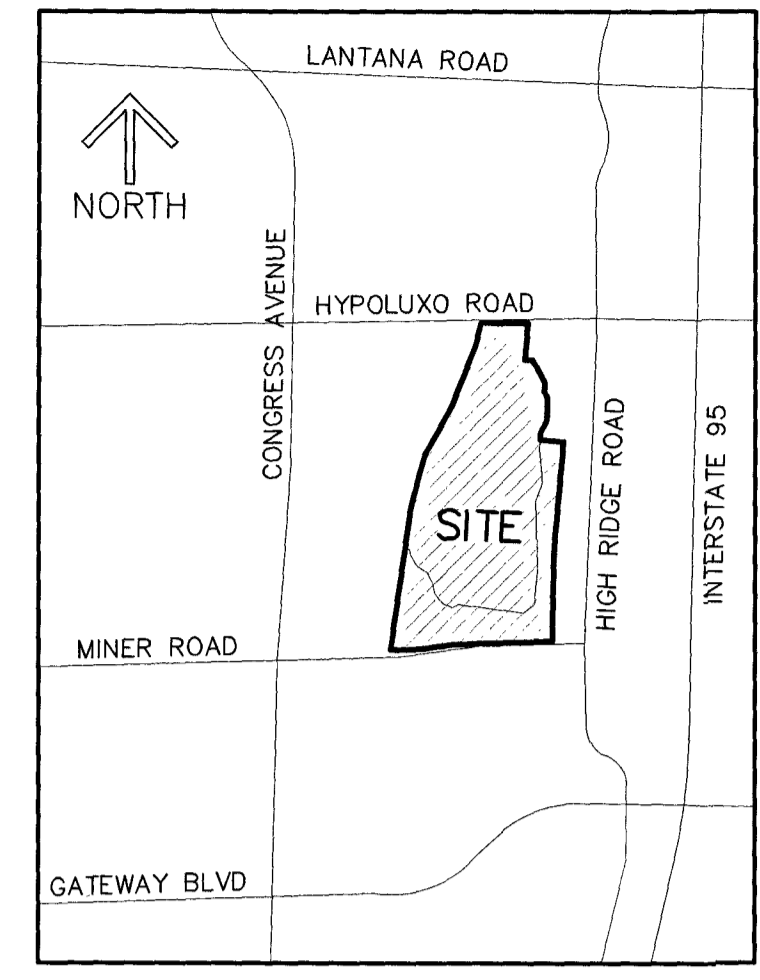


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HIGH RIDGE COUNTRY CLUB PLAT 2

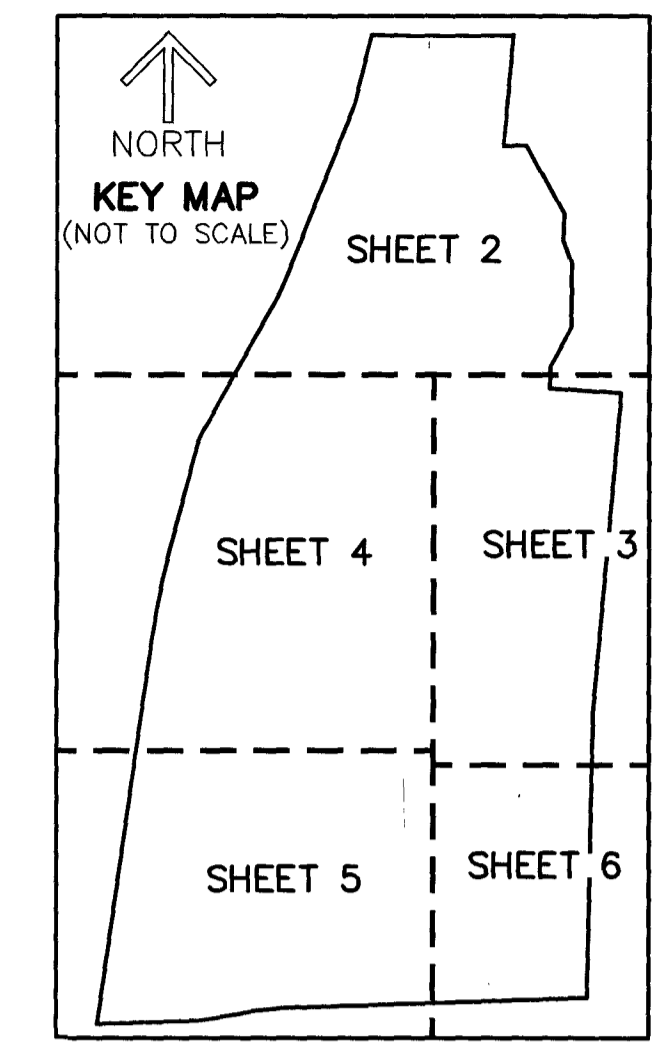
BEING A REPLAT OF HIGH RIDGE COUNTRY CLUB, AS RECORDED IN PLAT BOOK 39, PAGES 137 AND 138 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.



