## ABERDEEN PLAT 21

A PART OF ABERDEEN P.U.D., SITUATE IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 29, 30, 41, 42 AND 43, BLOCK 47, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.

JUNE, 1995

STATE OF FLORIDA COUNTY OF PALM BEACH

This plat filed for record at 208 this <u>30</u> day of **Servery** 19 de and duly recorded in Plat Book 76 on page 137-139.

FLORIDA NOT FOR PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "ABERDEEN PLAT 21". A PART OF ABERDEEN P.U.D., SITUATE IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 29, 30, 41, 42 & 43, BLOCK 47. PALM BEACH FARMS COMPANY PLAT NO. 3. AS RECORDED IN PLAT BOOK 2. PAGES 45. THROUGH 54. INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, MORE PARTICULARLY

ALONG SAID NORTH-SOUTH QUARTER LINE A DISTANCE OF 284.27 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GATEWAY BOULEVARD (FORMERLY KNOWN AS NW 22nd AVENUE), AS RECORDED IN OFFICIAL RECORD BOOK 3502, PAGES 1527 & 1528, OF THE AFORESAID PUBLIC RECORDS AT A POINT HEREINAFTER REFERRED TO AS 'POINT A': THENCE \$79'04'48"W ALONG SAID RIGHT-OF-WAY LINE. A DISTANCE OF 46.74 FEET: THENCE \$31"10"46"W, CONTINUING ALONG SAID RIGHT--OF--WAY LINE A DISTANCE OF 37.15 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 4456. PAGES 581 THROUGH 584. INCLUSIVE, OF SAID PUBLIC RECORDS, AND A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 3260.00 FEET, FROM WHICH A RADIAL LINE BEARS S73"11"45"W: THENCE SOUTHERLY ALONG SAID ARC. SUBTENDING A CENTRAL ANGLE OF 4'25'37", A DISTANCE OF 251.88 FEET TO POINT OF BEGINNING

COMMENCING AT 'POINT A' DESCRIBED ABOVE, THENCE NOO'20'32"E ALONG THE AFORESAID NORTH-SOUTH QUARTER LINE. A DISTANCE OF 110.09 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GATEWAY BOULEVARD, AND POINT OF BEGINNING NO. 2: THENCE CONTINUE NOO'20'32"E ALONG SAID QUARTER LINE, A DISTANCE OF 1356.74 FEET TO THE CENTER OF SECTION 15: THENCE N89'56'26"E A DISTANCE OF 40.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT'S LATERAL CANAL NO. L-21, AS RECORDED IN OFFICIAL RECORD BOOK 2532, PAGE 820 AND OFFICIAL RECORD BOOK 3416, PAGE 563, ALL OF SAID PUBLIC RECORDS: THENCE N57'16'05"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 274.01 FEET: THENCE S89'03'51"W. CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF WHICH HAS A RADIUS OF 3260.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE SUBTENDING A CENTRAL ANGLE OF 9'20'48", A DISTANCE OF 531.81 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF GATEWAY BOULEVARD; THENCE S60'12'36"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.56 FEET; THENCE N79'09'48"E, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 88.48 FEET TO POINT OF BEGINNING NO. 2.

CONTAINING 16,717 ACRES, MORE OR LESS.

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

- 1. TRACT A IS HEREBY RESERVED FOR THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR FUTURE DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. TRACT B IS HEREBY RESERVED FOR TEMPLE TORAH OF WEST BOYNTON BEACH, INC., A FLORIDA NOT FOR PROFIT CORPORATION. FOR FUTURE DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. TRACT C IS HEREBY RESERVED FOR TEMPLE TORAH OF WEST BOYNTON BEACH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR OPEN SPACE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. THE INGRESS/EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF EACH TRACT WHICH THE EASEMENT CROSSES, WITHOUT RECOURSE TO FALM BEACH COUNTY.
- 5. 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.
- 6. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OF ACCESS RIGHTS.
- 7. THE BUFFER EASEMENTS SHOWN HEREON, ARE HEREBY RESERVED FOR LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER OF THE UNDERLYING TRACT, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. NO LANDSCAPING OVER ANY PORTION ENCUMBERED BY EASEMENTS, EXCEPT IN: ACCORDANCE WITH SURVEYOR'S NOTE NO. 2.

