

HILLS AT LAKE EDEN, P.U.D.

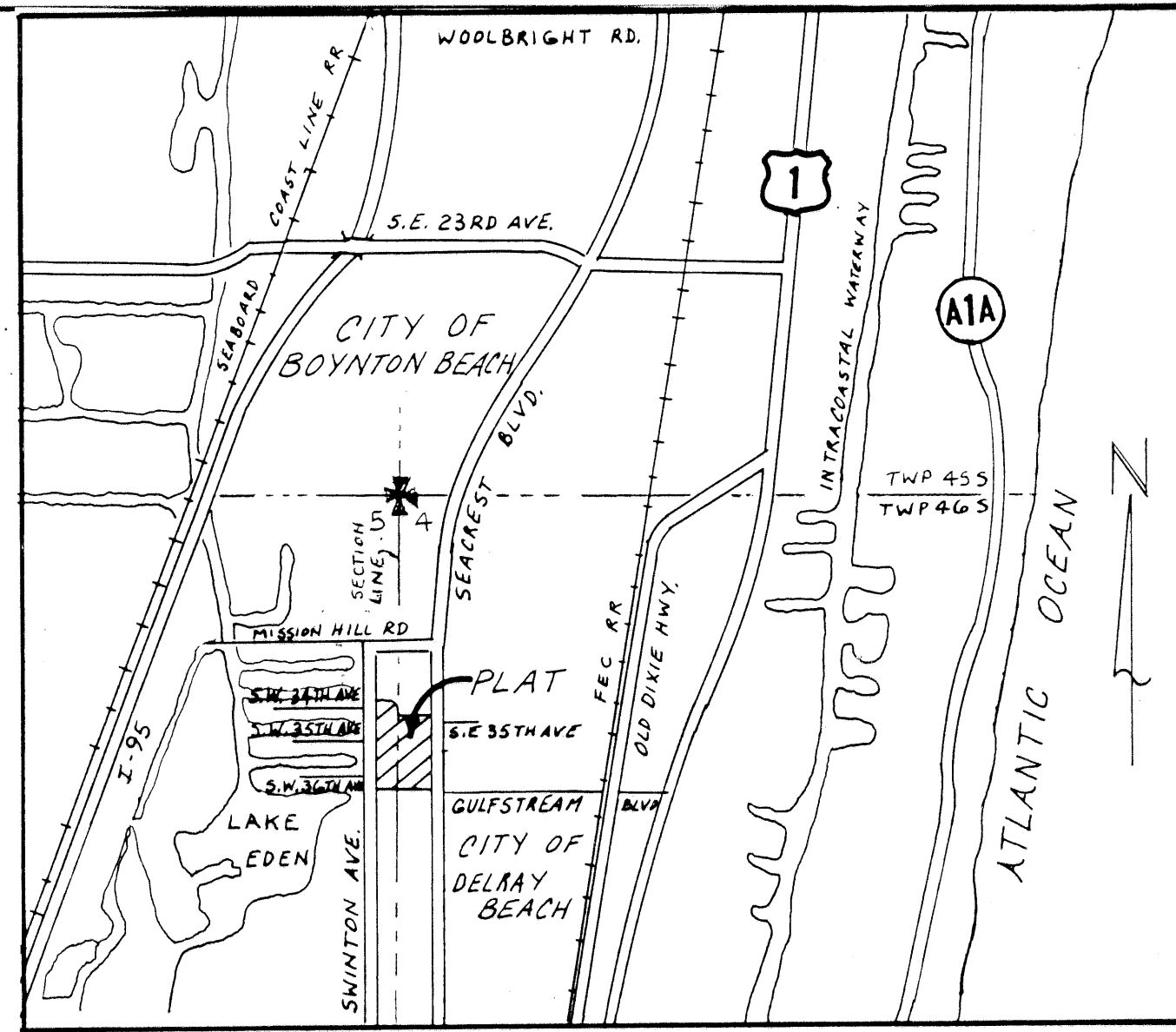
A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4, SECTION 5, LYING EAST OF SWINTON AVENUE AND A PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.W. 1/4, SECTION 4, LYING WEST OF SEACREST BOULEVARD, TOWNSHIP 46 SOUTH, RANGE 43 EAST, BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