LOCATION MAP (NOT TO SCALE)

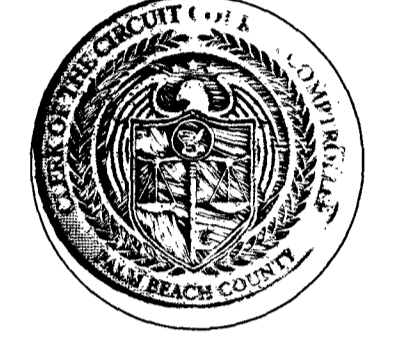
THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD & WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
JANUARY - 2026

DESCRIPTION	ACRES	SQUARE FEET
TOTAL AREA THIS PLAT	238.9676	10,409,430
AREA OF PARCEL A	238.9676	10,409,430



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:03 A.M.
THIS 5 DAY OF May
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK 141 ON
PAGES 45 THROUGH 57
MICHAEL A. CARUSO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
By: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT & COMPTROLLER



SHEET 1 OF 7

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT HIGH RIDGE COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT OF HIGH RIDGE COUNTRY CLUB PLAT 2, BEING A REPLAT OF HIGH RIDGE COUNTRY CLUB, AS RECORDED IN PLAT BOOK 39, PAGES 137 AND 138 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, S88°35'54"W, A DISTANCE OF 1061.95 FEET; THENCE S05°01'35"W, A DISTANCE OF 64.25 FEET TO THE NORTHWEST CORNER OF TRACT 1, STANFORD PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 67 AND 68 OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING; THENCE ALONG THE WEST BOUNDARY LINE OF SAID STANFORD PARK, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: THENCE S05°01'35"W, A DISTANCE OF 595.77 FEET; THENCE N88°35'54"E, A DISTANCE OF 120.73 FEET; THENCE S29°27'57"E, A DISTANCE OF 420.16 FEET; THENCE S03°25'08"W, A DISTANCE OF 138.00 FEET; THENCE S21°12'17"E, A DISTANCE OF 132.00 FEET; THENCE S00°35'52"W, A DISTANCE OF 345.42 FEET; THENCE S28°12'41"W, A DISTANCE OF 231.32 FEET; THENCE S02°31'55"W, A DISTANCE OF 121.78 FEET TO THE SOUTHWEST CORNER OF SAID STANFORD PARK; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID STANFORD PARK, S86°34'52"E, A DISTANCE OF 384.32 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF HIGH RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 6 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST BOUNDARY LINE AND ALONG THE WEST LINE OF TRACT "A", IMAGINE CHARTER SCHOOL AT BOYNTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 186 AND 187 OF SAID PUBLIC RECORDS, S05°01'45"W, A DISTANCE OF 1,708.84 FEET; THENCE ALONG SAID WEST LINE OF TRACT "A" AND ALONG THE WEST BOUNDARY LINE OF "HIGH RIDGE PUD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 90 THROUGH 93 OF SAID PUBLIC RECORDS, S01°09'29"W, A DISTANCE OF 1,535.84 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MINER ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4431, PAGE 492 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF MINER ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5410, PAGE 1464 OF SAID PUBLIC RECORDS, S88°07'03"W, A DISTANCE OF 1,531.54 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,354.00 FEET AND A CENTRAL ANGLE OF 07°50'43"; THENCE WESTERLY ALONG THE ARC AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF MINER ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5410, PAGE 1464 OF SAID PUBLIC RECORDS, A DISTANCE OF 322.32 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF MINER ROAD, S80°16'20"W, A DISTANCE OF 234.19 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE ALONG SAID SOUTH LINE, S88°07'05"W, A DISTANCE OF 547.87 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-4, AS RECORDED IN OFFICIAL RECORDS BOOK 3168, PAGE 850 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: THENCE N08°00'41"E, A DISTANCE OF 2,067.55 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 4,349.42 FEET AND A CENTRAL ANGLE OF 06°39'36"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 505.57 FEET TO A POINT OF TANGENCY; THENCE N14°40'17"E, A DISTANCE OF 549.27 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 481.64 FEET AND A CENTRAL ANGLE OF 14°23'39"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 121.00 FEET TO A POINT OF TANGENCY; THENCE N29°03'56"E, A DISTANCE OF 848.29 FEET; THENCE N21°34'01"E, A DISTANCE OF 1,068.83 FEET; THENCE N13°54'03"E, A DISTANCE OF 380.34 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 5643, PAGE 1607 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S88°30'00"E, A DISTANCE OF 275.52 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,781.58 FEET AND A CENTRAL ANGLE OF 02°54'06"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 292.80 FEET TO A POINT OF TANGENCY; THENCE N88°35'54"E, A DISTANCE OF 193.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,409,430 SQUARE FEET OR 238.9676 ACRES, MORE OR LESS.