**ACKNOWLEDGMENT** 

STATE OF FLORIDA

CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THIS

IN WITNESS WHEREOF, THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS

OF PALM BEACH COUNTY, INC.,

**ACKNOWLEDGMENT** 

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALAN H. MILLER AND SALEN WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY. RESPECTIVELY, OF THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THIS INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

PRIME BANK OF FLORIDA BANKING CORPORATION HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATIONS BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8213 AT PAGE 563 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24 DAY OF 25 DAY, 1995.

**ACKNOWLEDGMENT** 

STATE OF FLORIDA

BANKING CORPORATION, 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.

RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22 DAY OF

BEFORE ME PERSONALLY APPEARED JOSEPH PERIOFSKY WHO IS PERSONALLY KNOWN ID ME. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TEMPLE TORAH OF WEST BOYNTO, I BEACH, INC., 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.

MY COMMISSION EXPIRES:

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC., DOES HEREBY ACCEPT THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF

STATE OF FLORIDA COUNTY OF PALM BEACH

**ACKNOWLEDGMENT** 

BEFORE ME PERSONALLY APPEARED ALAN R. MILLER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC., 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

EXPINES: July 25, 1996 louded Time Notary Public Under

PROPERTY IS VESTED TO TEMPLE TORAH OF WEST BOYNTON BEACH, INC., AND THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC., THAT ALL CURRENT TAXES HAVE BEEN PAID: THAT ALL MORTGAGES NOT SATISFIED OF RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON. THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF

- SECTION 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS SHOWN ON THE PLAT OF WINDCHIME LAKES. AS RECORDED IN PLAT BOOK 68. AT PAGE 108. SAID LINE HAVING A FLORIDA STATE PLANE GRID BEARING OF NO0'20'32"E (DEED BEARINGS ARE ROTATED 1'45'01" COUNTER-
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS. AS REQUIRED FOR SUCH ENCROACHMENT.
- 3. IN THOSE INSTANCES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHT GRANTED.
- 4. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 5. THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD, WHICH ARE NOT SHOWN ON THIS PLAT. THAT ARE IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6. ALL LINES WHICH INTERSECT CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE
- 7. THIS INSTRUMENT WAS PREPARED BY WESLEY B. HAAS, PLS. IN THE OFFICES OF ROSSI & MALAVASI, INC., 1615 FORUM PLACE, SUITE 4-E, WEST PALM BEACH, FLORIDA, 33401.

COUNTY APPROVALS

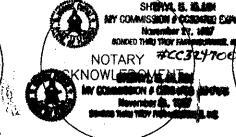
COUNTY ENGINEER:

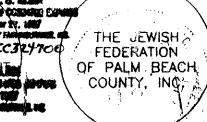
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-37, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS DAY OF THE THE PROPERTY OF THE PROPE

COUNTY ENGINEER

LE CHALET BLVD

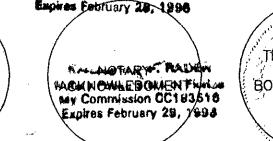
TEMPLE TORAH OF WEST BOYNTON BEACH.







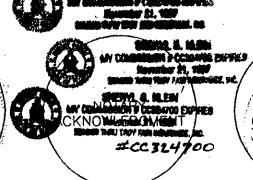


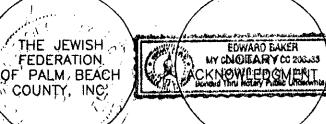


KATHERINE F. RADER

Notary Public State of Florida My Commission CC183516

> TEMPLE TORAH OFIGWEST BOYNTON BEACH







PROFESSIONAL'
LAND SURVEYOR

COUNTY ( COUNTY COMMISSIONERS BOYNTON BEACH BLVD

BOARD OF

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