ESTATES AT HERITAGE CLUB, PUD

A REPLAT OF TRACT 1, REPLAT OF A PORTION OF GULF STREAM ESTATES PLAT NO. 2 (PB 16, PG 11, PBCR) ALL LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT NEW CENTURY BOYNTON ONE DEVELOPMENT, LLLP., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACT 1, REPLAT OF A PORTION OF GULF STREAM ESTATES PLAT NO. 2 (PB 16, PG 11, PBCR) ALL LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ESTATES AT HERITAGE CLUB, PUD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1, REPLAT OF A PORTION OF GULF STREAM ESTATES, PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (N1/4) CORNER OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST. PALM BEACH COUNTY, FLORIDA.

THENCE SOUTH 89°44'57" EAST, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF

THENCE SOUTH 00°15'03" WEST, 2,475.52 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1 LYING IN THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AND THE EAST LINE OF SAID TRACT 1 AND THE POINT OF BEGINNING:

THENCE SOUTH 08°36'58" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE OF TRACT 1, A DISTANCE OF 644.51 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1. LYING IN THE NORTH RIGHT-OF-WAY LINE OF GULFSTREAM BOULEVARD;

THENCE NORTH 89'56'03" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 535.10 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1;

THENCE NORTH 00°44'32" WEST ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 637.77 FEET THE THE NORTHWEST CORNER OF SAID TRACT 1;

THENCE NORTH 89°54'07" EAST, ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 639.91 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 374,557 SQUARE FEET (8.60 ACRES), MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT. ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS. AS A ROADWAY TRACT SERVING ABUTTING LOTS FOR INGRESS. EGRESS. UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

TRACTS "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O" AND "P", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

THE UTILITY EASEMENTS (U.E.) 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. NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN THE DEPICTED EASEMENTS.

THE MAINTENANCE ACCESS EASEMENTS (M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

THE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS

THE EMERGENCY ACCESS EASEMENT (E.A.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSE OF ACCESS FOR POLICE AND FIRE-RESCUE EMERGENCIES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS 18 DAY OF AUGUST,

PRINTED NAME: JAMES DRO705 PRINTED NAME: Michelle Jesse

NEW CENTURY BOYNTON ONE DEVELOPMENT, LLLP A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: NEW CENTURY BOYNTON ONE, A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: ROBERT MATHIAS MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA BROWARD COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROBERT MATHIAS WHO IS PERSONALLY KNOWN TO ME, OR HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF NEW CENTURY BOYNTON ONE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES: 01/29/20/0

COUNTY OF PALM BEACH) THE HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION. A

ACCEPTANCE OF DEDICATIONS

AND RESERVATIONS:

STATE OF FLORIDA

FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS LOND DAY OF AUGUST , 2006.

PRINTED NAME: Michelle Jessell

HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION.

ACKNOWLEDGEMENT

STATE OF FLORIDA BROWARD

BEFORE ME PERSONALLY APPEARED Robert Maties WHO IS PERSONALLY KNOWN AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF HERITAGE CLUB AT BOYNTON BEACH PROPERTY OWNERS ASSOCIATION, A FLORIDIA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE CORPORATE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

MORTGAGEE'S CONSENT

STATE OF NEW JERSEY

COUNTY OF MERCER)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 19711, AT PAGE 988, AND IN OFFICIAL RECORD BOOK 20495, AT PAGE 789 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN

IN WITNESS WHEREOF, THE SAID NATIONAL BANK HAS CAUSED THESE PRESENTS TO BY SIGNED BY ITS FIRST SENIOR VICE PRESIDENT, BY AND WITH THE, AUTHORITY OF ITS BOARD OF DIRECTORS THIS and DAY OF August

PRINTED NAME: JORN RICKE

JOHN P. SAMBORSKI FIRST SENIOR VICE PRESIDENT

YARDVILLE NATIONAL BANK

MORTGAGEE'S ACKNOWLEDGEMENT

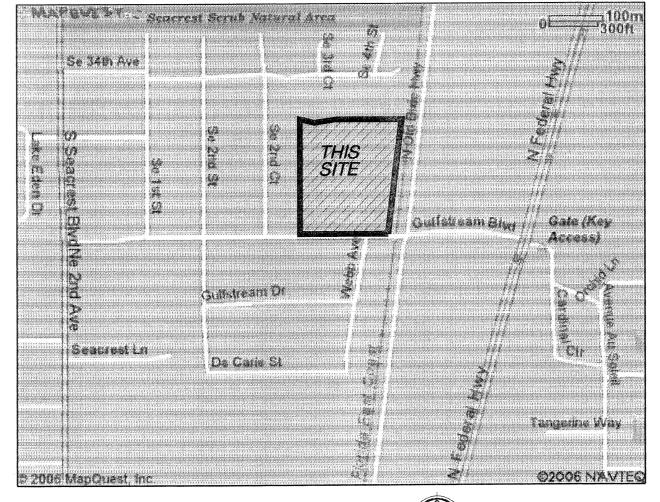
STATE OF NEW JERSEY)