OCTOBER 18, 1996

PREPARED BY: BURLISON A. GENTRY GENTRY ENGINEERING AND LAND SURVEYING, INC. P.O. BOX 243 DELRAY BEACH, FL. 33447-0243

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VICINITY MAP Not To Scale CITY OF BOYNTON BEACH Sections 4 and 5, Township 46 South, Range 43 East, PALM BEACH COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT NEWPORT PROPERTIES, INC., A FLORIDA CORPORATION, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 5 AND THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 4; THENCE RUN S 88 28' 48" W, A DISTANCE OF 327.26 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 5, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SWINTON AVENUE AND A POINT ON A CURVE; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 181.27 FEET TO A POINT OF TANGENT, SAID CURVE HAVING A CENTRAL ANGLE OF 5 31' 27", A RADIUS OF 1880.08 FEET AND A CHORD BEARING OF N 3° 15' 35" W; THENCE RUN N 0 29' 51" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 574.98 FEET; THENCE RUN N 89° 30' 09" E, A DISTANCE OF 188.75 FEET TO A POINT OF CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 87.96 FEET TO THE END OF SAID CURVE; SAID CURVE HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 56.00 FEET; THENCE RUN N 89° 30' 09" E, AT RIGHT ANGLE TO THE TANGENT OF THE AFOREMENTIONED CURVE, A DISTANCE OF 92.41 FEET TO A POINT ON THE EAST LINE OF SECTION 5 AND THE WEST LINE OF SAID SECTION 4; THENCE RUN S 0 26' 01" E ALONG SAID LINE A DISTANCE OF 6.03 FEET; THENCE RUN N 89° 45' 52" E ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 4, A DISTANCE OF 617.09 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SEACREST BOULEVARD; THENCE RUN S 0° 39' 13" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 687.30 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 4; THENCE RUN S 89° 41' 21" W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 620.17 FEET TO THE POINT OF BEGINNING.

AND CONTAINING 15.4 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE HILLS AT LAKE EDEN, A P.U.D., AND FURTHER DEDICATES AS FOLLOWS:

TRACT "A", A COMMON AREA, AS SET FORTH IN THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR THE HILLS AT LAKE EDEN P.U.D., IS HEREBY DEDICATED TO THE HILLS AT LAKE EDEN HOMEOWNERS' ASSOCIATION, INC. FOR THE PURPOSE OF ENTRY FEATURE AND LANDSCAPE BUFFER WITH THE PERPETUAL MAINTENANCE RESPONSIBILITY DEDICATED TO THE ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA OR ANY OTHER PUBLIC AGENCY.

TRACT "B" AND TRACT "C", PRESERVATION AREAS, ARE HEREBY DEDICATED TO THE HILLS AT LAKE EDEN HOMEOWNERS' ASSOCIATION, INC. FOR THE PURPOSE OF PRESERVATION AREAS AND TRANSITION AREA AS A PERPETUAL PRESERVE TO BE MAINTAINED IN THEIR NATURAL STATE, EXCEPT FOR ROUTINE MAINTENANCE AS REQUIRED FOR THE PRESERVE AREA AND NECESSARY REMOVAL OF THE PROHIBITIVE SPECIES FROM SAID AREAS. THE PERPETUAL MAINTENANCE OF SAID AREA IS THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, IN ACCORDANCE TO THE APPROVED HILLS AT LAKE EDEN PRESERVATION AREA MANAGEMENT PLAN, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA OR ANY OTHER PUBLIC AGENCY.

TRACT "D", A 20' EMERGENCY ACCESS, IS HEREBY DEDICATED TO THE HILLS AT LAKE EDEN HOMEOWNERS' ASSOCIATION, INC. FOR THE PURPOSE OF A PRIVATE ROAD EGRESS FOR RESIDENTS AND EMERGENCY INGRESS/EGRESS FOR THE CITY OF BOYNTON BEACH, FLORIDA. THE OPERATION OF THE 20 FOOT WIDE PRIVATE ROAD AND PRIVACY GATE(S) SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA OR ANY OTHER PUBLIC AGENCY.

- TRACT "E": 1. PRIVATE RIGHT-OF-WAY EASEMENT DEDICATED TO THE HILLS AT LAKE EDEN HOMEOWNERS' ASSOCIATION, INC. FOR THE PURPOSE OF PRIVATE ROAD RIGHT-OF-WAY FOR INGRESS, EGRESS WITH THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE ROAD RIGHT-OF-WAY TO THE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA OR ANY OTHER PUBLIC AGENCY. 2. STORM DRAINAGE EASEMENT DEDICATED TO THE HILLS AT LAKE EDEN HOMEOWNERS' ASSOCIATION, INC. FOR THE PURPOSE OF INSTALLATION, OPERATION AND PERPETUAL MAINTENANCE RESPONSIBILITY TO THE HOMEOWNERS' ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA OR ANY OTHER PUBLIC AGENCY. 3. UTILITY EASEMENT DEDICATED TO THE CITY OF BOYNTON BEACH FOR THE PURPOSE OF PUBLIC UTILITIES FOR THE INSTALLATION, ROUTINE OPERATION OF SEWER AND WATER SERVICE AND THE PERPETUAL MAINTENANCE RESPONSIBILITY TO THE CITY OF BOYNTON BEACH, FLORIDA. 4. GENERAL UTILITY EASEMENT DEDICATED TO FRANCHISE UTILITIES FOR THE PURPOSE OF INSTALLATION AND ROUTINE OPERATION WITH THE PERPETUAL MAINTENANCE RESPONSIBILITY OF EACH INDIVIDUAL UTILITY TO ITS PARTICULAR FRANCHISE, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA OR ANY OTHER PUBLIC AGENCY. 5. OTHER PROPER PURPOSES: THE HILLS AT LAKE EDEN HOMEOWNERS' ASSOCIATION RESERVES THE RIGHT TO DEDICATE EASEMENTS FOR INSTALLATION, ROUTINE OPERATION AND PERPETUAL MAINTENANCE OF FRANCHISE UTILITIES AS SHOWN ON PLAT OR AS REQUIRED IN THE FUTURE, ADJACENT TO THE LOT BOUNDARIES AS SET FORTH IN THE DECLARATIONS OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR THE HILLS AT LAKE EDEN P.U.D., WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA OR ANY OTHER PUBLIC AGENCY.

