HAMAL
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2019
PREPARED APRIL 23, 2018

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
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HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2019

	Fiscal Year 2018				
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018	Total Revenue and Expenditures	Proposed Budget FY 2019
REVENUES					
Assessment levy - gross	$ 506,730				$ 506,733
Allowable discounts (4%)	(20,269)				(20,269)
Assessment levy - net	486,461	$ 450,424	$ 36,037	$ 486,461	486,464
Fair-share agreement	46,302	-	46,302	46,302	46,302
Interest	1,500	1,176	1,176	2,352	1,500
Total revenues	534,263	451,600	83,515	535,115	534,266
EXPENDITURES					
Professional & administrative					
Supervisors fee & FICA tax	7,536	1,076	6,460	7,536	7,536
Management/recording/accounting	42,337	21,168	21,169	42,337	43,184
Trustee	4,350	4,327	23	4,350	4,350
Legal	15,000	896	9,104	10,000	10,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	6,984	3,500	3,484	6,984	7,284
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Website	600	-	600	600	600
Postage	750	56	694	750	750
Legal advertising	2,500	224	2,276	2,500	2,500
Office supplies	250	-	250	250	250
Other current charges	750	135	615	750	750
Annual special district fee	175	175	-	175	175
Insurance	6,400	5,880	-	5,880	6,400
FASD annual dues	1,125	-	1,125	1,125	1,125
Pump station/equipment insurance	2,900	2,691	-	2,691	2,900
Dissemination agent	1,000	500	500	1,000	1,000
Total professional & administrative	98,907	40,628	52,550	93,178	95,054

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2019

	Fiscal Year 2018				
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018	Total Revenue and Expenditures	Proposed Budget FY 2019
Field operations					
Telephone	2,040	1,034	1,006	2,040	2,040
Landscape maintenance					
Mowing, edging, pruning & weed control	85,731	44,331	41,400	85,731	88,303
Turf replacement ($0.90/sq. foot)	2,000	-	2,000	2,000	2,000
Mulch	14,250	10,440	3,810	14,250	14,678
Insect, weed, fertilization	43,605	21,983	21,622	43,605	44,913
Annuals removal, replacement, installation	11,000	-	11,000	11,000	11,330
Tree pruning	25,750	-	25,750	25,750	25,750
Irrigation system maintenance	7,260	4,880	2,380	7,260	7,478
Irrigation repairs	10,000	5,166	4,834	10,000	10,000
Catch basin inspection and cleanout	15,000	-	15,000	15,000	15,000
Capital outlay	47,500	5,466	42,034	47,500	47,500
Landscape replacement	20,000	3,303	16,697	20,000	20,000
Preventative maintenance: pump station	11,100	1,425	9,675	11,100	11,100
Repair/maintenance: pump station	4,000	-	4,000	4,000	4,000
Lake maintenance	22,032	10,800	11,232	22,032	22,032
Fountain maintenance	18,020	5,734	12,286	18,020	18,020
Holiday landscape lighting	9,000	2,300	6,700	9,000	9,000
Contingency	16,830	-	16,830	16,830	15,830
Utilities	62,000	30,776	31,224	62,000	62,000
Storm clean-up	-	1,975	-	1,975	-
Total field operations	427,118	149,613	279,480	429,093	430,974

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2019

	Fiscal Year 2018				
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018	Total Revenue and Expenditures	Proposed Budget FY 2019
Other fees and charges					
Property appraiser	1,141	-	1,141	1,141	1,141
Information system services	2,030	2,030	-	-	2,030
Tax collector	5,067	4,501	566	5,067	5,067
Total other fees and charges	8,238	6,531	1,707	6,208	8,238
Total expenditures	534,263	196,772	333,737	528,479	534,266
Excess/(deficiency) of revenues over/(under) expenditures	-	254,828	(250,222)	6,636	-
Fund balance - beginning (unaudited)	1,095,339	1,262,303	1,517,131	1,262,303	1,268,939
Fund balance - ending (projected)					
Assigned					
3 months working capital	133,566	133,566	132,277	132,277	133,567
Sound barriers	50,000	50,000	50,000	50,000	50,000
Stormwater pump station	100,000	100,000	100,000	100,000	100,000
Culvert repair/replacement	50,000	50,000	50,000	50,000	100,000
Disaster recovery	200,000	200,000	200,000	200,000	250,000
Unassigned	561,773	983,565	734,632	736,662	635,372
Fund balance - ending (projected)	$ 1,095,339	$ 1,517,131	$1,266,909	$ 1,268,939	$ 1,268,939

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional and Administrative Services

Supervisors fee & FICA tax — $ 7,536

Statutorily set at $200 per Supervisor for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year. The District anticipates holding up to seven meetings and all five Board Members receiving fees.

