SURVEYING & MAPPING Prepared by: Jeff S. Hodapp, P.S.M. Certificate of Authorization No. LB7264 947 Clint Moore Road Boca Raton, Florida 33487

Fax: (561) 241-5182

### **DESCRIPTION, DEDICATIONS AND RESERVATIONS**

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS THAT BR CORTINA ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY; BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES; OWNERS OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF "CORTINA P.U.D. REPLAT TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 AT PAGES 80 THROUGH 90, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CORTINA P.U.D. REPLAT THREE", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS I THROUGH II5, AND TRACTS L-I, L-2, R-I, D, B-4, B-5, B-6 AND B-7, OF "CORTINA PUD REPLAT TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK I21 AT PAGES 80 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 27.759 ACRES, MORE OR LESS.

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

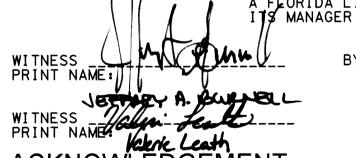
- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY BR CORTINA ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BR CORTINA ACQUISITION, LLC, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- TRACT L, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND SHALL BE MAINTAINED IN ACCORDANCE TO THE LAKE MANAGEMENT PLAN AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR SIDEWALK PURPOSES.
- THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

# **DEDICATOR**

IN WITNESS WHEREOF, BR CORTINA ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 29 DAY OF \_\_\_\_\_\_\_, 2018.

BR CORTINA ACQUISITION LLC. A DELAWARE LIMITED LIABILITY COMPANY BY: BRIDGE CORTINA MANAGEMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY,

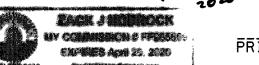
MICHAEL OLIVERI, MANAGER

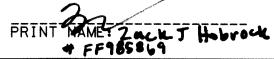


STATE OF FLORIDA ) SS COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MICHAEL OLIVERI, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF BRIDGE CORTINA MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF BR CORTINA ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_. 2018.

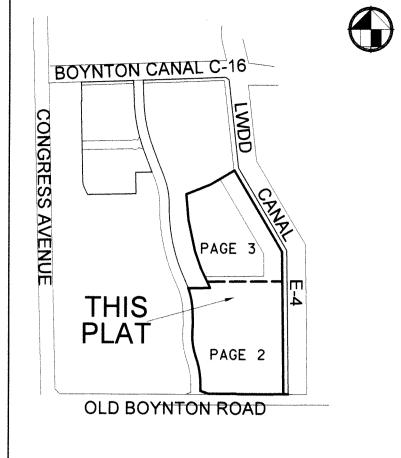
MY COMMISSION EXPIRES: April 25, NOTARY PUBLIC





# CORTINA PUD REPLAT THREE

A REPLAT OF A PORTION OF "CORTINA PUD REPLAT TWO" (P.B. 121, PGS. 80-90, P.B.C.R.) **SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST** CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA. MAY, 2018



STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR THIS 5 DAY OF June 201 &, AND DULY RECORDED IN PLAT BOOK 124 ON PAGES 16 THRU 18. SHARON R. BOCK, CLERK AND COMPTROLLER

LOCATION AND KEY MAP NOT TO SCALE

SHEET 1 OF 3



#### DEDICATOR

BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES

PRINT NAME: Avani Patel

PRINT NAME: ADAM FREEDMAN. CHAIRMAN OF THE BOARD OF SUPERVISORS

### **ACKNOWLEDGEMENT**

BEFORE ME PERSONALLY APPEARED ADAM FREEDMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE BOARD OF SUPERVISORS OF BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_251\_\_\_\_ DAY OF\_\_\_\_\_\_. 2018.

MY COMMISSION EXPIRES: Ari 15,1000 NOTARY PUBLIC



T MAME: Zack J Hobrock #FF985869

#### COMMUNITY DEVELOPMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH )

THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, DATED THIS DAY OF \_\_\_\_\_\_\_, 2018.

BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

Yuly Rivera

PRINT NAME: ADAM FREEDMAN CHAIRMAN OF THE BOARD OF SUPERVISORS

WITNESS: Que Patt PRINT NAME: Avani Parte **ACKNOWLEDGEMENT** STATE OF FLORIDA STATE OF FLORIDA ) SS COUNTY OF PALM BEACH )

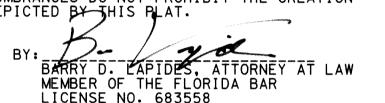
MY COMMISSION EXPIRES: April 25,2020 NOTARY PUBLIC PRINT NAME: Zack J Hobrock

#FF985849

# TITLE CERTIFICATION

STATE OF FLORIDA ) SS

I, BARRY D. LAPIDES, ESQ., 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 TITLE TO THE PROPERTY IS VESTED TO BR CORTINA ACCOUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BOYNTON VILLAGE CDD, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 197.192, AS AMENDED; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.



## CITY OF BOYNTON BEACH APPROVAL

STATE OF FLORIDA ) SS

THE PLAT OF "CORTINA PUD REPLAT THREE, IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 2, LAND DEVELOPMENT REGULATIONS, THIS 41 DAY OF 2018.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_, 2018. DUNMYER, P.F., CITY ENGINEER BY: STEVEN B. GRANT, MAYOR

#### **REVIEWING SURVEYOR**

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "CORTINA PUD REPLAT THREE", AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC. 50 SW 2ND AVENUE, BOCA RATON, FL 33432 CERTIFICATE OF AUTHORIZATION NUMBER 3300

- THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SAID OF TRACT B-I OF "CORTINA PUD REPLAT TWO" (P.B. 121, PGS 80-90, P.B.C.R.), HAVING A BEARING OF NORTH 00°41'03" WEST, AS SHOWN

- ON SAID PLAT.

  NO BUILDINGS OR STRUCTURES SHALL BE PLACED ON ANY EASEMENT.

  BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS.

  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.

  ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)

  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.
- THAT MAY BE FOUND IN THE PUBLIC RECORDS OF FALM BEACH COSMIT, FLORIDA.

  IT IS THE EXPRESSED INTENT AND PURPOSE OF THIS REPLAT TO VACATE AND ABANDON FROM PUBLIC USE ALL EASEMENTS DEDICATED BY THE PLAT OF "CORTINA PUD REPLAT TWO" (P.B. 121, PGS 80-90, P.B.C.R.), FALLING WITHIN THE BOUNDARY OF THIS REPLAT, EXCEPT FOR THOSE EASEMENTS SHOWN ON SHEETS 2 AND 3 OF THIS REPLAT.

#### 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 THE PLAT DESCRIPTION CLOSES WITHIN ONE HUNDREDTH OF A FOOT; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), ACCORDING TO SEC. 177.091(9), FLORIDA STATUTES, 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 FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

SURVEYOR AND MAPPER FLORIDA LICENSE NO. LS5111 PERIMETER SURVEYING & MAPPING, INC. 947 CLINT MOORE ROAD BOCA RATON, FL 33487 CERTIFICATE OF AUTHORIZATION NUMBER LB7264

VILLAGE COMMUNITY REVIEWING BRIDGE CORTINA SURVEYOR DEVELOPMENT CITY OF SURVEYOR MANAGEMENT, LLC BOYNTON BEACH CITY ENGINEER AND MAPPER AND MAPPER of Jananie