LOTS 1 THROUGH 44, INCLUSIVE, BLOCK 1 AND LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 2 ARE PLATTED FOR THE PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING AS DESIGNATED BY THE CITY OF BOYNTON BEACH.

ALONG WITH THE FOLLOWING EASEMENTS:

DRAINAGE EASEMENTS ARE MADE FOR THE PURPOSE STORM DRAINAGE CONTROL AND MANAGEMENT AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA OR ANY OTHER PUBLIC AGENCY.

LANDSCAPE BUFFER EASEMENTS ARE MADE FOR THE PURPOSE OF LANDSCAPING, SITE WALL AND STORM DRAINAGE AND SHALL BE CONSIDERED A PORTION OF THE ADJACENT LOT WITH RIGHTS LIMITED AS TYPICALLY CONSIDERED WITH SAID AREAS BEING AN EASEMENT, THE PERPETUAL MAINTENANCE OF THE EASEMENT SHALL BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA OR ANY OTHER PUBLIC AGENCY.

LIMITED ACCESS EASEMENTS ARE MADE TO THE CITY OF BOYNTON BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ABUTTING LOTS TO SWINTON AVENUE AND SEACREST BOULEVARD.

BUFFER EASEMENTS ARE MADE FOR THE PURPOSE OF RIGHT OF INGRESS, EGRESS TO THE CITY FORCES TO THE PRESERVE AREA FOR NECESSARY SERVICES, A 3 FOOT AND 10 FOOT SODDED SETBACK AREA AND THE INSTALLATION AND MAINTENANCE OF A FENCE TO PREVENT INTRUSION INTO THE PRESERVE AREA, PLACED AT THE REQUIRED 3 FOOT AND 10 FOOT SETBACK INTO THE SAID PRESERVE AREA, AS INDICATED ON THE APPROVED MASTER PLAN AND FOR THE PURPOSES OF A TRANSITION AREA FOR GRADE SLOPE BETWEEN THE PRESERVATION AREAS AND THE ADJACENT LOTS AND ROADWAYS WITH THE PRESERVE AREAS REMAINING UNDISTURBED, EXCEPT FOR REMOVAL OF PROHIBITIVE SPECIES. THE 3 AND THE 10 FOOT SODDED AREA SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA OR ANY OTHER PUBLIC AGENCY.

FENCE AND BERM EASEMENTS ARE ESTABLISHED FOR THE PURPOSE OF FENCE/SITE WALL AND BERM MAINTENANCE WITH THE PERPETUAL MAINTENANCE RESPONSIBILITY DEDICATED TO THE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA OR ANY OTHER PUBLIC AGENCY.

UTILITY EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY FOR THE INSTALLATION, ROUTINE OPERATION AND MAINTENANCE, INCLUDING THE 30 FOOT UTILITY EASEMENT CENTERED OVER TRACT "D". THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, NEWPORT PROPERTIES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 14 DAY OF JANUARY 1997.

Witness signatures: Barbara A. Ranta, Frank Pinto, President of Newport Properties, Inc.

ACKNOWLEDGEMENT:

STATE OF FLORIDA } COUNTY OF Palm Beach }

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED FRANK PINTO, PRESIDENT OF NEWPORT PROPERTIES, INC. A FLORIDA CORPORATION, AND HE ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING DEDICATION FOR THE PURPOSES THEREIN EXPRESSED AND HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION. SWORN TO AND SUBSCRIBED BEFORE ME, IN WITNESS WHEREOF, I HAVE SET HEREUNTO MY HAND AND SEAL THIS 8 DAY OF JANUARY 1997 A.D.

Notary Public signature and seal: Barbara A. Ranta, Notary Public (Print Name), State of Florida Commission No. CC593724, My Commission Expires: OCT 15 2000.