Management/recording/accounting — 43,184

Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community. Effective October 1, 2016

Trustee — 4,350

Legal — 10,000

Hopping Green & Sams ("HGS"), provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments. For matters relating to monthly board meetings and pursuant to the fee agreement Effective October 1, 2016, HGS will charge the District the lesser of its standard hourly rate for the hours performing such work or a fee of $1,600 per meeting, plus direct out-of-pocket expenses for travel costs, telephone, postage, and photocopying. HGS will also attend at least one meeting each year for which no travel time will be charged.

Engineering — 5,000

Giangrande Engineering provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities. Effective October 1, 2016

Audit — 7,284

The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Auditor General. Grau and Associates conducts the District audit and an annual 3% CPI increase has been included.

Arbitrage rebate calculation — 1,250

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability. Grau and Associates conducts the annual arbitrage rebate calculation for the District.

Website — 600

Postage — 750

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising — 2,500

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Office supplies — 250

Accounting and administrative supplies.

Other current charges — 750

Miscellaneous charges.

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)

Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,400
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at $1,000,000 per occurrence for general liability ($2,000,000 general aggregate) and $1,000,000 per occurrence for public officials liability ($1,000,000 general aggregate).	
FASD annual dues	1,125
Pump station/equipment insurance	2,900
Dissemination agent	1,000
Field operations	
Telephone	2,040
Service provided by AT&T for account number 561 681-0720 001 0458, which relates to the stormwater pump station.	
Landscape maintenance	
The District contracted with King's Management Services, Inc. for general landscape maintenance services. The agreement may be extended for 12-month periods upon mutual consent of both parties. Should storm damage remediation be required, the work will be performed at the following rates: debris removal at a rate of $25/man-hour, straighten and re-erect trees at a rate of $50/tree, and irrigation repairs at a rate of $55/man-hour.	.
Mowing, edging, pruning & weed control	88,303
Turf, shrubbery & palm maintenance including mowing, edging, pruning & weed control	
Turf replacement $0.90/square foot	2,000
Mulch	14,678
Insect, weed, fertilization	
Turf, shrubbery, palm trees, ground cover and flowers	44,913
Annuals removal, replacement and installation (including topsoil)	11,330
4" annuals, 3x/year (there are approximately 900 annuals)	
Tree pruning	25,750
Irrigation system maintenance	7,478
Kings Management provides irrigation repair services to the District at a cost of $55/man hour. Does not include the cost of materials, which will be billed separately.	
Irrigation repairs	10,000
Catch basin inspection and cleanout	15,000
Capital outlay:	47,500
- Discussed expansion of landscape maintenance program	
- Briar Bay common area: landscape enhancements	
- Jog Road: median landscape enhancements	
- Other items to be determined by the Board	
Landscape replacement	20,000
Landscaping repairs and replacement throughout the District as needed.	

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)

Preventative maintenance: pump station 11,100

The District originally entered into an agreement with South Florida Utilities, Inc. (D.B.A. Lift Station Services) effective October 1, 2016 and includes:
- monthly generator inspections ($1500)
- quarterly pump, wet well and discharge bay inspections ($9600)
- an annual pipe intake and discharge inspection

Repair/maintenance: pump station 4,000

Lake maintenance 22,032

The District entered into an agreement with Allstate Resource Management, Inc. effective October 1, 2016 for maintaining the District lakes. The current level of lake maintenance service is provided at a rate of $1,800 per month ($21,600 annually).

Fountain maintenance 18,020

The District entered into an agreement with Allstate Resource Management, Inc. effective October 1, 2016 for quarterly preventative maintenance services for the 10 District fountains at a rate of $895/quarter ($3,580 annually). Pursuant to the agreement, additional repairs and services shall be billed at a rate of $75, plus the cost of materials. $150 minimum if a diver is required. An additional $14,440 is included in the budget for repairs and electrical issues to the individual fountain units.

