

110

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 4:54pm
THIS 7th DAY OF June
2019 AND DULY RECORDED IN PLAT BOOK NO.
128 ON PAGE 110-111
SHAWVER BOOK CLERK AND COMPTROLLER
BY [Signature] DC

SHEET 1 OF 2



NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE N.1/2 OF THE N.E.1/4 OF THE S.W.1/4 OF SECTION 4/46/43 HAVING AN ASSUMED BEARING OF N.89°21'03"E.

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, FLORIDA.

THE CITY OF BOYNTON BEACH, FLORIDA IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SLATER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

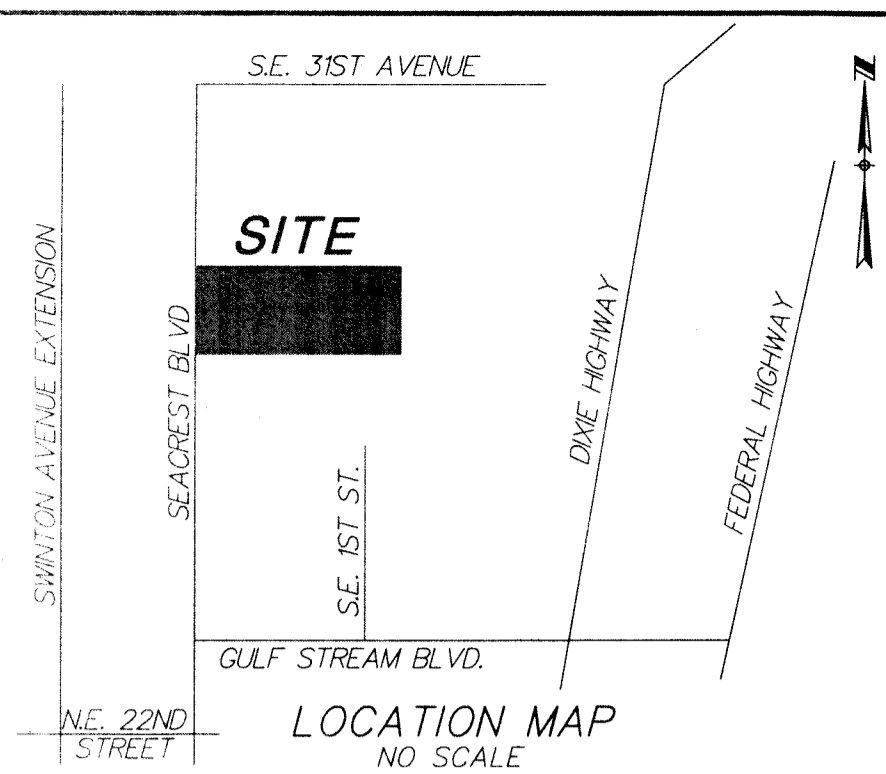
PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF BOYNTON BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

EDEN RIDGE

BEING A REPLAT OF A PORTION OF THE NORTH HALF (N.1/2) OF THE NORTH HALF (N.1/2) OF THE NORTHEAST QUARTER (N.E.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT EDEN RIDGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF THE NORTH HALF (N.1/2) OF THE NORTH HALF (N.1/2) OF THE NORTHEAST QUARTER (N.E.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "EDEN RIDGE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF (N.1/2) OF THE NORTH ONE-HALF (N.1/2) OF THE NORTHEAST QUARTER (N.E.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, EXCEPTING THE WEST 40 FEET THEREOF, WHICH WAS DEEDED TO THE COUNTY OF PALM BEACH FOR ROAD RIGHT OF WAY.

CONTAINING 105,145 SQUARE FEET OR 2.414 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS EDEN RIDGE AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 THROUGH 8 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, FLORIDA.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EDEN RIDGE PROPERTY OWNERS ASSOCIATION, 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 THE CITY OF BOYNTON BEACH, FLORIDA.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OBLIGATION OF ALL DRAINAGE FACILITIES LOCATED HEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EDEN RIDGE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

ALL GENERAL UTILITY (GU) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE EDEN RIDGE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA. INDIVIDUAL HOMEOWNERS MAY NOT REMOVE OR PRUNE LANDSCAPING WITHIN SAID EASEMENT AREA.

THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EDEN RIDGE PROPERTY OWNERS ASSOCIATION FOR INGRESS AND EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EDEN RIDGE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR NON-VEHICULAR ACCESS FOR INGRESS-EGRESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8th DAY OF June, 2019.

EDEN RIDGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] PRINT NAME: Aldo Kosuch
BY: [Signature] PRINT NAME: Aldo Kosuch AUTHORIZED MEMBER
WITNESS: [Signature] PRINT NAME: Robert Lanza

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALDO KOSUCH WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AN AUTHORIZED MEMBER OF EDEN RIDGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AUTHORIZED MEMBER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF June, 2019.

MY COMMISSION EXPIRES:

[Signature] NOTARY PUBLIC
NAME: [Signature]
COMMISSION NO.: [Signature]

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE EDEN RIDGE PROPERTY OWNERS 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 8th DAY OF June, 2019.

EDEN RIDGE PROPERTY OWNERS ASSOCIATION, INC,
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature] PRINT NAME: Aldo J. Kosuch
BY: [Signature] PRINT NAME: Steven Newman PRESIDENT

WITNESS: [Signature] PRINT NAME: [Signature]

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEVEN NEWMAN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF EDEN RIDGE PROPERTY OWNERS ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 8th DAY OF June, 2019.

MY COMMISSION EXPIRES:

[Signature] NOTARY PUBLIC
NAME: [Signature]
COMMISSION NO.: [Signature]

CITY APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 2, SECTION 3 OF THE LAND DEVELOPMENT REGULATIONS, THIS 4th DAY OF June, 2019

EDEN RIDGE IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF June, 2019.

BY: [Signature] GARY R. DUNMYER, P.E.
CITY ENGINEER

BY: [Signature] STEVEN B. GRANT
MAYOR

ATTEST (AS TO BOTH): [Signature] SAUNDITH PYLE, C.M.C.
CITY CLERK

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, T.J. CORBIN, 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 EDEN RIDGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THEIR NO MORTGAGES; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: 4/7/19

[Signature] T.J. CORBIN, PA
ATTORNEY STATE OF FLORIDA
FLA. BAR NO.

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) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH.

DATE: 4/7/19

[Signature] PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SLATER & O'BRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

REVIEWING SURVEYOR'S STATEMENT:

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 "EDEN RIDGE" 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: 4/20/2019

[Signature] JOHN T. DOOGAN, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC. LBN3300
50 S.W. 2ND AVENUE
BOCA RATON, FL. 33432