MORTGAGE CERTIFICATION:

STATE OF FLORIDA } COUNTY OF Palm Beach }

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, IN FAVOR OF GENE MOORE DEFINED BENEFIT PENSION TRUST, AS RECORDED IN OFFICIAL RECORD BOOK 8698, PAGE 1400, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AS SHOWN HEREON.

IN WITNESS WHEREOF THE TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED WITH THE AUTHORITY OF ITS TRUSTEE AS ASSIGNED, MODIFIED AND/OR AMENDED.

Witness signatures: Gene Moore, Trustee; Barbara A. Ranta, Notary Public.

ACKNOWLEDGEMENT:

STATE OF FLORIDA } COUNTY OF Palm Beach }

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME THIS 8 DAY OF JANUARY 1997, BY GENE MOORE, TRUSTEE, GENE MOORE DEFINED BENEFIT PENSION TRUST, ON BEHALF OF SAID TRUST. HE IS PERSONALLY KNOWN OR HAS PRODUCED AS IDENTIFICATION.

Notary Public signature and seal: Barbara A. Ranta, Notary Public (Print Name), State of Florida Commission No. CC593724, My Commission Expires: OCT 15 2000.

TITLE CERTIFICATION:

STATE OF FLORIDA } COUNTY OF Palm Beach }

I, RONALD L. PLATT, PRESIDENT OF INDEPENDENCE TITLE INSURANCE, INC., A FLORIDA CORPORATION,

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 NEWPORT PROPERTIES, INC., A FLORIDA CORPORATION; THAT ALL CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND ARE TRUE AND CORRECT.

Dated: 12/30/96 By: Ronald L. Platt, President, Independence Title Insurance, Inc.

CITY APPROVALS:

THIS PLAT OF THE HILLS AT LAKE EDEN, A P.U.D. WAS APPROVED ON THE 21 DAY OF January 1997, A.D. BY THE CITY COMMISSION OF THE CITY OF BOYNTON BEACH, FLORIDA.

Signatures: Jerry Taylor, Mayor; Suzanne M. Kruse, City Clerk.

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

Signature: John S. Yeend, P.E., City Engineer.



NOTES:

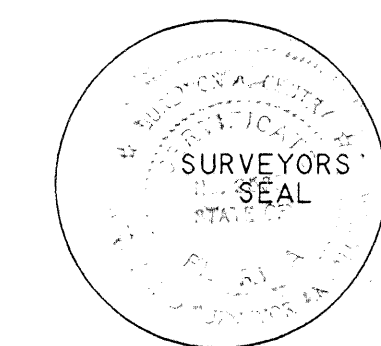
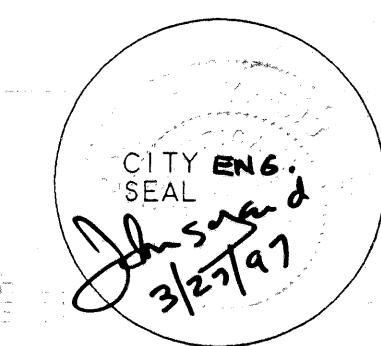
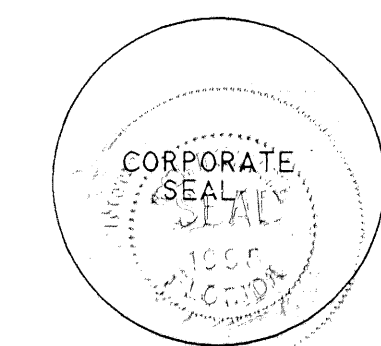
- 1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. 3. NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN THE EASEMENTS. 4. THE BUILDING AND SITE REGULATIONS ARE REGULATED BY THE CITY OF BOYNTON BEACH CODE OF ORDINANCES AND THE APPROVED MASTER PLAN.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SKETCH AS SHOWN ON SHEET 2 OF 2, REPRESENTS A SURVEY MADE UNDER MY DIRECTION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET AS REQUIRED BY LAW AND THE SURVEY DATA COMPLIES WITH CHAPTER 177, AS AMENDED FLORIDA STATUTES.

DATED THIS 14 DAY OF JANUARY 1997 A.D.

Signature: Burlison A. Gentry, Registered Florida Surveyor and Mapper No. 2580, LB No. 2322, State of Florida.



Handwritten notes: SUBDIVISION \* HILLS AT LAKE EDEN, BOOK 79, PAGE 89, FLOOD ZONE, FLOOD MAP, QUAD #, ZONING, SE, ZIP CODE, PUD NAME City of Boynton Beach.

Handwritten note: TA 2555

County of Palm Beach, State of Florida. This Plat was filed for record at 10:12 M. on this 11 day of April 1997. and duly recorded in Plat Book No. 79 on page 89-90. DOROTHY H. WILKEN, Clerk of Circuit Court by Dawn A. Martin, D.C.

