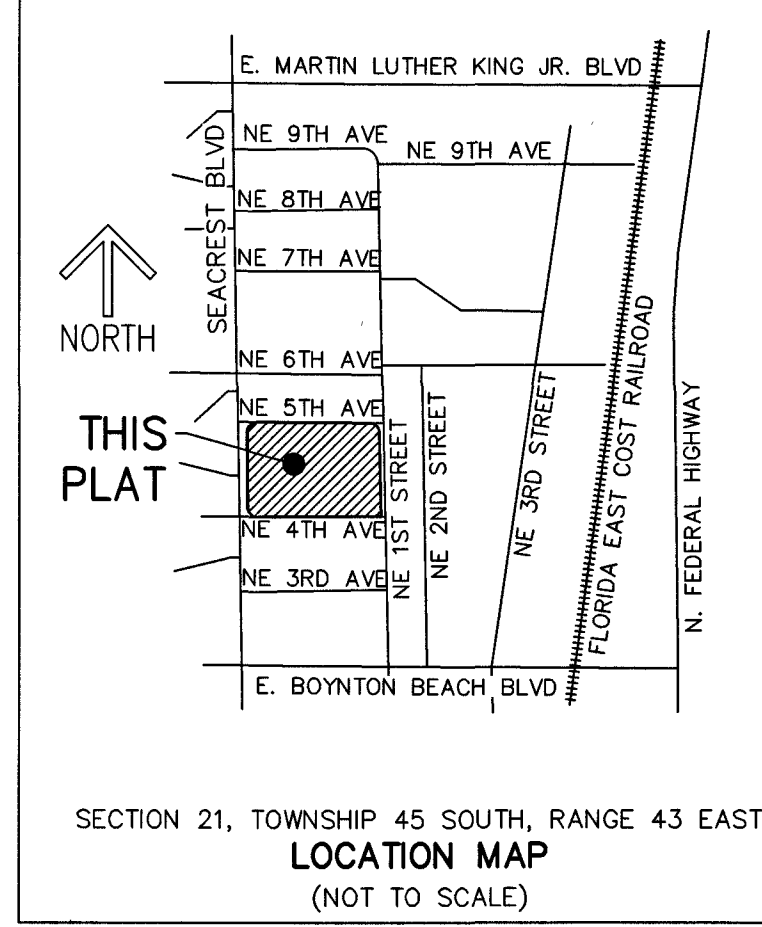


THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY, PLS OF CAULFIELD & WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB 3591 AUGUST-2024

COTTAGE DISTRICT IPUD

A REPLAT OF A PORTION OF BLOCK 1, SUNNY-SIDE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 16, A PORTION OF BLOCK 3, SHEPARD ADDITION TO BOYNTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 59 AND A PORTION OF THAT ABANDONED 15 FOOT WIDE ALLEY RUNNING EAST/WEST FROM SEACREST BOULEVARD TO NE 1ST STREET, ABANDONED BY ORDINANCE NO. 18-028 AND RECORDED IN OFFICIAL RECORDS BOOK 30320, PAGE 662, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 43 EAST CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 12:54 P. M. THIS 12th DAY OF DECEMBER, A.D. 2024, AND DULY RECORDED IN PLAT BOOK 138 ON PAGES 135 AND 136. JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT & COMPTROLLER. BY: [Signature] DEPUTY CLERK

