

115

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:58 P.M.  
THIS 16 DAY OF October  
A.D. 2022 AND DULY RECORDED  
IN PLAT BOOK 134 ON  
PAGES 115 THROUGH 116

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER  
BY: Deputy Clerk  
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



SHEET 1 OF 2

# BOATMAN HAMMOCK

BEING A REPLAT OF LOTS 16, 17, 18, 19 AND 20 OF BLOCK 10, PLAT IV, GREENLAND,  
AS RECORDED IN PLAT BOOK 4, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
TOGETHER WITH THE E 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION  
24, TOWNSHIP 44 SOUTH, RANGE 42 EAST OF THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY

OF  
CAULFIELD & WHEELER, INC.  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

## DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT K. HOVNANIAN ASPIRE AT BOATMAN HAMMOCK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS BOATMAN HAMMOCK, BEING A REPLAT OF LOTS 16, 17, 18, 19 AND 20 OF BLOCK 10, PLAT IV, GREENLAND, AS RECORDED IN PLAT BOOK 4, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH THE E 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST OF THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 10 OF SAID PLAT IV, GREENLAND; THENCE ALONG THE SOUTH LINE OF LOTS 16 THROUGH 20, BLOCK 10 OF SAID PLAT IV, GREENLAND, N87°40'23"W, A DISTANCE OF 125.00 FEET TO A POINT ON THE WEST LINE OF LOT 20, BLOCK 10 OF SAID PLAT IV, GREENLAND; THENCE ALONG SAID WEST LINE, N01°37'57"E, A DISTANCE OF 109.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOTS 16 THROUGH 20, BLOCK 10; THENCE ALONG SAID NORTH LINE, S87°40'23"E, A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID PLAT IV, GREENLAND; THENCE ALONG SAID EAST LINE, N01°37'57"E, A DISTANCE OF 528.03 FEET TO A POINT ON THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRINGFIELD STREET, KENWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED AT PLAT BOOK 3, PAGE 44 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SECTION LINE AND SOUTH RIGHT-OF-WAY LINE, S87°34'43"E, A DISTANCE OF 333.11 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE ALONG SAID EAST LINE, S01°38'18"W, A DISTANCE OF 670.46 FEET TO A POINT ON THE NORTH LINE OF TRACT "A", ATLANTIC BUILDING CORPORATION, ACCORDING TO THE PLAT THEREOF, AS RECORDED AT PLAT BOOK 30, PAGE 168 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE, N87°33'10"W, A DISTANCE OF 333.04 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE ALONG SAID WEST LINE, N01°37'57"E, A DISTANCE OF 33.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 236,889 SQUARE FEET, OR 5.4382 ACRES, MORE OR LESS.

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

### RESIDENTIAL ACCESS STREETS

TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR THE BOATMAN HAMMOCK ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOATMAN HAMMOCK ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

### RECREATIONAL AREA

TRACTS REC1, REC2 AND REC3, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOATMAN HAMMOCK ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOATMAN HAMMOCK ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

### OPEN SPACE TRACTS

TRACTS OST1, OST2, OST3, OST4, OST5, OST6, OST7, OST8, OST9 AND OST10, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOATMAN HAMMOCK ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, COMMON ACCESS AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

TRACT OST1 IS SUBJECT TO EASEMENTS IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 18441, PAGE 672 AND OFFICIAL RECORDS BOOK 33560, PAGE 190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### WATER EASEMENT

THE WATER EASEMENT, AS SHOWN HEREON, IS AN EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE VILLAGE OF PALM SPRINGS, ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WATER DISTRIBUTION LINES. IF OTHERWISE APPROVED BY THE VILLAGE OF PALM SPRINGS, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF PALM SPRINGS, ITS SUCCESSORS AND ASSIGNS.

