

STRATHMORE LAKE PLAT, PARCEL 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. BEING A REPLAT OF A PORTION OF BLOCK 48 OF "THE PALM BEACH FARMS COMPANY'S PLAT NO. 3" AS RECORDED IN PLAT BOOK 2, PAGES 45-54.

NOVEMBER 1989

SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD 11:01 A.M. THIS 15 DAY OF MAR. AD, 1989 AND DULY RECORDED IN PLAT BOOK 65 ON PAGES 87 AND 88
JOHN B. DUNKLE, CLERK
BY *Stanley/Wantman, Inc.*, D.C.



CIRCUIT COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN B. KENNELLY, OWNER OF THE LAND SHOWN HEREON AS THE "STRATHMORE LAKE PLAT, PARCEL A", SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 36, 37, 42, 43, 44, 51, 52, AND 53 OF BLOCK 48 OF "THE PALM BEACH FARMS PLAT NO. 3" AS RECORDED IN PLAT BOOK NO. 2, PAGES 45 THRU 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 22; THENCE N00°41'06"W, ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE1/4), A DISTANCE OF 1,135.84 FEET; THENCE S89°18'54"W, A DISTANCE OF 1,116.55 FEET TO THE POINT OF BEGINNING, BEING THE INTERSECTION OF THE NORTH LINE OF "STRATHMORE ESTATES AT BOYNTON BEACH PLAT NO. 1" AS RECORDED IN PLAT BOOK 49, PAGES 26, 27 OF SAID PUBLIC RECORDS, AND THE WESTERLY LINE OF LAKESIDE BOULEVARD AS SHOWN ON THE "STRATHMORE ESTATES AT BOYNTON BEACH PLAT NO. 2" AS RECORDED IN PLAT BOOK 62, PAGES 98-100, OF SAID PUBLIC RECORDS.

FROM THE POINT OF BEGINNING; THENCE S89°03'00"W, ALONG THE SAID NORTH LINE OF "STRATHMORE ESTATES AT BOYNTON BEACH PLAT NO. 1", A DISTANCE OF 250.00 FEET TO A POINT ON A CURVE, FROM WHICH A RADIAL LINE BEARS S89°03'00"W; THENCE NORTHWESTERLY, ALONG SAID NORTH LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 120.42 FEET, SUBTENDING A CENTRAL ANGLE OF 45°00'00", AND AN ARC DISTANCE OF 94.57 FEET TO THE POINT OF TANGENCY; THENCE N45°57'00"W, ALONG SAID NORTH LINE, IN PART, AND THE WESTERLY LINE OF THE "STRATHMORE ESTATES AT BOYNTON BEACH PLAT NO. 2" AS RECORDED IN PLAT BOOK 62, PAGES 98-100 OF SAID PUBLIC RECORDS, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG SAID WESTERLY LINE, ON CURVE TO THE RIGHT, HAVING A RADIUS OF 1,144.65 FEET, SUBTENDING A CENTRAL ANGLE OF 22°30'00" AND AN ARC DISTANCE OF 449.50 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY, ALONG SAID WESTERLY LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 670.00 FEET, SUBTENDING A CENTRAL ANGLE OF 35°00'00" AND AN ARC DISTANCE OF 409.28 FEET TO A POINT OF TANGENCY; THENCE N11°33'00"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 230.17 FEET TO A POINT; THENCE S78°27'00"E, ALONG THE SOUTH LINE OF SAID "STRATHMORE ESTATES AT BOYNTON BEACH PLAT NO. 2", A DISTANCE OF 120.75 FEET TO A POINT; THENCE S33°54'08"E, ALONG SAID SOUTH LINE, A DISTANCE OF 13.69 FEET TO A POINT ON A CURVE OF THE OF THE WESTERLY LINE OF SAID LAKESIDE BOULEVARD, FROM WHICH A RADIAL LINE BEARS S79°21'17"E; THENCE SOUTHERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 608.41 FEET, SUBTENDING A CENTRAL ANGLE OF 34°05'43" AND AN ARC DISTANCE OF 362.05 FEET TO A POINT OF TANGENCY; THENCE S23°27'00"E, A DISTANCE OF 149.06 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 894.65 FEET, SUBTENDING A CENTRAL ANGLE OF 22°30'00" AND AN ARC DISTANCE OF 351.33 FEET TO A POINT OF TANGENCY; THENCE S45°57'00"E, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.42 FEET, SUBTENDING A CENTRAL ANGLE OF 45°00'00" AND AN ARC DISTANCE OF 290.92 FEET TO THE POINT OF BEGINNING; THE PREVIOUS FIVE (5) COURSES BOUNDING ON THE WESTERLY LINE OF SAID LAKESIDE BOULEVARD.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 7.64 ACRES, MORE OR LESS.