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT THE BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY CREATED PURSUANT TO CHAPTER 163, PART III, OF FLORIDA STATUTES, OWNER OF THE LAND SHOWN HEREON AS COTTAGE DISTRICT IPUD, BEING A REPLAT OF A PORTION OF BLOCK 1, SUNNY-SIDE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 16, A PORTION OF BLOCK 3, SHEPARD ADDITION TO BOYNTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 59 AND A PORTION OF THAT ABANDONED 15 FOOT WIDE ALLEY RUNNING EAST/WEST FROM SEACREST BOULEVARD TO NE 1ST STREET, ABANDONED BY ORDINANCE NO. 18-028 AND RECORDED IN OFFICIAL RECORDS BOOK 30320, PAGE 662, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER LOT 1 OF SAID BLOCK 1, SUNNY-SIDE ESTATES; THENCE NORTH 89°52'55" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.E. 5TH AVENUE, A 50.00 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS RECORDED IN SAID PLAT BOOK 26, PAGE 16, A DISTANCE OF 455.61 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 88°35'40", A DISTANCE OF 38.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°31'25" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF N.E. 1ST STREET, A DISTANCE OF 372.59 FEET; THENCE SOUTH 89°53'37" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF N.E. 4TH AVENUE, A 30.00 FOOT WIDE PUBLIC RIGHT-OF-WAY RECORDED IN PLAT BOOK 2, PAGE 59 OF SAID PUBLIC RECORDS, A DISTANCE OF 568.09 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 88°28'32"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 30.88 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°37'51" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SEACREST BOULEVARD, AN 80.00 FOOT WIDE PUBLIC RIGHT-OF-WAY, A DISTANCE OF 105.11 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 25.00 FEET OF LOT 7 OF SAID BLOCK 3, SHEPHERD ADDITION TO BOYNTON; THENCE NORTH 89°50'35" EAST ALONG SAID NORTH LINE, A DISTANCE OF 117.50 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 20.00 FEET OF LOT 5 OF SAID BLOCK 3; THENCE NORTH 01°31'25" WEST ALONG SAID EAST LINE AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 189.56 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID BLOCK 1, SUNNY-SIDE ESTATES; THENCE SOUTH 89°46'21" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 9.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, SUNNY-SIDE ESTATES; THENCE NORTH 01°31'25" WEST ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 82.66 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 201,836 SQUARE FEET OR 4.6335, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS LOTS 1 THROUGH 41, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY CREATED PURSUANT TO CHAPTER 163, PART III, OF FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, FLORIDA, INCLUDING, DRAINAGE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY CREATED PURSUANT TO CHAPTER 163, PART III, OF FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

PRIVATE STREETS TRACT R3, AS SHOWN HEREON IS HEREBY RESERVED FOR THE COTTAGE DISTRICT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR USE AS A PRIVATE STREET, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACT R3 BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

ROADWAY TRACTS R1 AND R2 ROADWAY TRACTS R1 AND R2, AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF BOYNTON BEACH, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PUBLIC STREET PURPOSES.

THESE TRACTS ALLOW FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, INCLUDING, BUT NOT LIMITED TO STORM FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, OTHER UTILITY FRANCHISE OPERATORS CAN APPLY FOR PERMIT WITHIN THESE STREET TRACTS THROUGH CITY OF BOYNTON BEACH, FLORIDA, A MUNICIPAL CORPORATION, UNLESS OTHERWISE APPROVED BY THE CITY OF BOYNTON BEACH, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS, UNLESS PERMITTED BY THE CITY OF BOYNTON BEACH, FLORIDA, A MUNICIPAL CORPORATION.

BUFFER TRACT TRACT L, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COTTAGE DISTRICT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR A BUFFER, OPEN SPACE, UTILITIES, COMMON ACCESS AND PUBLIC DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COTTAGE DISTRICT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

RECREATION TRACT TRACT F, AS SHOWN HEREON, IS HEREBY RESERVED BY THE COTTAGE DISTRICT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, FLORIDA, INCLUDING RECREATION, DRAINAGE, OPEN SPACE AND INGRESS EGRESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COTTAGE DISTRICT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA. THE ACCESS MAINTENANCE EASEMENT (A.M.E.) OVER TRACT F, AS SHOWN HEREON IS HEREBY DEDICATED TO THE COTTAGE DISTRICT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS AND MAINTENANCE TO TRACT W.