### GENERAL 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

ALL TRACTS FOR PRIVATE STREET PURPOSES, 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 STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY THE VILLAGE OF PALM SPRINGS, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF PALM SPRINGS, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

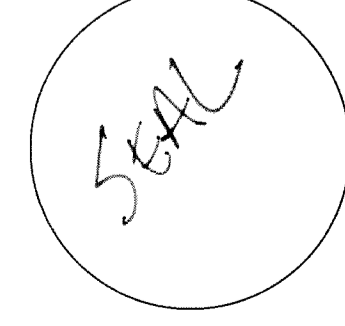
IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT OF OPERATIONS AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16<sup>th</sup> DAY OF August, 2022.

K. HOVNANIAN ASPIRE AT BOATMAN HAMMOCK, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Connor Ferris  
PRINT NAME: Connor Ferris  
WITNESS: M. Dyaby  
PRINT NAME: M.ike Dyaby

BY: Kevin Borkenhagen  
KEVIN BORKENHAGEN  
VICE PRESIDENT OF OPERATIONS

K. HOVNANIAN ASPIRE AT  
BOATMAN HAMMOCK, LLC



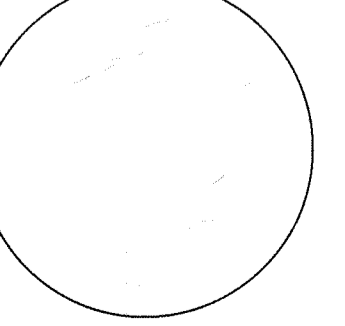
BOATMAN HAMMOCK  
ASSOCIATION, INC.



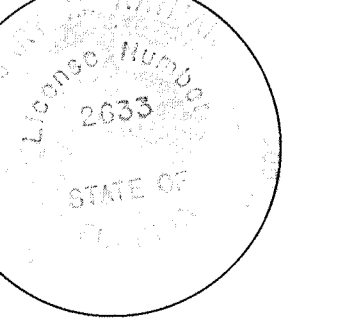
WPB PARTNERS, LLC



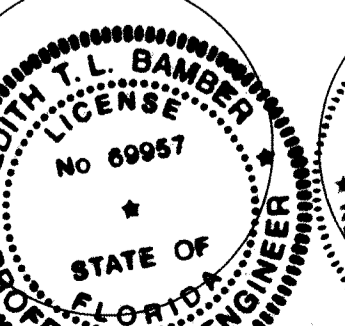
VILLAGE CLERK



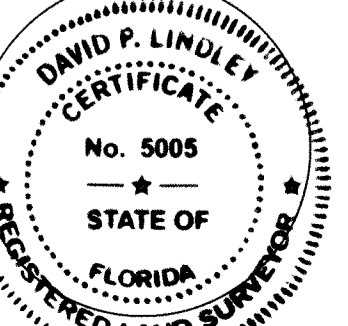
REVIEWING  
SURVEYOR



ENGINEER-VILLAGE



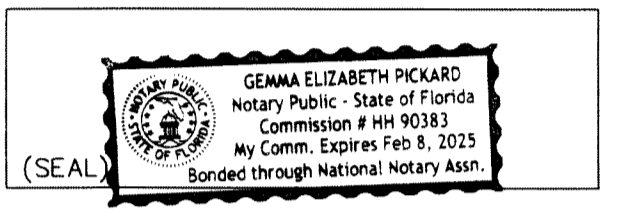
SURVEYOR



### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 16<sup>th</sup> DAY OF August, 2022, BY KEVIN BORKENHAGEN, AS VICE PRESIDENT OF OPERATIONS OF K. HOVNANIAN ASPIRE AT BOATMAN HAMMOCK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Gemma Elizabeth Pickard  
NOTARY PUBLIC  
GEMMA PICKARD  
PRINT NAME  
MY COMMISSION EXPIRES: 02/08/2025  
COMMISSION NUMBER: HH 90383

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE BOATMAN HAMMOCK ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION 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 16<sup>th</sup> DAY OF August, 2022.