Holiday landscape lighting 9,000

This covers the cost of holiday landscape lighting (LED).

Utilities 62,000

Electricity for common areas of the District is provided by Florida Power & Light. Below are the District's account numbers and service addresses.

Account Number	Service Address
31009-63366	6261 Hammock Park Rd. #Fountain
38117-48171	3691 Hamilton Key #Fountain
54811-00112	N Jog Rd. #E/O-1MI N/O Okee @ Pleasant Rd.
77982-33065	3696 Hamilton Key # Pump
31921-53512	3901 Hamilton Key Lake #1
34938-11511	3370 Celebration Blvd. Lake #6
52844-10445	3001 Celebration Blvd. #Pump
53794-76400	3301 Bollard Rd. Lake #9
54953-44409	3411 Briar Bay Blvd. Lake #4
56036-75405	3150 Celebration Blvd. Lake #8
74421-67404	3151 Celebration Blvd. Lake #7
75372-38318	3690 Hamilton Key Lake #2
90995-65237	3270 Celebration Blvd. # Pump
02941-07149	3690 North Jog Rd. # Pump 1 Hamal

Contingency 15,830

This category is for unexpected, non-budgeted expenditures that the District may incur

Property appraiser 1,141

The property appraiser's fees are $150.00 plus $.75 per parcel.

Information system services 2,030

The Palm Beach County ISS fee is based on total amount levied on-roll and for amounts up $1,450,000 it is $2,030.

Tax collector 5,067

The tax collector's fees are 1% of the on-roll assessment.

Total expenditures $ 534,266

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BUDGET (REFUNDED SERIES 2006)
FISCAL YEAR 2019

	Fiscal Year 2018				
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018	Total Revenue and Expenditures	Proposed Budget FY 2019
REVENUE					
Assessment levy - gross	$ 813,575				$ 813,575
Allowable discounts (4%)	(32,543)				(32,543)
Assessment levy - net	781,032	$ 723,166	$ -	$ 723,166	781,032
Interest	-	1,893	-	1,893	-
Total revenue	781,032	725,059	-	725,059	781,032
EXPENDITURES					
Debt service					
Principal 5/1	491,000	-	491,000	491,000	508,000
Principal prepayment	-	5,000	-	5,000	-
Interest 11/1	144,586	144,586	-	144,586	136,362
Interest 5/1	144,586	-	144,586	144,586	136,362
Total debt service	780,172	149,586	635,586	785,172	780,724
Other fees & charges					
Tax collector	8,136	7,228	908	8,136	8,136
Total other fees & charges	8,136	7,228	908	8,136	8,136
Total expenditures	788,308	156,814	636,494	793,308	788,860
Net increase/(decrease) in fund balance	(7,276)	568,245	(636,494)	(68,249)	(7,828)
Beginning fund balance (unaudited)	388,809	462,758	1,031,003	462,758	394,509
Ending fund balance (projected)	$ 381,533	$ 1,031,003	$ 394,509	$ 394,509	386,681
Use of fund balance:					
Debt Service Reserve					(232,572)
Interest expense - November 1, 2019					(127,853)
Projected fund balance surplus/(deficit) as of September 30, 2019					$ 26,256

Hamal

Community Development District

Special Assessment Revenue Refunding Bonds, Series 2017

$8,775,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2018	-	-	136,361.75	136,361.75
05/01/2019	508,000.00	3.350%	136,361.75	644,361.75
11/01/2019	-	-	127,852.75	127,852.75
05/01/2020	526,000.00	3.350%	127,852.75	653,852.75
11/01/2020	-	-	119,042.25	119,042.25
05/01/2021	543,000.00	3.350%	119,042.25	662,042.25
11/01/2021	-	-	109,947.00	109,947.00
05/01/2022	562,000.00	3.350%	109,947.00	671,947.00
11/01/2022	-	-	100,533.50	100,533.50
05/01/2023	581,000.00	3.350%	100,533.50	681,533.50
11/01/2023	-	-	90,801.75	90,801.75
05/01/2024	601,000.00	3.350%	90,801.75	691,801.75
11/01/2024	-	-	80,735.00	80,735.00
05/01/2025	621,000.00	3.350%	80,735.00	701,735.00
11/01/2025	-	-	70,333.25	70,333.25
05/01/2026	643,000.00	3.350%	70,333.25	713,333.25
11/01/2026	-	-	59,563.00	59,563.00
05/01/2027	664,000.00	3.350%	59,563.00	723,563.00
11/01/2027	-	-	48,441.00	48,441.00
05/01/2028	687,000.00	3.350%	48,441.00	735,441.00
11/01/2028	-	-	36,933.75	36,933.75
05/01/2029	710,000.00	3.350%	36,933.75	746,933.75
11/01/2029	-	-	25,041.25	25,041.25
05/01/2030	735,000.00	3.350%	25,041.25	760,041.25
11/01/2030	-	-	12,730.00	12,730.00
05/01/2031	760,000.00	3.350%	12,730.00	772,730.00
Total	**$8,141,000.00**	**-**	**$2,036,632.50**	**$10,177,632.50**