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

1. THE WATER MANAGEMENT TRACT, THE LAKE MAINTENANCE EASEMENTS ENCOMPASSED THEREIN, AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOYNTON BEACH COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
3. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEMS THAT AFFECT DRAINAGE OF PUBLIC ROADWAYS.

IN WITNESS WHEREOF, I, JOHN B. KENNELLY, DO HEREUETO SET MY HAND AND SEAL THIS 3RD DAY OF November, 1989.

WITNESS: *Paul C. Wolfe*
WITNESS: *John B. Kennelly*
JOHN B. KENNELLY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED, JOHN B. KENNELLY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF November, 1989.
MY COMMISSION EXPIRES: July 21, 1992
Christine M. Harter
NOTARY PUBLIC

TITLE CERTIFICATION

I, PAUL C. WOLFE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO JOHN B. KENNELLY; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES AND THE PROPERTY IS FOUND TO CONTAIN ENCUMBRANCES WHICH DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

PAUL C. WOLFE

DATE: FEB. 15, 1990

BY: *Paul C. Wolfe*
PAUL C. WOLFE



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 21HH-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 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 28TH DAY OF NOVEMBER, 1989.

Robin B. Petzold
ROBIN B. PETZOLD
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4567

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N00°41'06"W, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET IS SHOWN THUS: 
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT EXISTING IS SHOWN THUS: 
2. CONSTRUCTION PLACED ON MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON MAINTENANCE EASEMENTS.
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.
3. ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. (RADIAL)
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF MARCH 1989.

