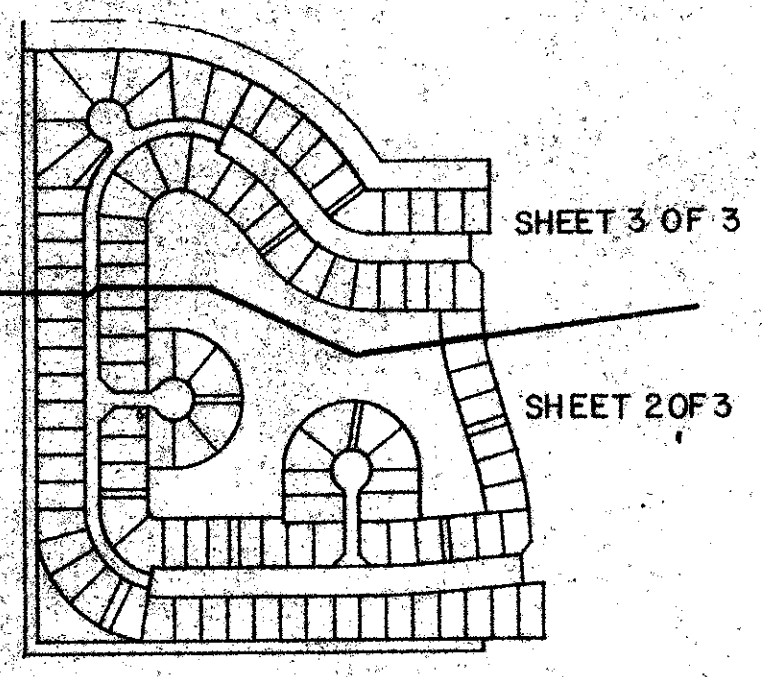


DRAWING NUMBER
54/55

DRAWING NUMBER

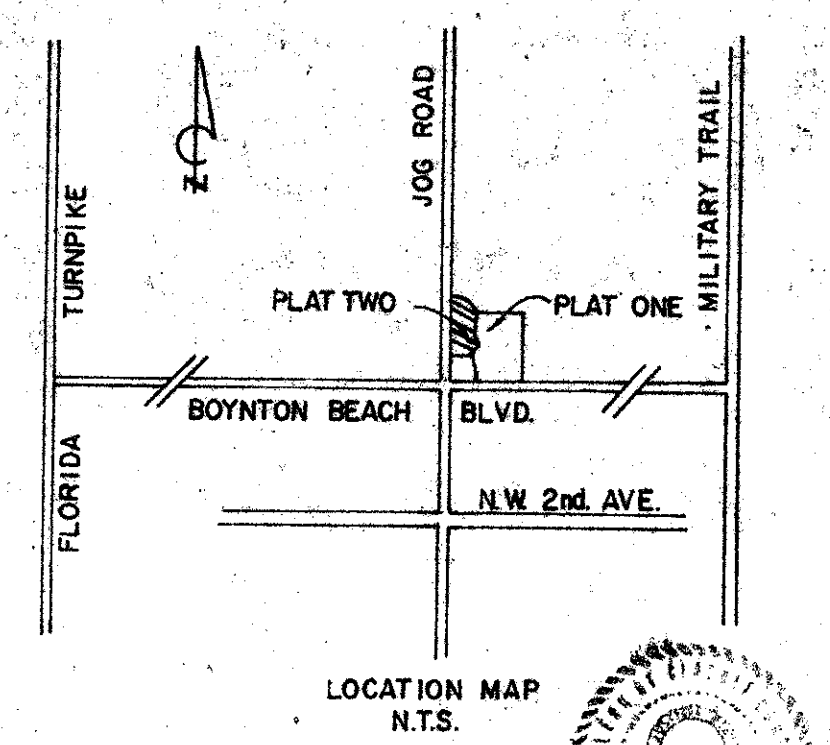
DRAWING NUMBER

DRAWING NUMBER



BRIARRIDGE PLAT TWO

A PART OF LAKES OF BOYNTON BEACH, A P.U.D.
SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
SEPTEMBER, 1986 SHEET 1 OF 3



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:56 AM
THIS 28 DAY OF August
AD. 1986 AND DULY RECORDED
IN PLAT BOOK 54 ON PAGES
55 AND 56 & 57.
JOHN B. DUNKLE, CLERK
By: Margaret S. Thibodeau

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT C.P. WALD, LTD., OWNER OF THE LAND SHOWN HEREON AS BRIARRIDGE PLAT TWO, SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF AFORESAID SECTION 22. THENCE N00°36'13"W ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 1333.42 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S1/4) OF SAID SOUTHEAST ONE-QUARTER (S1/4) OF SAID SECTION 22; THENCE N89°34'27"E ALONG SAID NORTH LINE, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF JOG ROAD, AND THE POINT OF BEGINNING.