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
FISCAL YEAR 2019

Product	Total Projected Units	Proposed FY 2019 Series 2017 Debt Service Assessment	Proposed FY 2019 O & M Assessment	Proposed FY 2019 Total Proposed Assessment	% Change FY 18' to FY 19'
Condos	288	$ 440.92	$ 312.44	$ 753.36	0.0%
Townhomes	331	484.57	312.44	797.01	0.0%
SF 30' & 40'	309	749.57	446.34	1,195.91	0.0%
SF 50'	229	749.57	446.34	1,195.91	0.0%
SF 70'	164	749.57	446.34	1,195.91	0.0%
	1,321				

Product	Total Projected Units	Adopted FY 2018 - Detail Series 2017 Debt Service Assessment	Adopted FY 2018 - Detail O & M Assessment	Adopted FY 2018 - Detail Total Assessment
Condos	288	$ 440.92	$ 312.44	$ 753.36
Townhomes	331	484.57	312.44	797.01
SF 30' & 40'	309	749.57	446.34	1,195.91
SF 50'	229	749.57	446.34	1,195.91
SF 70'	164	749.57	446.34	1,195.91
	1,321			

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE RESPONSIBILITY MAPS

GIANGRANDE
Engineering & Planning
Consulting Civil Engineers

73 SW Flagler Avenue
Stuart, FL 34994
772-888-9076

May 23, 2016

Howard McGaffney, District Manager
Hamal Community Development District
2300 Glades Road, Suite 410W,
Boca Raton, Florida 33073.

Re: Hamal CDD-Maintenance Exhibits
GEP No.: 15-004

Dear Mr. McGaffney,

Per your request, Giangrande Engineering & Planning (GEP) has prepared updated maintenance exhibits that identify the responsible maintaining parties. The prepared exhibits are consistent with the past publication for jurisdictional obligations and South Florida Water Management (SFWMD) permitted maintenance requirements. The main objective of this task was to update exhibits that were prepared in 2007-2008.

