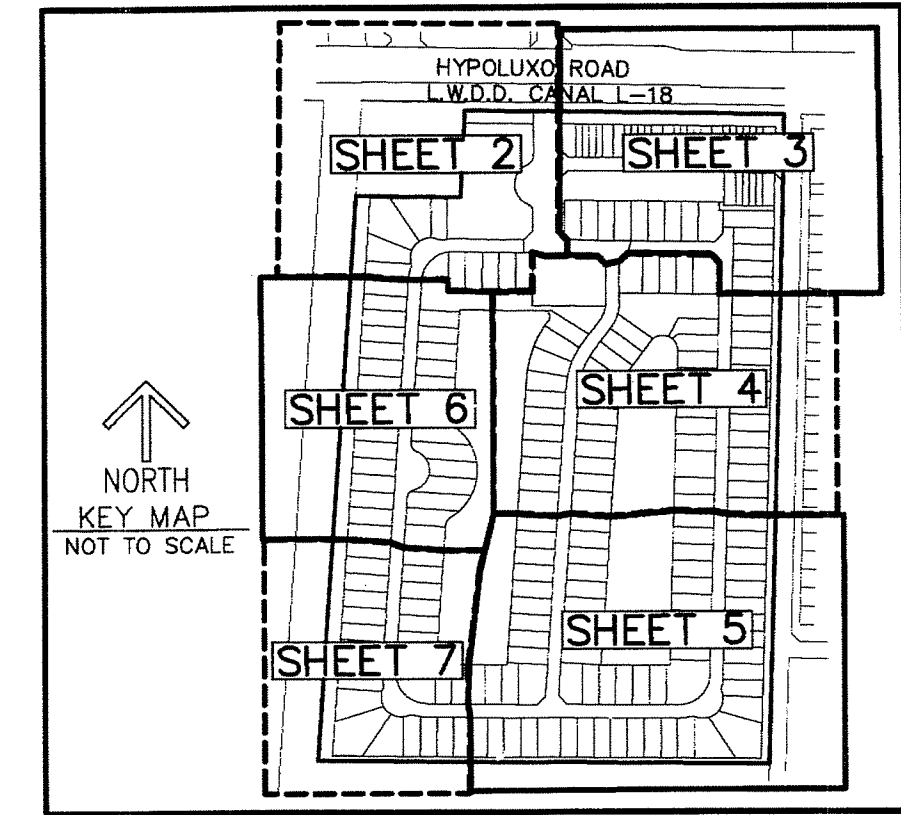


20150184157

174

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:17 P.M.
THIS 17th DAY OF
A.D. 2015 AND DULY RECORDED
IN PLAT BOOK 118
PAGES 174 AND 175
SHARON R. BOCK
CLERK AND COMPTROLLER
By: *Marian R. Hester*
DEPUTY CLERK

SHEET 1 OF 7



SILVERWOOD ESTATES

MARQUEZ-JONES PUD, A PLANNED UNIT DEVELOPMENT
BEING A PORTION OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
JULY - 2014

TABULAR DATA	
TOTAL AREA THIS PLAT	57.1631 ACRES
AREA OF RESIDENTIAL LOTS	30.4894 ACRES
AREA OF TRACT R	1.2320 ACRES
AREA OF TRACTS R-1 AND R-2	6.1834 ACRES
AREA OF TRACTS L1 AND L2	8.9773 ACRES
AREA OF TRACT OS-1 THROUGH OS-10	6.3797 ACRES
AREA OF TRACT REC-1 THROUGH REC-4	3.9013 ACRES
USE: RESIDENTIAL	
NUMBER OF UNITS - 222	DENSITY 3.88 UNITS/ACRE
CONTROL NO. 2005-00414	PROJECT NO. 01000-8661

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS SILVERWOOD ESTATES, MARQUEZ-JONES PUD, A PLANNED UNIT DEVELOPMENT, BEING A PORTION OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE S.04°06'44"W, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 342.65 FEET; THENCE S.89°04'29"E, A DISTANCE OF 42.31 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-3, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE S89°04'29"E, A DISTANCE OF 313.91 FEET; THENCE N.03°30'26"E, A DISTANCE OF 261.97 FEET; THENCE S.89°00'25"E, ALONG A LINE 80.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 954.60 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HYPOLUXO FARMS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 1057, PAGE 225 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°41'15"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,961.95 FEET; THENCE N.89°27'42"W, A DISTANCE OF 1,349.48 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL E-3; THENCE N.04°06'44"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,712.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,490,023 SQUARE FEET OR 57.1631 ACRES MORE OR LESS.

