

PERIMETER

SURVEYING & MAPPING
Prepared by: Jeff S. Hodapp, P.S.M.
Certificate of Authorization No. LB7264
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COUNTRY TRAIL PUD THE WEST HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 31 TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

60

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:43 PM
THIS 21 DAY OF
October, 2020, AND
DULY RECORDED IN PLAT
BOOK 131 ON PAGES
60 AND 61
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY *Janet McCash* DC



CLERK AND
COMPTROLLER

SHEET 1 OF 2

DESCRIPTION, DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA }SS
COUNTY OF PALM BEACH }SS
KNOW ALL MEN BY THESE PRESENTS THAT COUNTRY TRAILS 25 BOYNTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, BEING THE WEST HALF OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31 TOWNSHIP 45 SOUTH, RANGE 43 EAST, LOCATED IN PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "COUNTRY TRAIL PUD".

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 5.174 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 DEDICATED TO THE COUNTRY TRAIL HOMEOWNERS ASSOCIATION OF BOYNTON BEACH INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS A PRIVATE ROAD RIGHT-OF-WAY, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION, SAID TRACT A BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- TRACT B AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COUNTRY TRAIL HOMEOWNERS ASSOCIATION OF BOYNTON BEACH INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, BUFFER AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- TRACT C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COUNTRY TRAIL HOMEOWNERS ASSOCIATION OF BOYNTON BEACH INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES.
- TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COUNTRY TRAIL HOMEOWNERS ASSOCIATION OF BOYNTON BEACH INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- THE 10.00 FOOT WIDE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PREPARATION 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.
- THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COUNTRY TRAIL HOMEOWNERS ASSOCIATION OF BOYNTON BEACH INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT A IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR MAINTENANCE OF UTILITIES, EMERGENCY ACCESS AND SANITATION PICKUP AND REMOVAL.
- THE ROOF OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF THE LOT(S) ABUTTING EACH EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE ROOF OVERHANG, ROOF DRAINAGE, MAINTENANCE AND REPAIR OF THE ABUTTING RESIDENCE(S).

IN WITNESS WHEREOF, COUNTRY TRAILS 25 BOYNTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY CAUSES THIS DEDICATION TO BE MADE AND SIGNED IN ITS CORPORATE NAME ON THIS 17 DAY OF April, 2020.

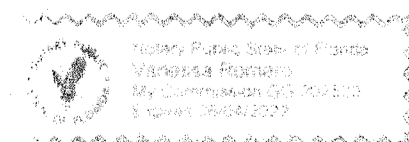
WITNESS: *[Signature]*
PRINT NAME: Janice S. Villac
WITNESS: *[Signature]*
PRINT NAME: Kim Johnson

COUNTRY TRAILS 25 BOYNTON, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
BY: BAUCO HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
ITS MANAGER
[Signature]
NAME: LARRY BAUM
TITLE: MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA }SS
COUNTY OF PALM BEACH }SS
SWORN TO AND SUBSCRIBED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ON LINE NOTARIZATION, THIS 17 DAY OF April, 2020 BY LARRY BAUM AS MANAGER OF BAUCO HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF COUNTRY TRAILS 25 BOYNTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.
MY COMMISSION EXPIRES: 6/4/2022

[Signature]
NOTARY PUBLIC



HOMEOWNERS ASSOCIATION ACCEPTANCE

STATE OF FLORIDA }SS
COUNTY OF PALM BEACH }SS
THE COUNTRY TRAILS HOMEOWNERS ASSOCIATION OF BOYNTON BEACH, INC., A 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 17 DAY OF April, 2020.

COUNTRY TRAILS HOMEOWNERS ASSOCIATION OF BOYNTON BEACH, INC., A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: (AS TO BOTH) *[Signature]*
PRINT NAME: Vanessa Romero

WITNESS: (AS TO BOTH) *[Signature]*
PRINT NAME: Janice S. Villac

ACKNOWLEDGEMENT

STATE OF FLORIDA }SS
COUNTY OF PALM BEACH }SS
SWORN TO AND SUBSCRIBED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ON LINE NOTARIZATION, THIS 17 DAY OF April, 2020 BY LARRY BAUM AS President OF COUNTRY TRAIL HOMEOWNERS ASSOCIATION OF BOYNTON BEACH INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.
MY COMMISSION EXPIRES: 6/4/2022

[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA }SS
COUNTY OF PALM BEACH }SS
I, Jason M. Eisner, 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 COUNTRY TRAILS 25 BOYNTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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.