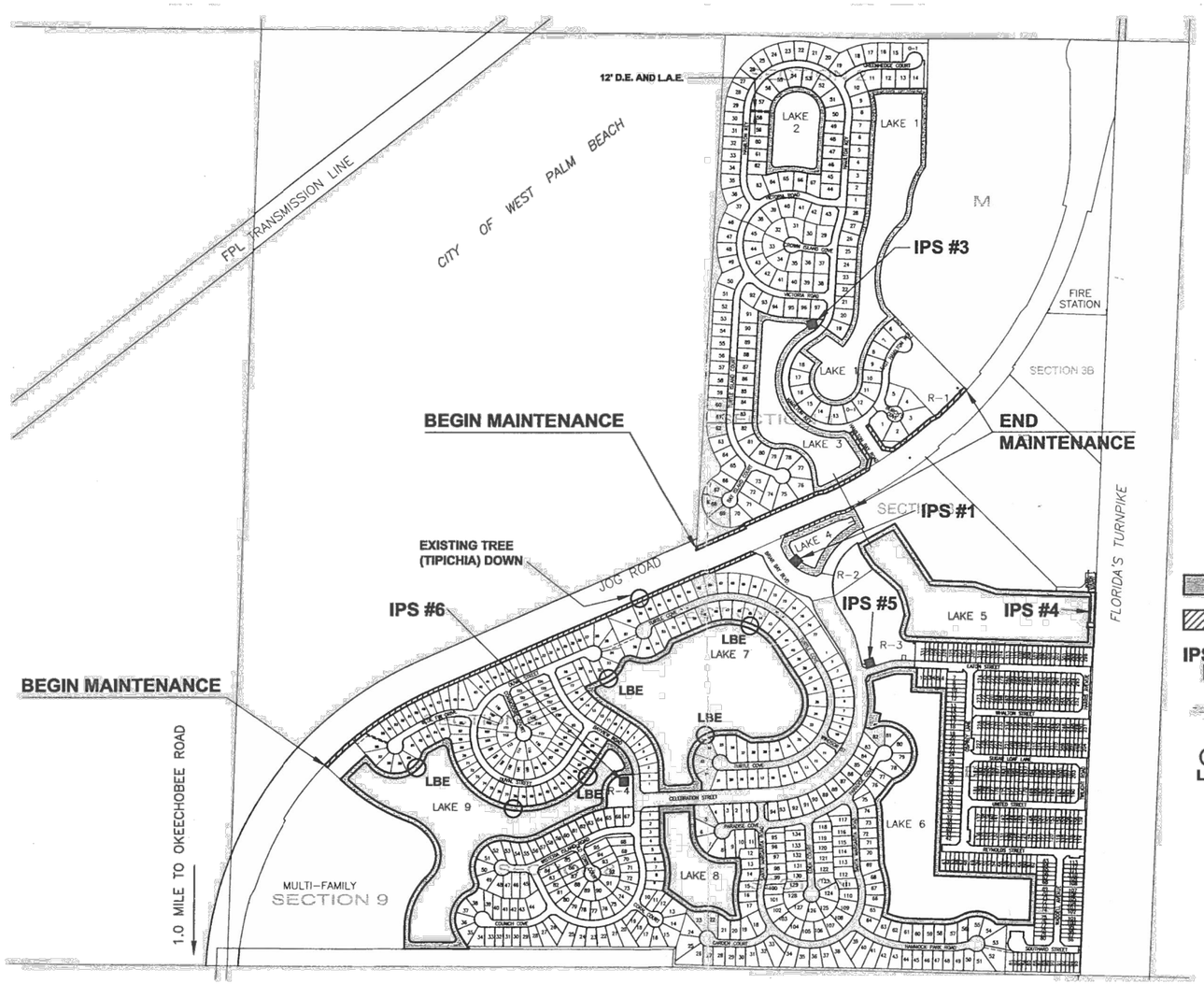
Since 2007-2008 publication a right turn lane was constructed on Celebration Drive into the Briar Bay Development. The turn lane was constructed within the platted area and does not have a change in maintenance responsibilities reflected in the updated exhibits. Basically a turn lane was constructed within Hamal CDD jurisdictional responsibilities and remains within Hamal CDD responsibilities. The change in maintenance is an area that was landscaping and irrigation is now the turn lane. The total area of the turn lane is minimal in relation to the overall maintenance responsibilities of Hamal CDD and should have a negligible impact on overall long-term maintenance costs.

The attached plat documents have been transformed into the maintenance exhibits as provided. Do not hesitate to let us know if you require additional information. We decided it to be redundant to reattach the SFWMD permit document.

Thank you for this opportunity. I look forward to seeing you at the next board meeting.

Best regards,

Leo Giangrande, P.E.
Principal Engineer



LEGEND

- LAKE BANK MAINTENANCE AREAS
- JOG ROAD MAINTENANCE AREAS
- IPS #3 — IRRIGATION PUMP STATION AND NUMBER
- 12' DRAINAGE EASEMENT (D.E.) AND LAKE ACCESS EASEMENT (LAE)
- LBE — LAKE BANK EROSION

NOTE:
LANDSCAPE MAINTENANCE OF THE MEDIANS ALONG JOG ROAD IS NOT INCLUDED.