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

1. RESIDENTIAL ACCESS STREETS
TRACTS R-1 AND R-2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. PRIVATE STREET
TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. OPEN SPACE TRACTS
TRACTS OS-1 THROUGH OS-10, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS R, OS-3 AND OS-4 ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 1215, PAGE 164, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

TRACT OS-6 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 2734, PAGE 165, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

4. UTILITY EASEMENTS
THE UTILITY EASEMENTS, AS 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 UTILITIES.

5. 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.

6. OVERHANG/MAINTENANCE EASEMENTS
OVERHANG/MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT BUTTING THE EASEMENT, AND THE HOMEOWNERS ASSOCIATION, FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT AND IMPACT SHUTTERS WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. WATER MANAGEMENT TRACTS
TRACTS L-1 AND L-2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND THE CITY OF BOYNTON BEACH, FLORIDA.

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 2735, PAGE 68, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

8. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS
THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND THE CITY OF BOYNTON BEACH.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DEDICATION AND RESERVATIONS CONTINUED:

9. RECREATIONAL AREAS
TRACTS REC-1 THROUGH REC-4, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. LIFT STATION EASEMENT
THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOYNTON BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED IN BY THE CITY OF BOYNTON BEACH FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF BOYNTON BEACH ENGINEERING DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

11. BUFFER DRAINAGE EASEMENTS
THE BUFFER DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR BUFFER AND YARD DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

12. UTILITY EASEMENTS (UE)
ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON ARE HEREBY SUBJECT TO AN OVERLYING 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, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. IF OTHERWISE APPROVED BY THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY FLORIDA, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY FLORIDA, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY 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, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS 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. IF OTHERWISE APPROVED BY THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 13th DAY OF January, 2015.

LENNAR HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: *Carlos Gonzalez*
CARLOS GONZALEZ
VICE PRESIDENT

WITNESS: *Sally Germain*
SALLY GERMAIN
PRINT NAME

WITNESS: *Lisa Jaha*
LISA JAHA
PRINT NAME

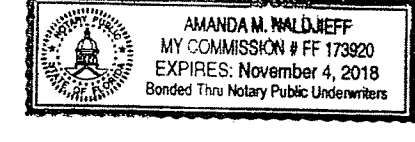
ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARLOS GONZALEZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED n/a AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS Vice President OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF January, 2015

MY COMMISSION EXPIRES: 11/4/2018
AMANDA NALDIEFF
NOTARY PUBLIC

COMMISSION NUMBER: FF 173920
AMANDA NALDIEFF
PRINT NAME



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CITY OF BOYNTON BEACH HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CITY AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21st DAY OF MARCH, 2015.

CITY OF BOYNTON BEACH
WITNESS: *Judith Pyle*
JUDITH PYLE
PRINT NAME
WITNESS: *Jerry Taylor*
JERRY TAYLOR
MAYOR

WITNESS: *Tommy Stancione*
TOMMY STANCIONE
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JERRY TAYLOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF BOYNTON BEACH, FLORIDA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MAYOR OF SAID MUNICIPAL CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID MUNICIPAL CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND MUNICIPAL CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF MARCH, 2015

MY COMMISSION EXPIRES: 09-22-2019
JANET M. PRAINITO
NOTARY PUBLIC
COMMISSION NUMBER: #FF 142411
JANET M. PRAINITO
PRINT NAME

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 13th DAY OF JANUARY, 2015.

SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *Horacio Moncada*
HORACIO MONCADA
PRINT NAME
WITNESS: *Krista Batista*
KRISTA BATISTA
PRESIDENT

WITNESS: *Yachia Monzon*
YACHIA MONZON
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED n/a TERESA BALBUJA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED n/a AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 13th DAY OF January, 2015

MY COMMISSION EXPIRES: 11/4/2018
AMANDA NALDIEFF
NOTARY PUBLIC
COMMISSION NUMBER: FF 173920
AMANDA NALDIEFF
PRINT NAME