4/24/2020 DATE
BY: *[Signature]*
Jason M. Eisner, ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
LICENSE NO. 91038

CITY OF BOYNTON BEACH APPROVAL

STATE OF FLORIDA }SS
COUNTY OF PALM BEACH }SS
THE PLAT OF "COUNTRY TRAIL PUD", 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 _____ DAY OF THE _____, 2020.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ OF _____, 2020.

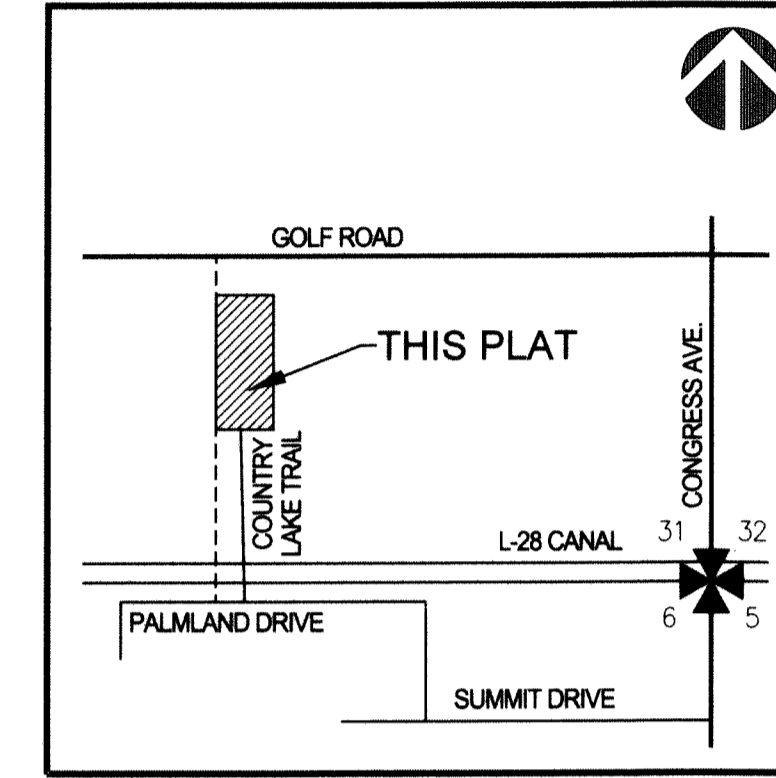
BY: *[Signature]*
GARY PUNMYER, P.E. CITY ENGINEER
BY: *[Signature]*
STEVEN B. GRANT, MAYOR

ATTEST (AS TO BOTH): *[Signature]*
CRYSTAL GIBSON, CITY CLERK

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 "COUNTRY TRAIL PUD", 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.

DATE: 5/5/2020
[Signature]
JOHN T. BOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
50 SW 2ND AVENUE, BOCA RATON, FL 33432
CERTIFICATE OF AUTHORIZATION NUMBER LB73300



LOCATION MAP
NOT TO SCALE

NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE PLAT OF SERRANO A P.U.D. (PB.102, PGS. 147/148, P.B.C.R.) HAVING A BEARING OF NORTH 87°24'22" EAST, 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 PROPERTIES DETERMINED BY USE OF RIGHT GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).

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 HUNDRETH 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 CONTROLS 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 THE REQUIREMENTS OF CHAPTER 117, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 5J-17.051, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATE: 4-13-2020
[Signature]
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111
PERIMETER SURVEYING & MAPPING, INC.
947 CLINT MOORE ROAD
BOCA RATON, FL 33487
CERTIFICATE OF AUTHORIZATION NUMBER LB7264

COUNTRY TRAIL HOMEOWNERS ASSOCIATION OF BOYNTON BEACH, INC. COUNTRY TRAILS 25 BOYNTON LLC CITY OF BOYNTON BEACH CITY ENGINEER REVIEWING SURVEYOR AND MAPPER SURVEYOR AND MAPPER