MAINTENANCE AREA PLAN

SCALE: 1"=600'

Drawing Name: E:\Hamal CDD\5-20-16\Hamal CDD.dwg Layout Name: 1 – Plotted by: GEP 2 – Date: 5/20/2016 – 1:19 PM – Holtz Consulting Engineers

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Date: 5/19/16
Scale: NTS
Design By: RF
Drawn By: RF
Check By: LDG

HAMAL CDD
HAMAL CDD MAINTEANCE AREA MAP

OVERALL MAINENANCE AREA PLAN
MAINTENANCE AND IRRIGATION

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901
LEO GIANGRANDE, P.E.
License No: 66387

M-1

BRIAR BAY

SECTION	USE	UNITS
SECTIN 3A	MULTI-FAMILY CONDOMINIUM	168
SECTION 3B	MULTI-FAMILY CONDOMINIUM	120
SECTION 4	4-6 FAMILY VILLAS (24' LOTS)	331
SECTION 5		
SECTION 6		
SECTION 7	SINGLE FAMILY (58' LOTS)	134
SECTION 8	SINGLE FAMILY (48 LOTS)	95
SECTION 9	MULTI-FAMILY	317
TOTAL		

MASTER POA

SUB ASSOCIATION

HAMAL CDD

BRIAR BAY
AREA TABLE

SECTION 3A	9.40 AC.
SECTION 3B	6.57 AC.
SECTION 4	30.02 AC.
SECTION 5	17.05 AC.
SECTION 6	21.70 AC.
SECTION 7	29.57 AC.
SECTION 8	18.41 AC.
SECTION 9	17.39 AC.
TRACT R-2	0.80 AC.
TRACT R-3	3.50 AC.
TRACT R-4	0.59 AC.
LAKE 4	1.87 AC.
LAKE 5	10.09 AC.
LAKE 6	14.16 AC.
LAKE 7	15.36 AC.
LAKE 8	4.27 AC.
LAKE 9	14.08 AC.
ELEMENTARY SCHOOL	14.99 AC.
SUNSET ST., EATON ST., CELEBRATION BLVD.	6.24 AC.
OPEN SPACE	0.47 AC.
TRACT RB-1 AND RB-2	0.29 AC.
PUMP STATION SITE	0.27 AC.
CIVIC TRACT	3.75 AC.
TOTAL	240.84 AC.

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Design By: RF
Drawn By: RF
Check By: LDG

HAMAL CDD
MAINTENANCE AND IRRIGATION MAP

MAINTENANCE PLAN

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, P.E.
License No: 66387

M-2

AREA TABLE

SECTION 1	24.90 AC.
SECTION 2	16.65 AC.
MIDDLE SCHOOL	33.85 AC.
TRACT R-1	2.18 AC.
LAKE 1	10.56 AC.
LAKE 2	3.21 AC.
LAKE 3	6.06 AC.
HAMILTON KEY & HAMILTON BAY ROAD	1.67 AC.
BUFFER	4.76 AC.
TOTAL	103.84 AC.

SECTION 1	97 - SINGLE FAMILY (70' LOTS)
SECTION 2	67 - SINGLE FAMILY (70' LOTS)
TOTAL LOTS	164

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MASTER POA

HAMAL CDD

LANDSCAPE AND IRRIGATION MAINTENANCE RESPONSIBILITY

Drawing Name: E:\Hamal CDD\5-20-16\Hamal CDD.dwg Layout Name: 3 – Plotted by: GEP 2 – Date: 5/20/2016 – 1:51 PM – Holtz Consulting Engineers

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5-19-16	####	####

Date: 5-19-16
Scale: NTS
Design By: RF
Drawn By: RF
Check By: RF

HAMAL CDD
MAINTENANCE MAP

MAINTENANCE AND IRRIGATION PLAN

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, PE.
License No: 66387

M-3

APRIL 2001

HAMILTON BAY

(A PART OF HAMILTON BAY/THE RENAISSANCE RESIDENTIAL PLANNED DEVELOPMENT)
LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

175

STATE OF FLORIDA)
SS
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 1:59 PM THIS 5th DAY OF June 2001 AND DULY RECORDED IN PLAT BOOK 79 PAGES 175 THROUGH 181

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: Millie Rojo DEPUTY CLERK

DEDICATION:

STATE OF FLORIDA)
SS
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT GOLDEN WEST LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, BY GOLDEN WEST, INC., A VIRGINIA CORPORATION, ITS GENERAL PARTNER, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "HAMILTON BAY", LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE EAST ONE-HALF OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE, NORTH 89°13'31" WEST, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 669.61 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 11139, PAGE 1124, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, FOR A POINT OF BEGINNING;

