

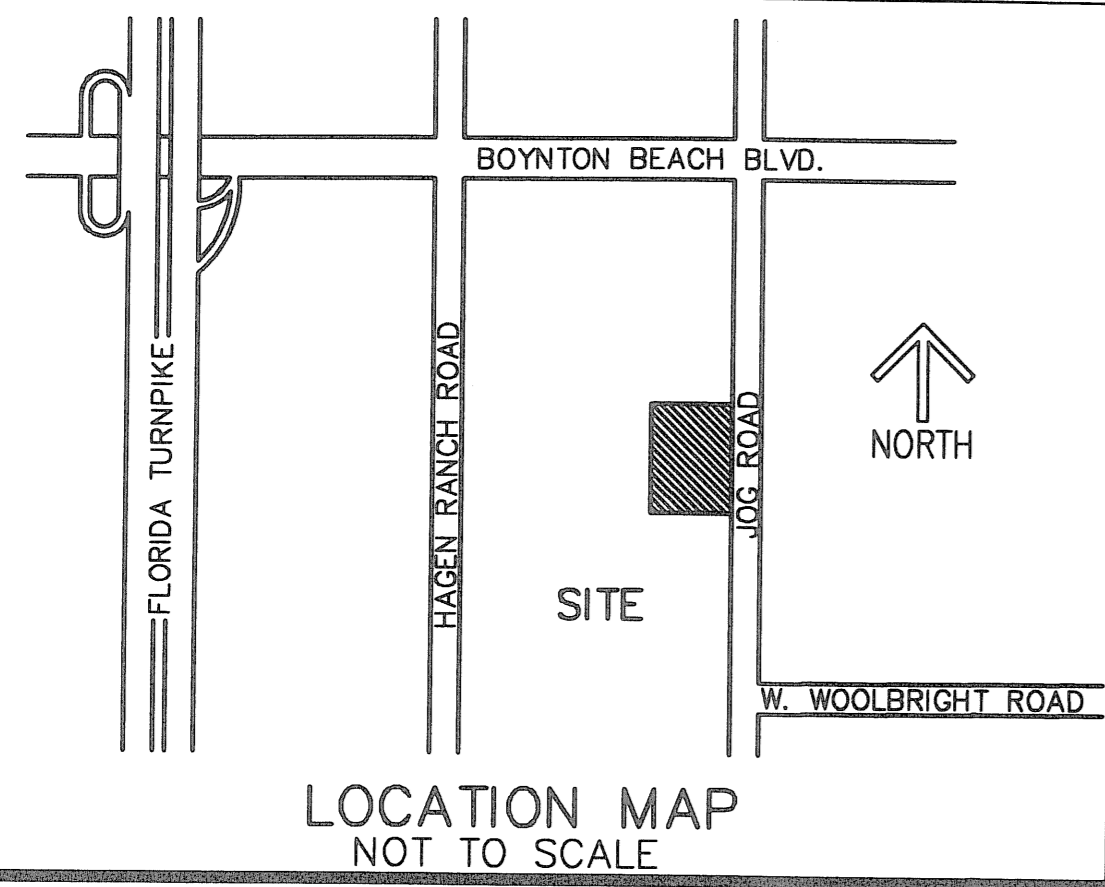
# CARLTON CLUB COMMUNITY OF BOYNTON

60

A PLANNED UNIT DEVELOPMENT (CARLTON CLUB PUD, FORMERLY KNOWN AS JOG PINES PUD) BEING A REPLAT OF A PORTION OF TRACT 33, BLOCK 56, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
OCTOBER - 2003

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_  
ON THIS 10 DAY OF JUNE  
A.D. 2005 AND DULY RECORDED  
IN PLAT BOOK 105 ON  
PAGES 60 AND 61  
  
SHARON R. BOCK  
CLERK CIRCUIT COURT  
  
BY: Sharon R. Bock  
DEPUTY CLERK



0767-001

SHEET 1 OF 2



### NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.00003028  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990  
ADJUSTMENT, FLORIDA EAST ZONE.  
S00°24'17"W (PLAT BEARING) 00°32'21" = BEARING ROTATION  
S00°08'04"E (GRID BEARING) (PLAT TO GRID)  
EAST LINE THIS PLAT COUNTERCLOCKWISE

### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CARLTON CLUB COMMUNITIES OF BOYNTON BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS CARLTON CLUB COMMUNITY OF BOYNTON, A PLANNED UNIT DEVELOPMENT (CARLTON CLUB PUD, FORMERLY KNOWN AS JOG PINES PUD), BEING A REPLAT OF A PORTION OF TRACT 33, BLOCK 56, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "B-1", JOG ESTATES, PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGES 24 THROUGH 27 INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N 89°57'33" W ALONG THE NORTH BOUNDARY OF SAID TRACT AND ITS WESTERLY EXTENSION, A DISTANCE OF 367.91 FEET; THENCE N 00°02'31" W ALONG THE EAST BOUNDARY OF TRACT "B-2" AND ITS NORTHERLY EXTENSION, ACCORDING TO SAID PLAT, A DISTANCE OF 624.46 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-25 CANAL, AS RECORDED IN DEED BOOK 113, PAGE 168 OF SAID PUBLIC RECORDS; THENCE S 89°57'51" E ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 372.78 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF JOG ROAD, AS LAID OUT AND CURRENTLY IN USE AND SHOWN ON PALM BEACH COUNTY'S RIGHT-OF-WAY MAP FOR PROJECT NO. 90501 B; THENCE S 00°24'17" W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 624.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 231,271 SQUARE FEET OR 5.309 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

#### 1. UTILITY EASEMENTS

THE UTILITY EASEMENTS 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.

#### 2. LANDSCAPE BUFFER EASEMENTS

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 3. LIMITED ACCESS 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.

#### 4. PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS FOR USES IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION AND IS THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSOR AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE NORTH 29.00 FEET OF PARCEL "A" SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 17106, PAGES 1356-1359, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10 DAY OF JUNE, 2005.

CARLTON CLUB COMMUNITIES OF BOYNTON BEACH, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: David Lindley  
PRINT NAME Lindley, David

BY: Morris J. Kaplan  
MORRIS J. KAPLAN  
MANAGING MEMBER

WITNESS: Marianna Schmitt  
PRINT NAME Schmitt, Marianna

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MORRIS J. KAPLAN, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED Passport photo from New Jersey AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF CARLTON CLUB COMMUNITIES OF BOYNTON BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 10 DAY OF JUNE, 2005.

MY COMMISSION EXPIRES: 9/25/07

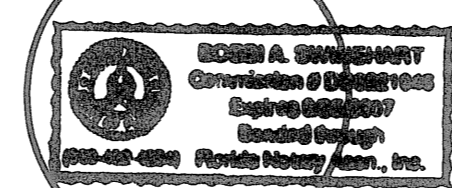
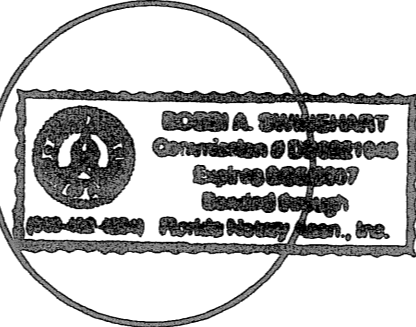
COMMISSION NUMBER: 000221944

David P. Lindley  
NOTARY PUBLIC  
Robbi A. Surichant  
PRINT NAME

CARLTON CLUB COMMUNITIES OF BOYNTON BEACH, LLC,



CARLTON CLUB COMMUNITIES OF BOYNTON BEACH, LLC,  
NOTARY



### COUNTY ENGINEER:

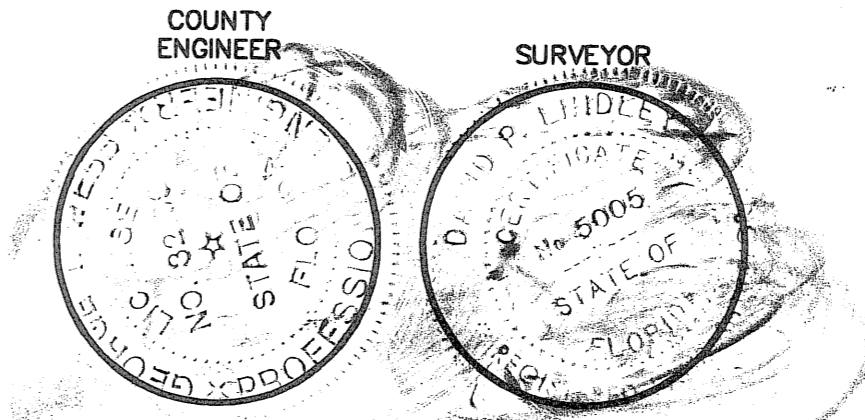
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 10 DAY OF JUNE, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: George T. Webb  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### 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, 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: 6/10/05  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591



CARLTON CLUB COMMUNITY OF BOYNTON  
105  
185A  
PUD  
B  
957  
CARLTON CLUB