WATER MANAGEMENT TRACT TRACT W, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE COTTAGE DISTRICT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COTTAGE DISTRICT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

UTILITY EASEMENTS THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE NONEXCLUSIVE 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. IF OTHERWISE APPROVED BY THE CITY OF BOYNTON BEACH, FLORIDA, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF BOYNTON BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

DRAINAGE EASEMENTS THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE COTTAGE DISTRICT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED HEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COTTAGE DISTRICT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

PREVIOUS PLATS OF THESE LANDS ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED AND SUPERSEDED UPON RECORDATION OF THIS PLAT.

IN WITNESS WHEREOF, THE ABOVE NAMED BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY CREATED PURSUANT TO CHAPTER 163, PART III, OF FLORIDA STATUTES HAVE CAUSED THESE PRESENTS TO BE SIGNED BY TY PENSERGA, THIS 9th DAY OF DECEMBER, 2024.

BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY CREATED PURSUANT TO CHAPTER 163, PART III, OF FLORIDA STATUTES. BY: [Signature] TY PENSERGA, MAYOR. PRINT NAME: TY PENSERGA

BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY



ACCEPTANCE OF RESERVATIONS:

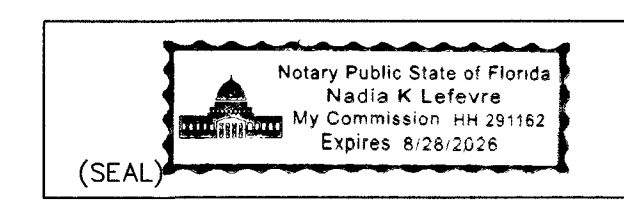
STATE OF FLORIDA) COUNTY OF PALM BEACH) THE COTTAGE DISTRICT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2nd DAY OF December, 2024.

COTTAGE DISTRICT HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT. BY: [Signature] Chris Moody, PRESIDENT. WITNESS: [Signature] Pusha Cooper, PRINT NAME: Pusha Cooper. WITNESS: [Signature] Vanessa Blouin, PRINT NAME: Vanessa Blouin.

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION. THIS 2nd DAY OF December, 2024, BY Chris Moody, AS PRESIDENT OF THE COTTAGE DISTRICT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED [ ] AS IDENTIFICATION.

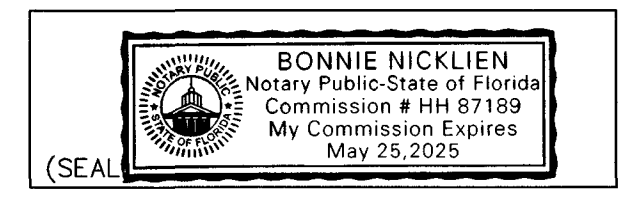
WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF December, 2024. [Signature] Nadia K. Lefevre, NOTARY PUBLIC, PRINT NAME: Nadia K. Lefevre, MY COMMISSION EXPIRES: 8-28-2026, COMMISSION NUMBER: HH 291162.



ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION. THIS 9th DAY OF DECEMBER, 2024, BY TY PENSERGA, AS BOARD CHAIR OF THE BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY CREATED PURSUANT TO CHAPTER 163, PART III, OF FLORIDA STATUTES, ON BEHALF OF THE AGENCY, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED [ ] AS IDENTIFICATION.

[Signature] Bonnie Nicklien, NOTARY PUBLIC, PRINT NAME: BONNIE NICKLIEN, MY COMMISSION EXPIRES: MAY 25, 2025, COMMISSION NUMBER: HH 97189.



REVIEWING SURVEYOR:

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 COTTAGE DISTRICT IPUD, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES.

BY: [Signature] Thomas E. Whidden, P.S.M., PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATE NO. 6225.

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA) COUNTY OF PALM BEACH) COTTAGE DISTRICT IPUD IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF December, 2024.

BY: [Signature] Andrew Mack, PE, ACTING CITY ENGINEER.

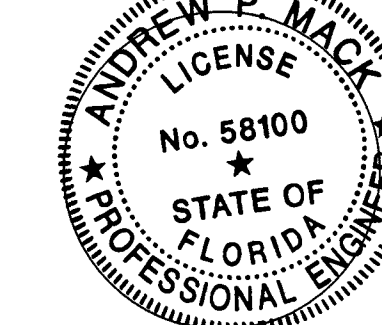
BY: [Signature] Ty Penserga, MAYOR.

