

KNOW ALL MEN BY THESE PRESENTS THAT HHC BOYNTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY. OWNER OF THE LAND

SHOWN HEREON AS ESTANCIA AT BOYNTON BEACH PUD, A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF DAKOTA LOFTS.

TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY

A P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGES 132 THROUGH 134 OF THE PUBLIC

RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 4,

BEGINNING AT THE NORTHWEST CORNER OF DAKOTA LOFTS, A P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 97, PAGES 132 THROUGH 134 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.8918'46"E.

ALONG THE NORTH LINE THEREOF, A DISTANCE OF 522.91 FEET; THENCE S.05°26'06"W., A DISTANCE OF 15.00 FEET; THENCE

14A OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.05'26'06"W. ALONG SAID RIGHT-OF-WAY LINE, A

DISTANCE OF 50.00 FEET; THENCE S.89"18'46"W., A DISTANCE OF 300.00 FEET; THENCE N.05"26'06"E., A DISTANCE OF 25.00

FEET; THENCE S.89"18'46"W., A DISTANCE OF 94.75 FEET TO A POINT ON THE EAST LINE OF DAKOTA LOFTS, A P.U.D., AS

RECORDED IN PLAT BOOK 97, PAGES 132 THROUGH 134 OF SAID PUBLIC RECORDS; THENCE S.00'41'14"E. ALONG SAID EAST

LINE, A DISTANCE OF 118.82 FEET TO THE SOUTHEAST CORNER OF SAID DAKOTA LOFTS, A P.U.D.; THENCE S.89"18'46"W. THE

SOUTH LINE THEREOF, A DISTANCE OF 166.78 FEET; THENCE S.11"16'09"W. ALONG SAID SOUTH LINE, A DISTANCE OF 13.95

DAKOTA LOFTS, A P.U.D., SAID POINT BEING THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE

RADIUS POINT LIES N.76°48'22"W., A RADIAL DISTANCE OF 5,762.65 FEET; THENCE NORTHERLY ALONG THE ARC OF THE WEST

LINE OF SAID DAKOTA LOFTS, A P.U.D., THE SAME BEING THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD

5), AS SHOWN ON SAID DAKOTA LOFTS, A P.U.D., THROUGH A CENTRAL ANGLE OF 021713", A DISTANCE OF 230.01 FEET TO

TRACT R. AS SHOWN HEREON IS HEREBY RESERVED FOR THE ESTANCIA AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.,

ABUTTING LOTS FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS, DRAINAGE, LANDSCAPING,

AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID

TRACT F, AS SHOWN HEREON IS HEREBY RESERVED FOR THE ESTANCIA AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.,

TRACT C, AS SHOWN HEREON IS HEREBY RESERVED FOR THE ESTANCIA AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.,

OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

TRACTS L, L1, L2 AND L3, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ESTANCIA AT BOYNTON BEACH HOMEOWNERS

A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY AND PARKING TRACT SERVING

ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH. TRACT R IS ALSO

A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND RECREATIONAL

PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE

RESERVED FOR THE HOMEOWNERS ALONG VIRGINIA GARDEN DRIVE FOR INGRESS, EGRESS AND UTILITY ACCESS.

PRINT NAME THOMAS & CARNEY JR.

FEET: THENCE N.76°27'18"W. ALONG SAID SOUTH LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID

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

S.13'05'10"W., A DISTANCE OF 22.53 FEET; THENCE CONTINUE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 3.89 FEET;

THENCE S.10"12'26"E., A DISTANCE OF 36.00 FEET; THENCE S.17"37'16"W., A DISTANCE OF 28.13 FEET; THENCE CONTINUE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 1.17 FEET; THENCE N.89"18'46"E., A DISTANCE OF 150.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, AS RECORDED IN PLAT BOOK 17, PAGE

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING.