WITNESS: Connor Ferris  
PRINT NAME: Connor Ferris

BOATMAN HAMMOCK ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION

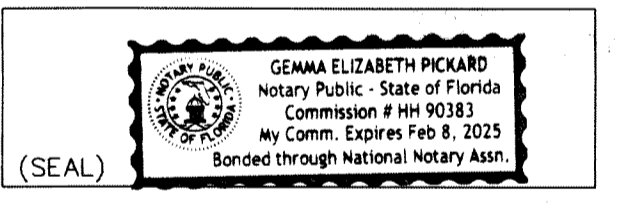
WITNESS: M.ike Dyaby  
PRINT NAME: M.ike Dyaby

BY: Kevin Borkenhagen  
KEVIN BORKENHAGEN  
PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 16<sup>th</sup> DAY OF August, 2022, BY KEVIN BORKENHAGEN, AS PRESIDENT OF BOATMAN HAMMOCK ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Gemma Elizabeth Pickard  
NOTARY PUBLIC  
GEMMA PICKARD  
PRINT NAME  
MY COMMISSION EXPIRES: 02/08/2025  
COMMISSION NUMBER: HH 90383

### TITLE CERTIFICATION:

COUNTY OF PALM BEACH  
STATE OF FLORIDA

WE, SHUTTS & BOWEN LLP, AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO K. HOVNANIAN ASPIRE AT BOATMAN HAMMOCK, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR 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.

SHUTTS & BOWEN LLP,  
AS AGENT FOR First American  
TITLE INSURANCE COMPANY

DATED: August 12, 2022

Chadwick E. Crews  
CHADWICK E. CREWS  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF VIRGINIA  
COUNTY OF Henrico

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 33583, AT PAGE 938 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WPB PARTNERS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16<sup>th</sup> DAY OF August, 2022.

WITNESS: Mary Jean Terrell  
PRINT NAME: Mary Jean Terrell

WPB PARTNERS, LLC  
A VIRGINIA LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA

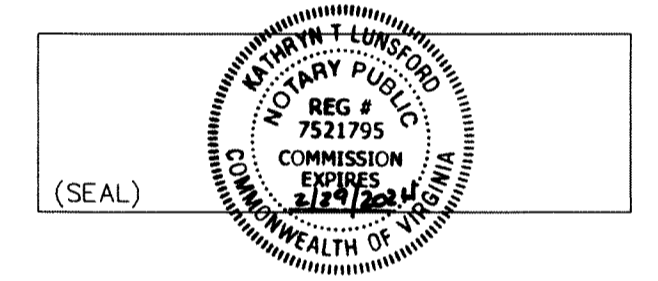
WITNESS: Susan Gibbons  
PRINT NAME: Susan Gibbons

BY: John Marshall  
JOHN MARSHALL  
AS SOLE MANAGER

### ACKNOWLEDGEMENT:

STATE OF VIRGINIA  
COUNTY OF Henrico

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 16<sup>th</sup> DAY OF August, 2022, BY JOHN MARSHALL, AS SOLE MANAGER OF WPB PARTNERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE ASSOCIATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Kathryn T. Lunsford  
NOTARY PUBLIC  
Kathryn T. Lunsford  
PRINT NAME  
MY COMMISSION EXPIRES: 12/29/2024  
COMMISSION NUMBER: 7521795

### VILLAGE OF PALM SPRINGS APPROVAL

VILLAGE OF PALM SPRINGS  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 16<sup>th</sup> DAY OF September, 2022.

BY: Bev Smith  
BEV SMITH - VILLAGE MAYOR

ATTEST: Kimberly M. Wynn  
KIMBERLY M. WYNN - VILLAGE CLERK

### REVIEWING SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) F.S., TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN. WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

DATE: 8/25/2022

Gary M. Rayman  
GARY M. RAYMAN, P.S.M.  
LICENSE NO. LS2633  
STATE OF FLORIDA

### SURVEYOR & MAPPER'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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF PALM SPRINGS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

DATED: 8-17-2022

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