THENCE N00°10'27"W ALONG SAID RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORD BOOK 4224 AT PAGE 780 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1300.01 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, N89°34'27"E, A DISTANCE OF 199.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 650.00 FEET, FROM WHICH A RADIAL LINE BEARS S00°25'33"E; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 56°53'10", A DISTANCE OF 645.35 FEET; THENCE N89°50'16"E, A DISTANCE OF 223.07 FEET; THENCE S00°09'44"E, A DISTANCE OF 150.00 FEET; THENCE S89°50'16"W, A DISTANCE OF 39.75 FEET; THENCE S00°09'44"E, A DISTANCE OF 60.00 FEET; THENCE S45°09'44"E, A DISTANCE OF 35.36 FEET; THENCE S00°09'44"E, A DISTANCE OF 70.98 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 430.00 FEET, FROM WHICH A RADIAL LINE BEARS N89°50'16"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 17°01'27", A DISTANCE OF 127.77 FEET; THENCE S17°11'11"E, A DISTANCE OF 171.39 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 670.00 FEET, FROM WHICH A RADIAL LINE BEARS S72°48'49"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 12°11'11", A DISTANCE OF 142.50 FEET; THENCE S05°00'00"E, A DISTANCE OF 46.34 FEET; THENCE S40°00'00"W, A DISTANCE OF 35.36 FEET; THENCE S05°00'00"E, A DISTANCE OF 60.00 FEET; THENCE N85°00'00"E, A DISTANCE OF 42.26 FEET; THENCE S00°25'33"E, A DISTANCE OF 113.75 FEET; THENCE S89°34'27"W, A DISTANCE OF 128.01 FEET; THENCE S00°27'36"E, A DISTANCE OF 25.00 FEET; THENCE S89°34'27"W, A DISTANCE OF 950.30 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 26.999 ACRES MORE OR LESS.

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

- TRACTS A AND B, THE RIGHT-OF-WAY TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY FAIR AT BOYNTON HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY FAIR AT BOYNTON HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- TRACTS C AND D, THE ACCESS TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY FAIR AT BOYNTON HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS E AND F, THE WATER MANAGEMENT TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE B.B.C. PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS G, H, I, J, K, L, M, N, O, P AND Q, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY FAIR AT BOYNTON HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACCESS EASEMENTS ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY FAIR AT BOYNTON HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BUFFER ZONES, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY FAIR AT BOYNTON HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER ZONE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE WALDMAN CORPORATION, AS GENERAL PARTNER OF C.P. WALD, LTD., LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF SEPTEMBER, 1986.

ATTEST: Andrew C. Waldman BY: Kenneth J. Witkin
ANDREW C. WALDMAN, VICE PRESIDENT KENNETH J. WITKIN, VICE PRESIDENT

SEAL THE WALDMAN CORPORATION SEAL NOTARY PUBLIC SEAL NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED KENNETH J. WITKIN AND ANDREW C. WALDMAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS OF THE WALDMAN CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AS GENERAL PARTNER OF C.P. WALD LTD.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF September, 1986.

MY COMMISSION EXPIRES: Sept. 24, 1988 Kathleen M. Patten
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

CENVILL INVESTORS, INC., A DELAWARE CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4224 AT PAGE 780 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, CENVILL INVESTORS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS CORPORATE SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF September, 1986.

ATTEST: Alyce Drakulich BY: Marie J. Miner
ALYCE DRAKULICH, CORPORATE SECRETARY MARIE J. MINER, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MARIE J. MINER AND ALYCE DRAKULICH, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND CORPORATE SECRETARY OF CENVILL INVESTORS, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 9th DAY OF September, 1986.

MY COMMISSION EXPIRES: Sept. 24, 1988 Kathleen M. Patten
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JEFFREY D. KNEEN 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 C.P. WALD LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: JULY 24, 1986

SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER SEAL CENVILL INVESTORS, INC.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF August, 1986.

BY: Karen T. Marcus
KAREN T. MARCUS, CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller SEAL
DEPUTY CLERK BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF August, 1986.

BY: Herbert F. Kahlert
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 10th DAY OF October, 1985.

Wesley B. Haas
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N00°36'13"W ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THIS:
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THIS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

P.U.D. TABULAR DATA

TOTAL ACREAGE	26.999 AC.
TOTAL UNITS	111
GROSS DENSITY	4.11 DU./AC.
BUILDING COVERAGE	3.601 AC.
STREETS & UNCOVERED PARKING	3.328 AC.
WATER BODIES	6.686 AC.
TOTAL OPEN SPACE	20.070 AC.

22/45/42
SUBDIVISION - Briaridge Plat 2
BOOK 54 PAGE 55-7
FLOOD ZONE B FLOOD MAP # 1854
QUAD # 35
DATE 2/20/86
JOB NO. 33437
PCB NAME

54/55
0391-007
Meridian
2328 SO. CONGRESS AVE.
WEST PALM BEACH, FL.
Surveying and mapping inc.
DRAWN MHC / MEH DATE APRIL, 1985
CHECKED WH SCALE
DRAWING NO. 84-P2-105
BRIARRIDGE PLAT TWO
PART OF LAKES OF BOYNTON BEACH, P.U.D.