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

1. PARCEL A
PARCEL A, AS SHOWN HEREON, ARE HEREBY RESERVED FOR HIGH RIDGE COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HIGH RIDGE COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

2. ALONG WITH THE FOLLOWING EASEMENTS:
THE BOYNTON BEACH UTILITY EASEMENTS (BBUE), AS SHOWN HEREON, ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOYNTON BEACH FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF CITY OF BOYNTON BEACH UTILITIES, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES, IF OTHERWISE APPROVED BY THE CITY OF BOYNTON BEACH, FLORIDA, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF BOYNTON BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

THE INGRESS AND EGRESS EASEMENT IS DEDICATED FOR THE EXPRESS PURPOSE OF PROVIDING INGRESS AND EGRESS TO THE ADJACENT PROPERTY FROM HYPOLUXO ROAD.

THE CITY OF BOYNTON BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS OVER AND ACROSS THE PROPERTY SHOWN HEREON FOR THE EXPRESS PURPOSE OF PROVIDING FIRE AND POLICE PROTECTION, GARBAGE COLLECTION, AND UTILITY MAINTENANCE. THE RIGHT OF ACCESS IS LIMITED TO THE ACCESS NORMALLY USED BY THE CLUB MEMBERS THEIR GUESTS, OR THEIR ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA NOT-FOR-PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS FLORIDA NOT-FOR-PROFIT CORPORATION, THIS 7 DAY OF FEBRUARY 2026.

WITNESS: *[Signature]*
PRINT NAME: Raymond Lane
WITNESS: *[Signature]*
PRINT NAME: Jason P. DeBetto

HIGH RIDGE COUNTRY CLUB, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: *[Signature]*
NAME: Douglas A. Kass
TITLE: President

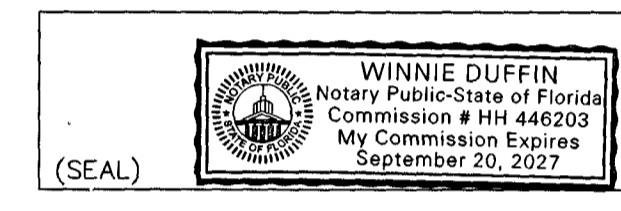
HIGH RIDGE COUNTRY CLUB, INC.



ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 7 DAY OF FEBRUARY 2026, BY DOUGLAS KASS AS PRESIDENT FOR HIGH RIDGE COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE NOT-FOR-PROFIT CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



NOTARY PUBLIC
[Signature]
WINNIE DUFFIN
PRINT NAME
MY COMMISSION EXPIRES: SEPT. 20, 2027
COMMISSION NUMBER: HH 446 203

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN 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 RECORDS BOOK 29532, AT PAGE 1423 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, PINNACLE BANK, A TENNESSEE BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SVP AND ITS SEAL TO BE AFFIXED HEREOF BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9 DAY OF FEBRUARY 2026.

