kenyon  
Print Name: ROBERT L. KENYON

BEFORE ME personally appeared Peter V. Mazzella who is personally known to me and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and Official seal this 10 day of March, 2003.

Georganne R. Barden  
Notary Public - State of Florida  
My Commission Expires: June 20, 2005  
Name: Georganne R. Barden No. DD 023235

## SURVEYOR'S 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 that Permanent Control Points (P.C.P.s) and Monuments according to Section 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.

Thomas R. Palibicke  
Thomas R. Palibicke, Professional Land Surveyor, Florida Registration No. 5061  
Dated: 3/3/03

## TITLE CERTIFICATION

State of Florida }  
County of Palm Beach } ss

I, JUAN E. RODRIGUEZ, Attorney at Law, 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 D.R. HORTON, INC.; that 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.

BY: Juan E. Rodriguez  
Print Name: Juan E. Rodriguez Title: Attorney  
Dated: 3/6/03

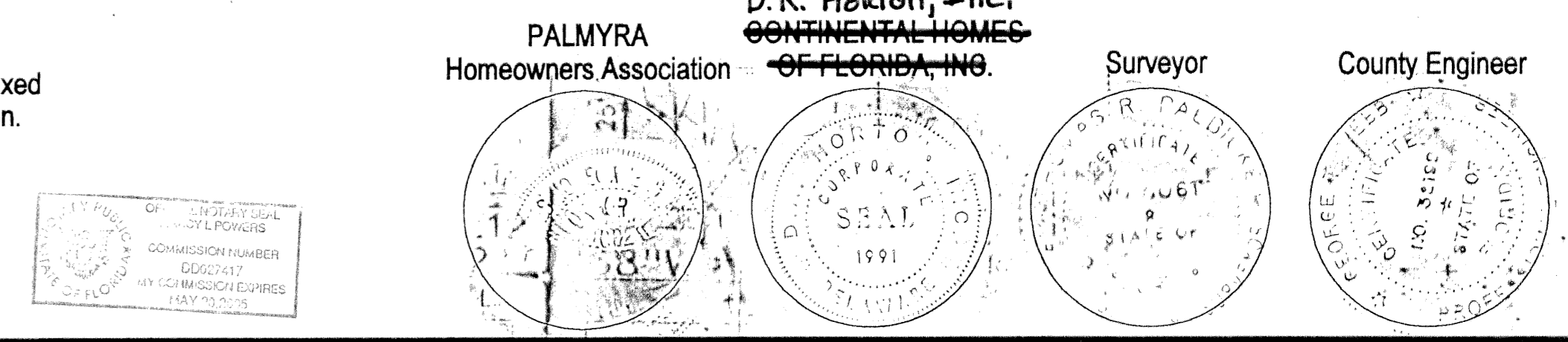
## COUNTY APPROVAL

### COUNTY ENGINEER

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), Florida Statutes, this 29 day of April, 2003, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with Section 177.081 (1), Florida Statutes.

George P. Webb  
George P. Webb, P.E., County Engineer

PALMYRA Homeowners Association  
D.R. Horton, Inc. OF FLORIDA, INC. Surveyor  
County Engineer



SUBDIVISION: DAHLGREN PUD  
BOOK: 98  
PAGE: 169  
FLOOD MAP # 115 B  
ZONING: PUD  
QUAD: 34  
SE  
TAZ: 415  
ZIP CODE: 33430  
PUB NAME: DAHLGREN PUD