

20190177270

56

# HYDER AGR-P.U.D. - PLAT NINE

BEING A REPLAT OF A PORTION OF TRACTS "A", "OS-5" AND ALL OF TRACT "OS-7", "OS-8" AND "OS-12", ACCORDING TO THE PLAT OF HYDER AGR-P.U.D. - PLAT FOUR, AS RECORDED IN PLAT BOOK 119, PAGES 11 THROUGH 20, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT  
9:41 A.M., THIS 16 DAY OF  
MAY, 2019, AND DULY  
RECORDED IN PLAT BOOK NO. 128,  
ON PAGE(S) 56-57  
SHARON R. BOCK CLERK & COMPTROLLER  
BY: *[Signature]* D.C.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XXIV, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "HYDER AGR-P.U.D. - PLAT NINE", BEING A REPLAT OF A PORTION OF TRACTS "A", "OS-5" AND ALL OF TRACT "OS-7", "OS-8" AND "OS-12", ACCORDING TO THE PLAT OF HYDER AGR-P.U.D. - PLAT FOUR, AS RECORDED IN PLAT BOOK 119, PAGES 11 THROUGH 20, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "OS-12", THENCE NORTH 00°59'19" WEST, ALONG THE WEST LINE OF SAID HYDER AGR-P.U.D. - PLAT FOUR, A DISTANCE OF 348.91 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT OF HYDER AGR-P.U.D. - PLAT FOUR FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, NORTH 89°00'41" EAST, A DISTANCE OF 105.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHEASTERLY, FROM WHICH A RADIAL LINE BEARS NORTH 89°00'41" EAST, HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 89°37'51"; THENCE SOUTHEASTERLY, ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 219.01 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°22'50" EAST, A DISTANCE OF 569.98 FEET; THENCE SOUTH 00°37'10" EAST, A DISTANCE OF 130.00 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "A" FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES, SOUTH 44°22'50" WEST, A DISTANCE OF 56.57 FEET; THENCE SOUTH 00°37'10" EAST, A DISTANCE OF 40.58 FEET; THENCE SOUTH 89°22'50" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 00°37'10" WEST, A DISTANCE OF 40.58 FEET; THENCE SOUTH 89°22'50" WEST, ALONG THE SOUTH LINE OF SAID TRACT "OS-7", A DISTANCE OF 632.99 FEET; THENCE SOUTH 00°59'19" EAST, ALONG THE EAST LINE OF SAID TRACT "OS-12", A DISTANCE OF 40.48 FEET; THENCE SOUTH 89°22'50" WEST, ALONG THE SOUTH LINE OF SAID HYDER AGR-P.U.D. - PLAT FOUR, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.717 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 FOR THE SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC. AND BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, PURSUANT TO THAT CERTAIN MAINTENANCE AND COST SHARING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 262,318, AT PAGE 15,712, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY, A PORTION OF TRACT "A" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 26681, PAGE 1856, AND IN OFFICIAL RECORDS BOOK 26681, PAGE 1868 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- TRACTS "OS1" THROUGH "OS4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC. AND BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, PURSUANT TO THAT CERTAIN MAINTENANCE AND COST SHARING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 262,318, AT PAGE 15,712, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY, TRACTS "OS3" AND "OS4" ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 26681, PAGE 1856, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC. AND BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, PURSUANT TO THAT CERTAIN MAINTENANCE AND COST SHARING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 262,318, AT PAGE 15,712, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLAYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XXIV CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 16 DAY OF MAY, 2019.

BOYNTON BEACH ASSOCIATES XXIV, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP  
BY: BOYNTON BEACH XXIV CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: *[Signature]* ALAN FANT, VICE PRESIDENT  
WITNESS: *[Signature]* PRINT NAME: *[Signature]*  
WITNESS: *[Signature]* PRINT NAME: *[Signature]*

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD  
BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOYNTON BEACH XXIV CORPORATION, GENERAL PARTNER FOR BOYNTON BEACH ASSOCIATES XXIV, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP 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 16th DAY OF April, 2019.  
NOTARY PUBLIC: *[Signature]* PRINT NAME: *[Signature]*  
MY COMMISSION EXPIRES: 5/4/2022 COMMISSION NUMBER: 66192428

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 19 DAY OF April, 2019.

SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION  
BY: *[Signature]* NICOLE MUSCARELLA, PRESIDENT  
WITNESS: *[Signature]* WITNESS: *[Signature]*  
PRINT NAME: *[Signature]* PRINT NAME: *[Signature]*  
MY COMMISSION EXPIRES: 5/25/21 COMMISSION NUMBER: 66079979

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED NICOLE MUSCARELLA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 19 DAY OF April, 2019.  
NOTARY PUBLIC: *[Signature]* PRINT NAME: *[Signature]*  
MY COMMISSION EXPIRES: 5/25/21 COMMISSION NUMBER: 66079979

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., 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 19 DAY OF April, 2019.  
BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION  
BY: *[Signature]* NICOLE MUSCARELLA, PRESIDENT  
WITNESS: *[Signature]* WITNESS: *[Signature]*  
PRINT NAME: *[Signature]* PRINT NAME: *[Signature]*

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED NICOLE MUSCARELLA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 19 DAY OF April, 2019.  
NOTARY PUBLIC: *[Signature]* PRINT NAME: *[Signature]*  
MY COMMISSION EXPIRES: 5/25/21 COMMISSION NUMBER: 66079979

### SURVEYOR & MAPPERS 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 THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.  
BY: *[Signature]* DATE: 3/15/2019  
PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA

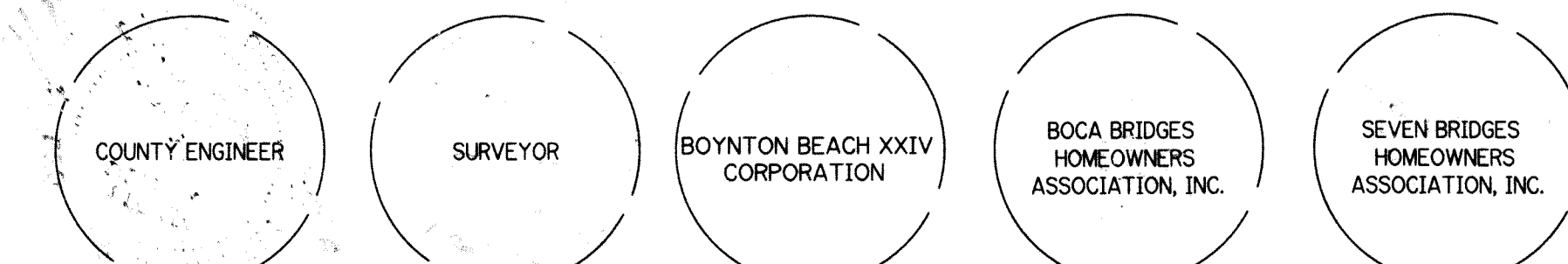
### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD  
WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY AUTHORIZED TO DO BUSINESS 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 BOYNTON BEACH ASSOCIATES XXIV, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
A FLORIDA CORPORATION  
BY: *[Signature]* GEORGE TELLEZ, VICE-PRESIDENT  
DATE: February 25, 2019

THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
SAND & HILLS SURVEYING, INC.  
8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467  
LB-7741

SITE PLAN DATA  
HYDER AGR-P.U.D. - PLAT NINE  
CONTROL NO. 2005-0455

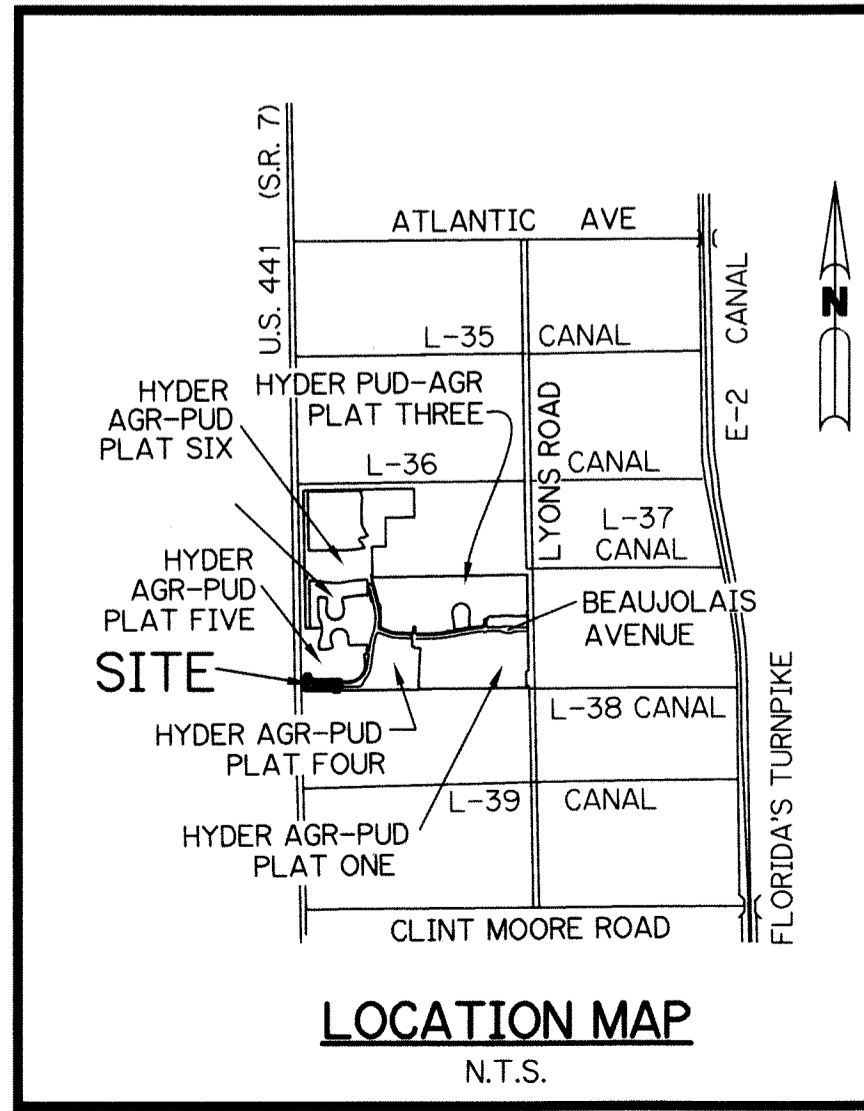


### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT. THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "NORTHWAY" (PBF 87) AND "PBF 88" HAVING A BEARING OF SOUTH 88°53'05" WEST, ALL OTHER BEARINGS RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- 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 BEING DETERMINED BY USE RIGHTS GRANTED.
- COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT).  
ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR  
PROJECTION ALL DISTANCES ARE GROUND.  
SCALE FACTOR = 1.00002237  
PLAT BEARING = GRID BEARING  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(12), FLORIDA STATUTES, THIS 16 DAY OF MAY, 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(11) FLORIDA STATUTES.  
BY: *[Signature]* DAVID L. RICKS, P.E. COUNTY ENGINEER



SH0178 SHEET 1 OF 2