0767-001

A PLANNED UNIT DEVELOPMENT (CARLTON CLUB PUD, FORMERLY KNOWN AS JOG PINES PUD) BEING A REPLAT OF A PORTION OF TRACT 33, BLOCK 56, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,

> THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 OCTOBER - 2003

FLORIDA, LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

A.D. 2005 AND DULY RECORDED IN PLAT BOOK 105 ON PAGES 60 AND 61 SHARON R. BOCK CLERK CIRCUIT COURT

COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR

THIS 10 DAY OF JUNE

STATE OF FLORIDA

RECORD AT P

DEPUTY CLERK

SHEET 1 OF 2

# NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.00003028

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT. FLORIDA EAST ZONE.

S00°24'17"W (PLAT BEARING) 00°32'21" = BEARING ROTATION \S00°08'04"E (GRID BEARING) EAST LINE THIS PLAT

(PLAT TO GRID) COUNTERCLOCKWISE

## SURVEY NOTES:

1. 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 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH

APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. 5. "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.

6. BEARINGS ARE RELATIVE TO AN ASSUMED BEARING OF S00°24'17"W ALONG THE EAST LINE OF THIS PLAT 7. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS

SHOWN OTHERWISE. 8. (R) - INDICATES RADIAL LINE. 9. C1 - DENOTES CURVE NUMBER ON CURVE TABLE 10. UE - INDICATES UTILITY EASEMENT.

11. DE - INDICATES DRAINAGE EASEMENT 12. LBE - DENOTES LANDSCAPE BUFFER EASEMENT 13. LME - DENOTES LAKE MAINTENANCE EASEMENT

14. LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT 15. TWP - DENOTES TOWNSHIP 16. LAE - DENOTES LIMITED ACCESS EASEMENT

17. R/W - DENOTES RIGHT-OF-WAY 18. ORB - DENOTES OFFICIAL RECORDS BOOK

19. L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT 

21. P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591. 22. @ - DENOTES PERMANENT CONTROL POINT

23. FND - DENOTES FOUND 24. NO. - DENOTES NUMBER

25. MEAS - DENOTES MEASURED 26. LSE- DENOTES LIFT STATION EASEMENT

27. PBCUE- DENOTES PALM BEACH COUNTY UTILITY EASEMENT 28. BDE- DENOTES BUFFER DRAINAGE EASEMENT

29. P.T.S.B.A.A.E.- DENOTES PALM TRAN STOP, BOARDING AND ALIGHTING AREA EASEMENT

TOTAL AREA THIS PLAT 5.309 ACRES PETITION NO. PDD 99-065

#### TITLE CERTIFICATION:

TABULAR DATA

STATE OF FLORIDA) COUNTY OF PALM BEACH)

I, BILL KRAMER, 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 IN CARLTON CLUB COMMUNITIES OF BOYNTON BEACH, LLC. A FLORIDA LIMITED LIABILITY COMPANY: THAT THE CURRENT TAXES HAVE BEEN PAID: THAT THERE ARE 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

BILL KRAMER

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2). F.S., THIS REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: Dear I. Will GEØRGE T. WEBB, P.E. COUNTY ENGINEER

ATTORNEY AT LAW

LICENSED IN FLORIDA

### 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, 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.

DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

cec

DEDICATIONS AND RESERVATIONS: KNOW ALL MEN BY THESE PRESENTS THAT CARLTON CLUB COMMUNITIES OF BOYNTON BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS CARLTON CLUB COMMUNITY OF BOYNTON, A PLANNED UNIT DEVELOPMENT (CARLTON CLUB PUD, FORMERLY KNOWN AS JOG PINES PUD) BEING A REPLAT OF A PORTION OF TRACT 33, BLOCK 56, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "B-1", JOG ESTATES, PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGES 24 THROUGH 27 INCLUSIVE, OF SAID PUBLIC RECORDS: THENCE N 89°57'33" W ALONG THE NORTH BOUNDARY OF SAID TRACT AND ITS WESTERLY EXTENSION, A DISTANCE OF 367.91 FEET; THENCE N 00°02'31" W ALONG THE EAST BOUNDARY OF TRACT "B-2" AND ITS NORTHERLY EXTENSION, ACCORDING TO SAID PLAT, A DISTANCE OF 624.46 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-25 CANAL, AS RECORDED IN DEED BOOK 113, PAGE 168 OF SAID PUBLIC RECORDS; THENCE S 89'57'51" E ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 372.78 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF JOG ROAD, AS LAID OUT AND CURRENTLY IN USE AND SHOWN ON PALM BEACH COUNTY'S RIGHT-OF- WAY MAP FOR PROJECT NO. 90501 B; THENCE S 00°24'17" W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 624.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 231,271 SQUARE FEET OR 5.309 ACRES, MORE OR LESS.

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

#### 1. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY 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

# 2. LANDSCAPE BUFFER EASEMENTS

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

# 3. LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

### 4. PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS FOR USES IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION AND IS THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSOR AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE NORTH 29.00 FEET OF PARCEL "A" SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 17106, PAGES 1356-1359, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_\_\_ DAY OF <u>kebruany</u> 2005.

WITNESS: \_ PRINT NAME Lindley, DAVICK WITNESS: Marianne & liveese PRINT NAME SHOUSE, MARINNE

MORRIS J. KAPLAN MANAGING MEMBER

A FLORIDA LIMITED LIABILITY COMPANY

CARLTON CLUB COMMUNITIES OF BOYNTON BEACH, LLC

## ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

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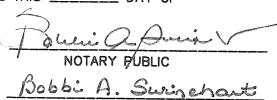
NE

BEFORE ME PERSONALLY APPEARED MORRIS J. KAPLAN, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED GOLLEGISTING SALE HOW JULEY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF CARLTON CLUB COMMUNITIES OF BOYNTON BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 \_\_\_\_\_ DAY OF 

MY COMMISSION EXPIRES: 9/25/01

COMMISSION NUMBER: DD0221944



PRINT NAME

CARLTON CLUB COMMUNITIES OF BOYNTON BEACH, LLC.