COUNTY OF MERCER)

BEFORE ME PERSONALLY APPEARED JOHN P. SAMBORSKI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS FIRST SENIOR VICE PRESIDENT OF YARDVILLE NATIONAL BANK, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL BANK, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF August, 2006. Cence Jems MY COMMISSION EXPIRES: 8 22 10 NOTARY PUBLIC

00008.032



LOCATION MAP NOT TO SCALE

MORTGAGEE'S CONSENT

STATE OF FLORIDA

COUNTY OF MIAMI DADE)

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 20495, AT PAGE 817, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BY SIGNED BY ITS MANAGING MEMBER, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _18 DAY OF AUGUST

LG HERITAGE CLUB TH, LLC A DELAWARE LIMITED LIABILITY COMPANY DAVID B. SMITH MANAGING MEMBER

3 Min PRINTED NAME: Ezra Kassin

MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF MIAMI DADE)

BEFORE ME PERSONALLY APPEARED DAVID B. SMITH, WHO IS PERSONALLY KNOWN AS IDENTIFICATION, AND WHO TO ME. OR HAS PRODUCED EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF LG HERITAGE CLUB TH, A DELAWARE LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF HIGH Mildred J. folgodo 6 22 2009

THIS INSTRUMENT PREPARED BY: MICHAEL D. ROSE, PSM

CERTIFICATE OF AUTHORIZATION NO. LB6456 3410 Namandrews Avenue Ext. • Ft. Pompano Beach, Fl. 33064 PH: 954-943-9433 ● FAX: 954-783-4754

DECEMBER, 2005

STATE OF FLORIDA COUNTY OF PALM BEACH

This Plat was filed for record at ____M., this ___ day of Sept., 2006 and duly recorded in Plat Book No. 108 on Pages 92 and 93.

SHARON R. BOCK CLERK AND COMPTROLLER BY: A LUNG J. WOLLD DC

TITLE CERTIFICATION:

I, KARRI MICHELLE JESSELL, 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 PROPERTY IS VESTED TO NEW CENTURY BOYNTON ONE DEVELOPMENT, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT ALL TAXES HAVE BEEN PAID ON SAID LAND PURSUANT TO CHAPTER 197.192 FLORIDA STATUTES AS AMENDED; ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

ENGINEERING

SURVEYING

DATED: 8-18-2006

<u> Sani Michello Yssell</u> KARRI MICHELLE JESSELL FLORIDA BAR NUMBER 0123757

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

THIS PLAT 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 3 DAY OF AUGUST, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

HERBERT D. KELLEY, JR. PEXRSM CITY SURVEYOR AND MAPPER

ESTATES AT HERITAGE CLUB, PUD IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF

HERBERT D. KELLEY, VR. RE/PSM CITY ENGINEER

FEMIL SAIL JERRY TAYLOR, MAYOR

ATTEST (AS TO BOTH): JANET M. PRAINITO CITY CLERK

AREA TABULATION

TRACT "A"	10,790 S.F.	TRACT "L"	302 S.F.
TRACT "B"	107,077 S.F.		1,687 S.F.
TRACT "C"	2,683 S.F.		398 S.F.
TRACT "D"	15,925 S.F.	TRACT "0"	918 S.F.
TRACT "E"	3,818 S.F.	TRACT "P"	1,440 S.F.
TRACT "F"	283 S.F.		
TRACT "G"	723 S.F.		
TRACT "H"	2,809 S.F.	LOT AREA	223,866 S.F.
TRACT "I"	827 S.F.		
TRACT "J"	727 S.F.		
TRACT "k"	284 S.F.	TOTAL AREA	374,557 S.F.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY REPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT HAS A MATHEMATICAL CLOSURE WITHIN 0.01 FOOT PER CODE (CHAPTER 5, ARTICLE V, SECTION 1D7H); THAT PERMANENT REFERENCE MONUMENTS (P.R.M.S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOYNTON BEACH, FLORIDA, FÓR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND WITH ALL APPLICABLE SECTIONS OF 61G17-6 FLORIDA ADMINISTRATIVE CODE AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATE: AUGUST 23, 2006

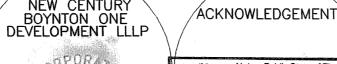
Michael D. Pone PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 05-0725

BOYNTON BEACH

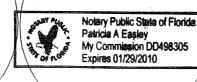
WITNESS MY HAND AND OFFICIAL SEAL THIS _18th DAY OF flight, 2006





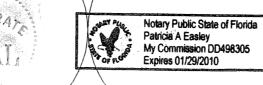
DEDICATION

NEW CENTURY



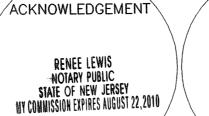


ACCEPTANCE OF



ACKNOWLEDGEMENT







MORTGAGEE'S

ACKNOWLEDGEMENT -MILDRED J FOLGADO MY COMMISSION # DD443434 \ EXPIRES: June 22, 2009 (407) 398-0153 Florida Notary Service.com

ENGINEER

SURVEYOR AND MAPPER

SURVEYOR 1998