THENCE, CONTINUE NORTH 89°13'31" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1646.10 FEET TO THE NORTHWEST CORNER OF THE SAID EAST ONE-HALF OF SECTION 15; THENCE, SOUTH 02°51'59" WEST, ALONG THE WEST LINE OF THE SAID EAST ONE-HALF OF SECTION 15, A DISTANCE OF 2933.81 FEET TO THE INTERSECTION THEREOF WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS SHOWN AND RECORDED IN OFFICIAL RECORDS BOOK 10247, PAGE 1569; THENCE, NORTH 65°01'36" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 314.06 FEET; THENCE, NORTH 23°58'22" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET; THENCE, NORTH 66°01'35" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 426.85 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; HAVING A RADIUS OF 2474.48 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°17'39", A DISTANCE OF 12.70 FEET TO THE END OF SAID CURVE; THENCE, NORTH 79°00'41" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 60.16 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2486.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 25°23'31" WEST; THENCE, NORTHEASTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05°42'38", A DISTANCE OF 247.83 FEET TO THE END OF SAID CURVE; THENCE, NORTH 12°29'09" EAST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID JOG ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 11139, PAGE 1130, A DISTANCE OF 16.60 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2474.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 31°22'04" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10°44'12", A DISTANCE OF 463.70 FEET TO THE END OF SAID CURVE; THENCE, NORTH 61°10'26" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.16 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2468.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 43°13'46" WEST, SAID POINT ALSO BEING A POINT ON THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 10247, PAGE 1569; THENCE, NORTHEASTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY AND WESTERLY RIGHT-OF-WAY LINES, THROUGH A CENTRAL ANGLE OF 32°37'30", A DISTANCE OF 1406.83 FEET TO THE END OF SAID CURVE; THENCE, NORTH 75°51'16" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 22.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1318.95 FEET AND WHOSE RADIUS POINT BEARS NORTH 75°51'16" WEST; THENCE, NORTHERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 14°45'42", A DISTANCE OF 339.81 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 00°36'57" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 428.17 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 89°23'29" EAST; THENCE, NORTHERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 62°38'13", A DISTANCE OF 177.10 FEET TO THE POINT OF BEGINNING.

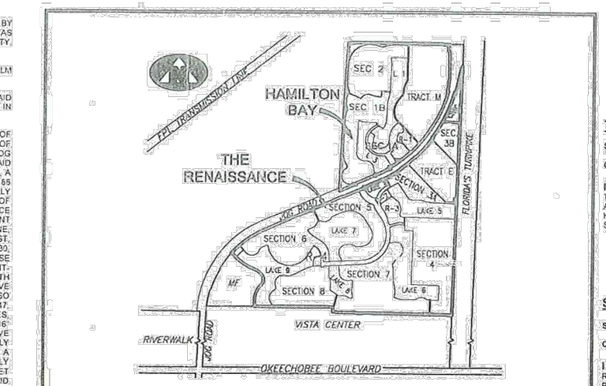
CONTAINING: 103.84 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND /OR RESERVATIONS:

1. **TRACT "R"** (RESIDENTIAL ACCESS STREET) IS HEREBY DEDICATED TO THE HAMILTON BAY COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
2. **THE DRAINAGE EASEMENTS,** AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
3. **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.
4. **THE LAKE MAINTENANCE EASEMENTS,** AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
5. **TRACTS "RB-1", "RB-2" AND "RB-3"** (RIGHT-OF-WAY BUFFERS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RIGHT-OF-WAY BUFFER PURPOSES AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
6. **THE LIFT STATION EASEMENTS,** AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SANITARY SEWER LIFT STATION FACILITIES.
7. **TRACT "O"** (OPEN SPACE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
8. **TRACT "PB"** (PRESERVE BUFFER), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HAMILTON BAY COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRESERVE BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
9. **THE LIMITED ACCESS EASEMENT** (LAE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
10. **THE 25 FOOT PRESERVE BUFFER EASEMENT,** AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR PRESERVE BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY OF WEST PALM BEACH, FLORIDA.
11. **TRACT "L-1" AND TRACT "L-3"** (LAKES), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR STORM WATER MANAGEMENT PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
12. **TRACT "R-1"** (RECREATION), AS SHOWN HEREON, IS HEREBY RESERVED FOR RECREATION PURPOSES.
13. **AN INGRESS-EGRESS EASEMENT** OVER ALL OF TRACT "R" IS HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS AND FOR THE CONSTRUCTION OF WATER AND SEWER UTILITIES. THE LANDS LYING UNDER SAID INGRESS-EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE HAMILTON BAY COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.
14. **THE 10 FOOT FENCE EASEMENT,** AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR FENCE CONSTRUCTION AND FENCE MAINTENANCE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF WEST PALM BEACH.
15. **THE 20 FOOT BUFFER EASEMENT** AND THE **10 FOOT LANDSCAPE EASEMENT,** AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER AND LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
16. **AN INGRESS-EGRESS EASEMENT** OVER ALL OF TRACT "R" IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR ACCESS AND UTILITY MAINTENANCE PURPOSES.

