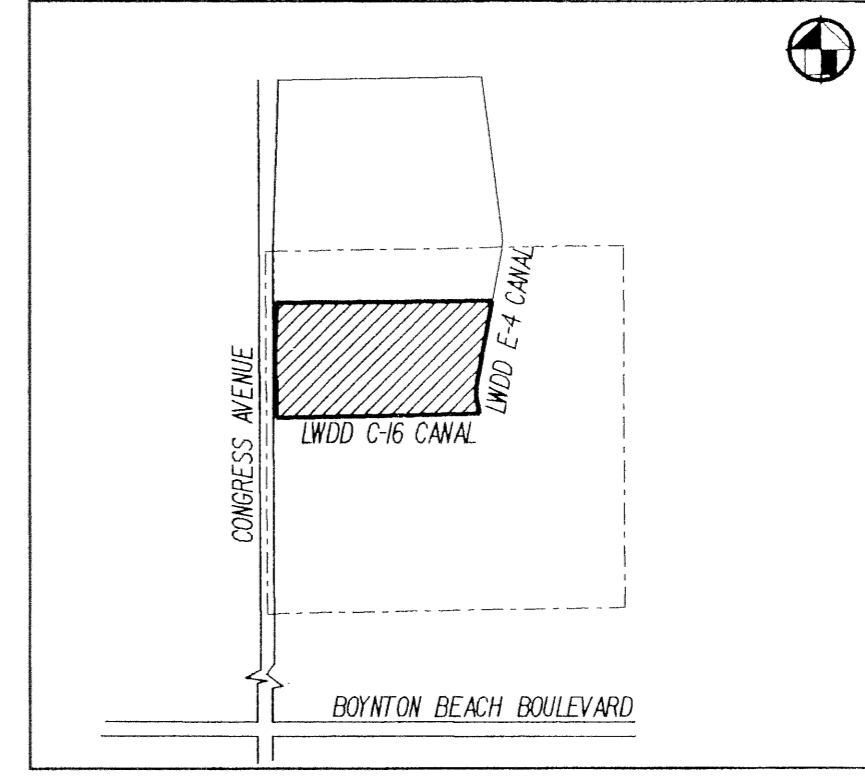


PERIMETER

SURVEYING & MAPPING
Prepared by: Jeff S. Hodapp, P.S.M.
Certificate of Authorization No. LB7264
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RENAISSANCE COMMONS, A P.U.D.
A REPLAT OF A PORTION OF "MOTOROLA" (P.B. 43, PGS. 139-140, P.B.C.R.)
IN SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43, EAST,
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.
APRIL, 2004



LOCATION MAP
N.W. 1/4
SEC. 20, TWP. 45S, RGE. 43E
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:00 PM
THIS 26 DAY OF MAY
2004, AND DULY RECORDED
IN PLAT BOOK 102 ON PAGES
57 THRU 62.
DOROTHY H. WILKEN, CLERK
BY: [Signature]

DESCRIPTION, DEDICATION AND RESERVATION

STATE OF FLORIDA ) SS
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS THAT COMPSON ASSOCIATES OF BOYNTON, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF "MOTOROLA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, AT PAGES 139 AND 140, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "RENAISSANCE COMMONS, A P.U.D.", A REPLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PLAT; THENCE SOUTH 07°10'03" EAST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1176.29 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EAST LINE OF SAID PLAT, HAVING A RADIUS OF 398.00 FEET AND A CENTRAL ANGLE OF 17°25'38", A DISTANCE OF 121.06 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 10°15'35" WEST, ALONG SAID EAST LINE, A DISTANCE OF 374.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 10°15'35" WEST, ALONG SAID EAST LINE, A DISTANCE OF 603.74 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID EAST LINE, HAVING A RADIUS OF 393.19 FEET AND A CENTRAL ANGLE OF 22°26'28", A DISTANCE OF 154.00 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°10'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 72.61 FEET; THENCE SOUTH 88°55'53" WEST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 1466.02 FEET; THENCE NORTH 00°12'55" WEST, ALONG A LINE 72.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST, A DISTANCE OF 270.2 FEET; THENCE NORTH 45°12'55" WEST, A DISTANCE OF 16.97 FEET; THENCE NORTH 00°12'55" WEST, ALONG A LINE 60.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST, A DISTANCE OF 235.59 FEET; THENCE NORTH 04°21'02" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 6654 AT PAGE 408 OF SAID PUBLIC RECORDS, A DISTANCE OF 130.08 FEET; THENCE NORTH 00°38'39" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 161.37 FEET; THENCE NORTH 45°06'05" EAST, ALONG THE SOUTHEAST LINE OF A ROAD RIGHT-OF-WAY, AS DEDICATED IN OFFICIAL RECORDS BOOK 1609, AT PAGE 1274 OF SAID PUBLIC RECORDS, A DISTANCE OF 35.02 FEET; THENCE NORTH 89°33'31" EAST, A DISTANCE OF 1532.92 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 28.285 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACTS A-1 AND A-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE ACCESS USE, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO PARKING, DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACTS A-1 AND A-2 BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
2. TRACT A-3, AS SHOWN HEREON, IS SUBJECT TO THE PROVISIONS OF THE MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR RENAISSANCE COMMONS, AS RECORDED IN OFFICIAL RECORDS BOOK 16940, AT PAGE 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE ACCESS USE, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO PARKING, DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACT A-3 BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
3. TRACTS B-1, B-2, B-3, B-4, B-5 AND B-6, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, BUFFER, DRAINAGE AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
4. TRACTS C-1, C-2, D-1 AND D-2, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER FOR DEVELOPMENT PURPOSES.
5. TRACTS E-1, E-2 AND E-3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND SHALL BE MAINTAINED IN ACCORDANCE TO THE LAKE MANAGEMENT PLAN AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
6. TRACT F, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION AND RELATED PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
7. TRACTS G-1, G-2, G-3, G-4, G-5, G-6, G-7, G-8, G-9, G-10, AND G-11, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