2. RECREATION TRACT

3. WATERWAY TRACT C

4. OPEN SPACE TRACTS

5. UTILITY EASEMENTS

1. RESIDENTIAL ACCESS STREET

WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

CONTAINING 115,134 SQUARE FEET OR 2.643 ACRES, MORE OR LESS.

## ESTANCIA AT BOYNTON BEACH PUD

A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF DAKOTA LOFTS, A P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGES 132 THROUGH 134 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST,

CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991

JANUARY - 2006

"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

00008.036 STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:30 PM.
THIS DAY OF 304

> SHARON R. BOCK CLERK AND COMPTROLLER

> > BY: 2 ebuch C. VOul DEPUTY CLERK

A.D. 2006 AND DULY RECORDED IN PLAT BOOK LOS ON PAGES AS AND DL

SHEET 1 OF 2

SQUARE FEET ACRES

1,551

1,548

1,573

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254

213

213

35,433

17,781

2,725

1,793

1,357

3,754

TOTAL AREA OF THIS PLAT 115,134 2.643

6,613

1,474 0.034

TABULAR DATA

LOT 9

LOT 10

LOT 13

LOT 14

LOT 21

LOT 24

LOT 25

LOT 26

LOT 28

LOT 29

LOT 30

LOT 32

LOT 33

LOT 34

LOT 37

**LOT 38** 

LOT 39

LOT 40

LOT 41

TRACT R (ROADWAY)

TRACT C (WATERWAY)

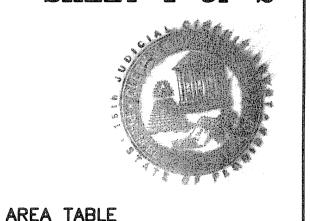
TRACT F (RECREATION)

TRACT L (OPEN SPACE)

TRACT L1 (OPEN SPACE)

TRACT L2 (OPEN SPACE)

TRACT L3 (OPEN SPACE)



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ESTANCIA AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OF IGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_\_ DAY OF

> ESTANCIA AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. A FLORIDA OFPORATION NOT FOR PROFIT E. ANTHONY WILSON, PRESIDENT

GARRETT J. GRAUE, VICE PRESIDENT

HERBERT D. KELLEY, JR., P.E**/**, CITY SURVEYOR AND MAPPER THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ZGT DAY OF JUNE, 2006.

3Y: WITH THE PLAT IS HEREBY APPROVED FOR RECORD THIS ZGT DAY OF JUNE, 2006.

CITY OF BOYNTON BEACH:

WITH SECTION 177.081 (1), FLORIDA STATUTES.

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

JANET M. PRAINITO, CITY CLERK

TITLE CERTIFICATION: STATE OF FLORIDA)

COUNTY OF PALM BEACH)

WE, CRYSTAL TITLE & ESCROW COMPANY, INC., A FLORIDA CORPORATION, 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 IN HHC BOYNTON, LLC. A FLORIDA LIMITED LIABILITY COMPANY: THAT ALL TAXES HAVE BEEN PAID ON SAID LAND PURSUANT TO CHAPTER 197.192 FLORIDA STATUTES AS AMENDED; THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

THE PLAT OF ESTANCIA AT BOYNTON BEACH PUD, IS HEREBY APPROVED FOR RECORD

JUNE, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND

PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS \_\_\_\_\_\_\_DAY OF

MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE

DATED. JUAR 21, 2006

CRYSTAL TITLE & ESCROW COMPANY, INC., A FLORIDA CORPORATIO un 1 PETER H. CARNERESIDEN

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

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 THE PERMANENT CONTROL POINTS ("P.C.P.S") AND MONUMENTS ACCORDING TO SECTION 177.091 WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA

> CAULFIELD AND WHEELER, INC. 7301A WEST PALMETTO PARK ROAD SUITE 100A BOCA RATON, FLORIDA 33433 LICENSED BUSINESS No. 359

DAVID P. LINDLEY PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5005 STATE OF FLORIDA

## ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

**Jule**, 2006.

ACKNOWLEDGMENT: STATE OF FLORIDA)

COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED E. ANTHONY WILSON AND GARRETT J. GRAUE, WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF ESTANCIA AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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.