ATTEST (AS TO BOTH): [Signature] Maylee DeJesus, CITY CLERK.

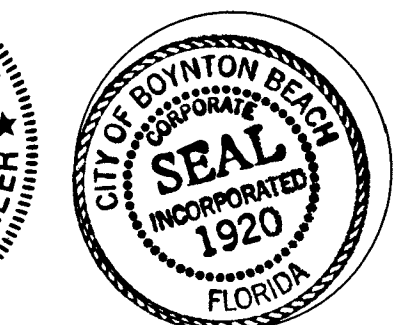
COTTAGE DISTRICT HOMEOWNERS ASSOCIATION, INC.



CITY OF BOYNTON BEACH



CITY OF BOYNTON BEACH CITY CLERK



REVIEWING SURVEYOR

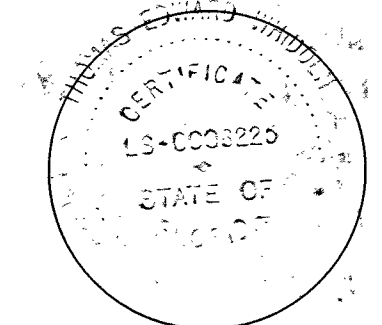


Table with 3 columns: TABULAR DATA, SQUARE FEET, ACRES. Rows include: LOTS (136,637 sq ft, 3.1367 ac), PRIVATE STREET (TRACT R3) (16,169 sq ft, 0.3712 ac), PUBLIC R/W (TRACTS R1 & R2) (6,582 sq ft, 0.1511 ac), TRACT F (8,610 sq ft, 0.1977 ac), TRACT L (5,419 sq ft, 0.1244 ac), TRACT W (28,419 sq ft, 0.6524 ac), TOTAL AREA THIS PLAT (201,836 sq ft, 4.6335 ac).

TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF Orange) I, KRISTILEE M. CHIHOS, 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 IN BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY CREATED PURSUANT TO CHAPTER 163, PART III, OF FLORIDA STATUTES; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT. DATED: 11/25/24. [Signature] Kristilee M. Chihos, KRISTILEE M. CHIHOS, ATTORNEY AT LAW, LICENSED IN FLORIDA, FLORIDA BAR NO. 1002713.

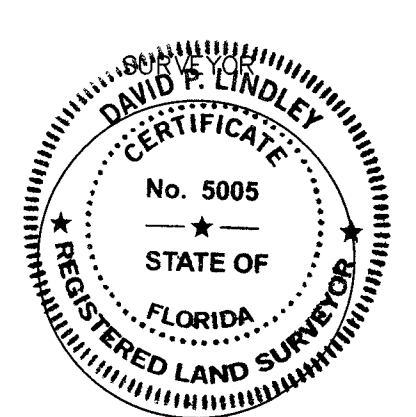
SURVEY NOTES:

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF BOYNTON BEACH ZONING REGULATIONS.
- 3. NO BUILDINGS, STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE GOVERNMENTAL APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°52'55"E ALONG THE NORTH LINE OF BLOCK 1, SUNNY-SIDE ESTATES, AS RECORDED IN PLAT BOOK 26, PAGE 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
- 5. "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.
- 6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC FACILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 7. ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED, AND SUPERSEDED UPON RECORDATION OF THIS PLAT.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA) COUNTY OF PALM BEACH) I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 CHAPTER 177.091(7) F.S., AND THAT MONUMENTS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) F.S.; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATED: 12-5-2024. [Signature] David P. Lindley, PLS, PROFESSIONAL LAND SURVEYOR NO. LS5005, CAULFIELD & WHEELER, INC., 7900 GLADES ROAD, SUITE 100, BOCA RATON, FLORIDA 33434, CERTIFICATE OF AUTHORIZATION NO. LB3591.



CFN 20240419302 PL BK 138 PG 135