- 8. TRACTS H-1 AND H-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
9. THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH UTILITIES DEPARTMENT FOR THE MAINTENANCE OF THEIR UTILITY FACILITIES.
10. 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.
11. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA. THE CITY OF BOYNTON BEACH HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM.
12. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACTS A-1, A-2 AND A-3 ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR MAINTENANCE OF UTILITIES AND EMERGENCY ACCESS.
13. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
14. THE ACCESS AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS, EGRESS AND RELATED PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
15. TRACTS A-2, B-4, B-5, B-6 AND F, AS SHOWN HEREON, ARE SUBJECT TO A LAKE WORTH DRAINAGE DISTRICT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 13883 AT PAGE 396 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
16. AN EASEMENT FOR INGRESS-EGRESS, DRAINAGE AND MAINTENANCE OVER TRACTS B-1, B-2, B-3, B-4, B-5 AND B-6, AS SHOWN HEREON IS HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
17. THE LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
18. THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR SIDEWALK PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
19. TRACT B-7 AS SHOWN HEREON, IS, SUBJECT TO THE PROVISIONS OF THE MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR RENAISSANCE COMMONS, AS RECORDED IN OFFICIAL RECORDS BOOK 16940, AT PAGE 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, BUFFER, DRAINAGE AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
20. THE ROADWAY EASEMENT, AS SHOWN HEREON, IS, SUBJECT TO THE PROVISIONS OF THE MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR RENAISSANCE COMMONS, AS RECORDED IN OFFICIAL RECORDS BOOK 16940, AT PAGE 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DEDICATED TO THE RENAISSANCE COMMONS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS, EGRESS AND RELATED PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
21. THE DEDICATIONS SET FORTH HEREIN ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR RENAISSANCE COMMONS, AS RECORDED IN OFFICIAL RECORDS BOOK 16940, AT PAGE 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
22. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR ACCESS CONTROL PURPOSES.

STATE OF FLORIDA ) SS
COUNTY OF PALM BEACH )
IN WITNESS WHEREOF, COMPSON ASSOCIATES OF BOYNTON, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGERS WITH DUE COMPANY AUTHORITY, THIS 26th DAY OF April, 2004.

COMPSON ASSOCIATES OF BOYNTON, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY
BY: James Comparato, Manager
BY: Carl Klepper, Manager

WITNESS (AS TO BOTH): David Bush, Notary Public
WITNESS (AS TO BOTH): M. Ann Garvey, Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS
COUNTY OF PALM BEACH )
BEFORE ME PERSONALLY APPEARED JAMES COMPARATO AND CARL KLEPPER, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED TO ME AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGERS OF COMPSON ASSOCIATES OF BOYNTON, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF April, 2004.

MY COMMISSION EXPIRES: 4/19/07 NOTARY PUBLIC
#DD 224139
Claudette Diamond, Notary Public

CITY OF BOYNTON BEACH APPROVAL OF PLAT

STATE OF FLORIDA ) SS
COUNTY OF PALM BEACH )

THE PLAT OF "RENAISSANCE COMMONS, A P.U.D.", IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS 20th DAY OF May, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: Herbert D. Kelley, Jr., P.E., P.S.M., City Surveyor and Mapper
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF May, 2004.
BY: Herbert D. Kelley, Jr., P.E., P.S.M., City Engineer
BY: Jerry Taylor, Mayor
ATTEST (AS TO BOTH): Janet M. Prainito, City Clerk

COMPSON ASSOCIATES OF BOYNTON, LLC CITY OF BOYNTON BEACH CITY ENGINEER CITY SURVEYOR AND MAPPER SURVEYOR AND MAPPER

Professional seals and stamps for the City of Boynton Beach and the State of Florida, including the seal of the City Engineer and the State Surveyor and Mapper.

TITLE CERTIFICATION

STATE OF FLORIDA ) SS
COUNTY OF PALM BEACH )
I, RICHARD B. MACFARLAND, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO COMPSON ASSOCIATES OF BOYNTON, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 197.192, AS AMENDED; 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.
DATE: April 5, 2004 BY: Richard B. MacFarland, Attorney at Law
MEMBER OF THE FLORIDA BAR LICENSE #293563

NOTES:

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST, HAVING A BEARING OF NORTH 00°12'55" WEST, AS SHOWN ON SAID PLAT OF MOTOROLA, ACCORDING TO COORDINATES ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT, THE BEARING OF THIS LINE IS SOUTH 01°22'54" EAST. ROTATION FROM STATE PLANE BEARINGS TO PLAT BEARINGS IS 01°09'59", CLOCKWISE.
02. NO BUILDINGS OR STRUCTURES SHALL BE PLACED ON ANY EASEMENT.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS.
04. 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 DETERMINED BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
06. 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 PALM BEACH COUNTY, FLORIDA.
07. DISTANCES SHOWN ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. SCALE FACTOR USED WAS 1.0000424. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.