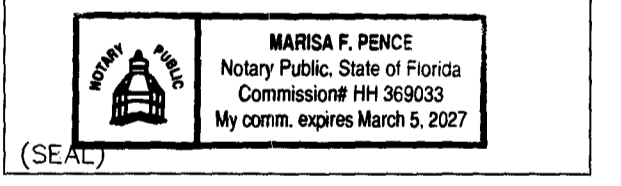
WITNESS: *[Signature]*
PRINT NAME: Raymond Lane
WITNESS: *[Signature]*
PRINT NAME: Stephanie Taylor

PINNACLE BANK, A TENNESSEE BANK, D/B/A SYNOVUS BANK, AS SUCCESSOR BY MERGER WITH SYNOVUS BANK, AS SUCCESSOR BY MERGER WITH FLORIDA COMMUNITY BANK
BY: *[Signature]*
NAME: ANTONIO DIBOY
TITLE: SVP

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9 DAY OF FEBRUARY 2026, BY Antonio Diboy FOR PINNACLE BANK, A TENNESSEE BANK, D/B/A SYNOVUS BANK, AS SUCCESSOR BY MERGER WITH SYNOVUS BANK, AS SUCCESSOR BY MERGER WITH FLORIDA COMMUNITY BANK, ON BEHALF OF THE TENNESSEE BANK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Power of Attorney AS IDENTIFICATION.



NOTARY PUBLIC
[Signature]
MARISA PENCE
PRINT NAME
MY COMMISSION EXPIRES: 3-5-2027
COMMISSION NUMBER: HH 362033

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH

HIGH RIDGE COUNTRY CLUB PLAT 2 IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF April 2026.

BY: *[Signature]*
PRINT NAME: William Leidy
CITY ENGINEER

ATTEST (AS TO BOTH)
BY: *[Signature]*
NAME: Tammy Stanzione
TITLE: CITY CLERK

MORTGAGEE



CITY OF BOYNTON BEACH
ENGINEER



CITY OF BOYNTON BEACH
CITY CLERK



SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH, PALM BEACH COUNTY ZONING REGULATIONS.
- 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 OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°35'54"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).
- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- 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 THIS COUNTY.

TITLE CERTIFICATION:

COUNTY OF PALM BEACH
STATE OF FLORIDA

I, ANDREW B. BLASI, 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 HIGH RIDGE COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: February 4, 2026
[Signature]
ANDREW B. BLASI
ATTORNEY AT LAW
FLORIDA BAR NO. 370983

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 HIGH RIDGE COUNTRY CLUB PLAT 2, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES AND THE CITY OF BOYNTON BEACH, FLORIDA.

BY: *[Signature]*
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4409
AVROM & ASSOCIATES, INC. LB #3300
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432

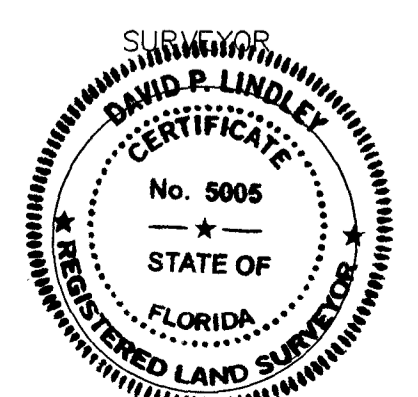
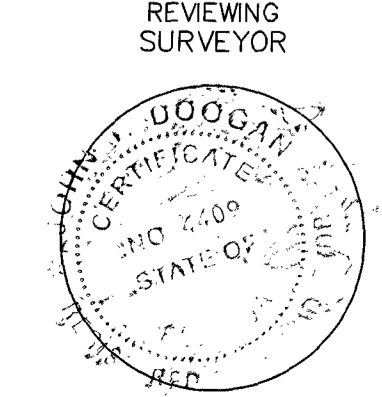
DATE: FEB. 4, 2026

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 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 MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATE: 2-4-2026

[Signature]
DAVID P. LINDLEY, P.L.S.
PROFESSIONAL LAND SURVEYOR & MAPPER NO. 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NO. LB3591
STATE OF FLORIDA



CFN 20260161139 PL BK 141 PG 45