MY COMMISSION EXPIRES:

COMMISSION NUMBER:

NOTARY PUBLIC THOMAS F. CARNEY JR

Notary Public State of Florida Thomas F Carney Jr My Commission DD488146 Expires 01/15/2010

SURVEYOR'S NOTES AND LEGEND:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT YPES 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.

2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS. 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT,

(EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH ÀPPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. 5. BEARINGS ARE RELATIVE TO AN ASSUMED BEARING OF N8918'46"E

ALONG THE NORTH LINE OF DAKOTA LOFTS, A P.U.D., AS RECORDED IN PLAT BOOK 97, PAGES 132-134 OF THE PUBLIC RECORDS OF PALM BEACH CO.

N89'18'46"E (PLAT BEARING) N88'53'00"E (GRID BEARING) -NORTH LINE THIS PLAT

6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE SHOWN 7. (R) - INDICATES RADIAL LINE.

8. COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

9. COORDINATES SHOWN ARE FLORIDA EAST ZONE GRID, NAD 83 1990 ADJUSTMENT COORDINATE SYSTEM 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION 10. ALL DISTANCES ARE GROUND, UNLESS OTHERWISE SHOWN.

SCALE FACTOR = 1.0000492. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE 11. THE CITY OF BOYNTON BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND UTILITY MAINTENANCE PURPOSES.

12. PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.

13. PCP - INDICATES PERMANENT CONTROL POINT NAIL AND DISK STAMPED C&W PCP LB 3591 14. UE - INDICATES UTILITY EASEMENT.

15. DE - INDICATES DRAINAGE EASEMENT

16. LAE - INDICATES 5' LIMITED ACCESS EASEMENT FOR ACCESS CONTROL

17. Q - INDICATES CENTERLINE

ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND 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. 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. 6. LIMITED ACCESS EASEMENT (LAE) THE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR PURPOSES OF ACCESS CONTROL AND JURISDICTION OVER ACCESS RIGHTS. IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, HHC DEVELOPMENT, INC., AND THE CORPORATE SEAL OF SAID MANAGING MEMBER TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS ZO DAY OF \_\_\_\_\_\_\_\_, 2006. A FLORIDA LIMITED LIABILITY COMPANY BY: HHC DEVELOPMENT, INC. A FLORIDA CORPORATION

MANAGING MEMBER

CHAIRMAN

E. ANTHONY WILSON,

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

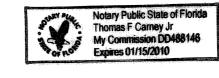
HHC DEVELOPMENT, INC., A FLORIDA CORPORATION, MANAGING MEMBER OF HHC BOYNTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE 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 \_\_\_\_ DAY OF JUNE

MY COMMISSION EXPIRES: NOTARY PUBLIC COMMISSION NUMBER:

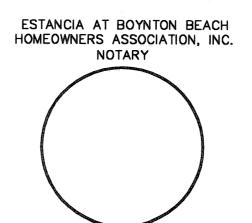
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\_\_, 2006.

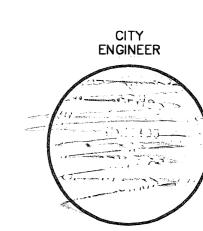


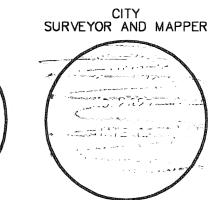
HHC DEVELOPMENT, INC. HHC DEVELOPMENT, INC.

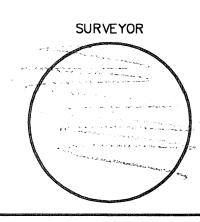
ESTANCIA AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.











BEFORE ME PERSONALLY APPEARED E. ANTHONY WILSON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF

> THOMAS F. CARNEY PRINT NAME