BY: *Karen Marcus*
KAREN MARCUS
VICE CHAIR

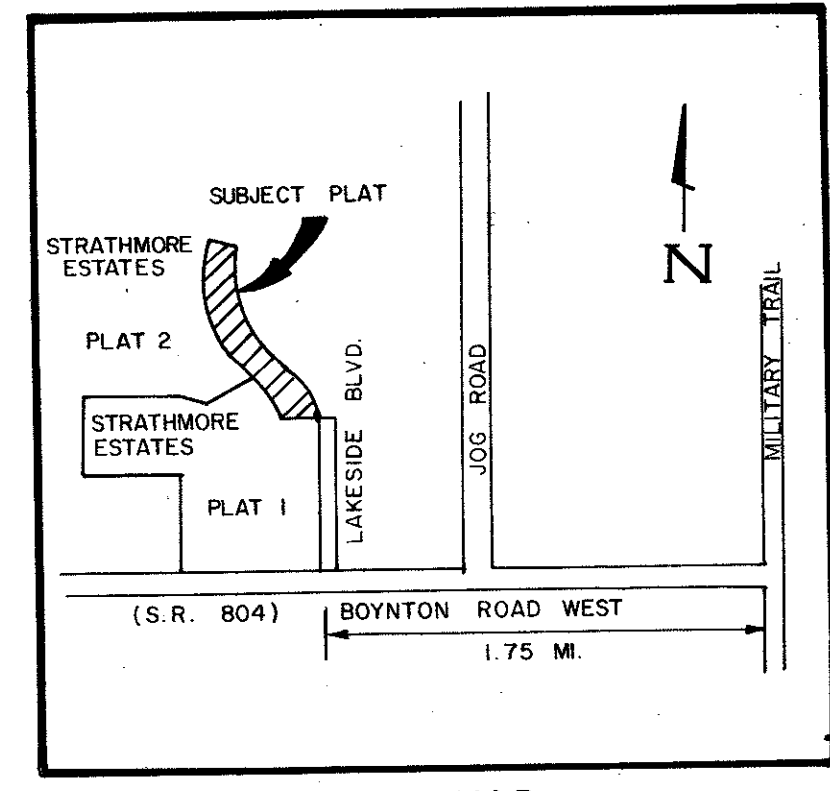
ATTEST:
JOHN B. DUNKLE, CLERK

BY: *Herbert F. Kahlert*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF MARCH 1989.

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



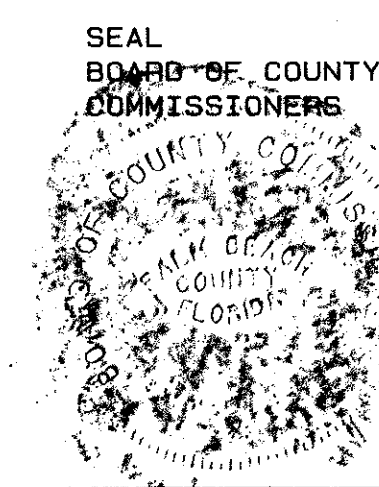
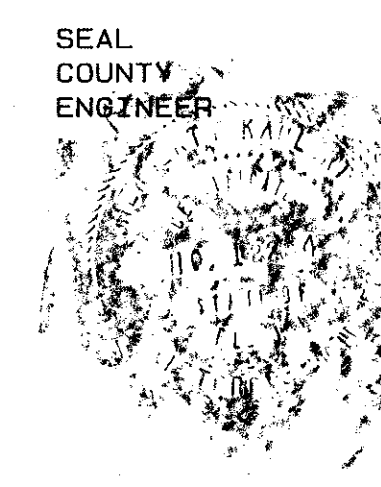
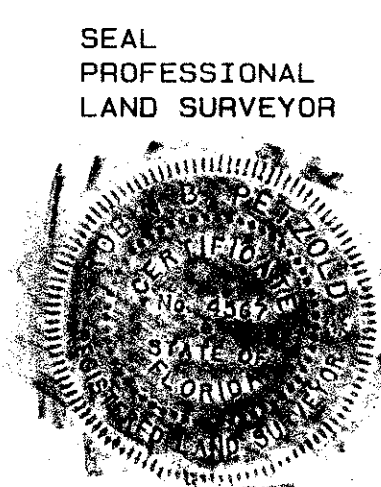
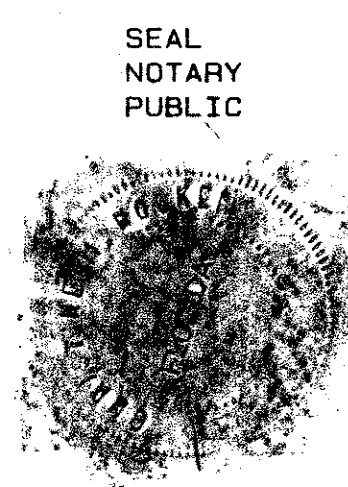
THIS INSTRUMENT WAS PREPARED BY PASQUALE VOLPE IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407

Pet. 83-58

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65/87

STRATHMORE LAKE PLAT
PARCEL A
PAGE 87
FLOOD ZONE G
FLOOD MAP # 185A
LAKESIDE BOULEVARD
BOYNTON BEACH
33437



STANLEY/WANTMAN, INC.
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 842-7444

DRAWN	P.V.	DATE	NOV. 28, 1989
CHECKED	R.B.P.	SCALE	NONE
DRAWING NO.	VOL: PLAT9 DOC: 1008BPL		

STRATHMORE LAKE PLAT, PARCEL A -
SHEET 1 OF 2