LEGEND:

- CITY OF WEST PALM BEACH
- HAMILTON BAY ASSOCIATION
- HAMAL CDD



LOCATION MAP (NOT TO SCALE)

INDEX TO SHEETS

AREA SUMMARY

SECTION 1A	5.11 ACRES
SECTION 1B	19.97 ACRES
SECTION 2	19.86 ACRES
TRACT "M"	33.85 ACRES
TRACT "L-1" (LAKE)	10.56 ACRES
TRACT "L-3" (LAKE)	6.06 ACRES
TRACT "O" (OPEN SPACE)	0.07 ACRES
TRACT "PB" (BUFFER)	3.96 ACRES
TRACT "R" (ROADWAYS)	1.69 ACRES
TRACT "R-1" (RECREATION)	2.18 ACRES
TRACTS "RB-1", "RB-2", "RB-3"	0.53 ACRES
TOTAL AREA =	103.84 ACRES

IN WITNESS WHEREOF, GOLDEN WEST LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, GOLDEN WEST, INC., A VIRGINIA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2001.

GOLDEN WEST LIMITED PARTNERSHIP
A VIRGINIA LIMITED PARTNERSHIP
BY: GOLDEN WEST, INC.
A VIRGINIA CORPORATION

ATTEST: _____
RAYMOND L. GOTTLIEB, ASST. SECRETARY

BY: _____
STEVEN B. SANDLER, PRESIDENT

ACKNOWLEDGMENT:

STATE OF VIRGINIA)
SS
CITY OF VIRGINIA BEACH)

BEFORE ME PERSONALLY APPEARED STEVEN B. SANDLER AND RAYMOND L. GOTTLIEB WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED _____ (AND _____, RESPECTIVELY) AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF GOLDEN WEST, INC., A VIRGINIA CORPORATION, AS GENERAL PARTNER OF GOLDEN WEST LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF April 2001.

MY COMMISSION EXPIRES 8-31-02 NOTARY PUBLIC Debra A. Dietz SEAL

"SEAL" GOLDEN WEST INC.

"SEAL" WM. R. VAN CAMPEN P.S.M. 4945

"SEAL" CLERK OF THE CIRCUIT COURT

"SEAL" CITY OF WEST PALM BEACH

"SEAL" CITY OF WEST PALM BEACH SURVEYOR

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 THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404.

TITLE CERTIFICATION:

STATE OF FLORIDA)
SS
COUNTY OF PALM BEACH)

I, **SAMUEL D. NAVON,** 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 TO GOLDEN WEST LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES OF RECORD ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

NAVON, KOPELMAN, O'DONNELL & CAVIN, P.A.

DATE 4/23/01 BY: _____
SAMUEL D. NAVON, ATTORNEY-AT-LAW

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
SS
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; 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 CITY OF WEST PALM BEACH 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 CITY OF WEST PALM BEACH, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404
CERTIFICATE OF AUTHORIZATION NUMBER LB2171

DATE: 5-4-01 BY: _____
WM. R. VAN CAMPEN, PSM 2[illegible]

SURVEYOR'S NOTES:

- ☐ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- ⬡ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
- ■ DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- ⬢ DENOTES A FOUND #2424 PERMANENT CONTROL POINT (P.C.P.)

THE BASE BEARING, AS SHOWN HEREON, IS NORTH 89°13'31" WEST ALONG THE NORTH LINE OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
4. NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.

CITY APPROVAL:

STATE OF FLORIDA)
SS
COUNTY OF PALM BEACH)

THIS PLAT, AS SHOWN HEREON, IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE ON THIS PLAT THIS _____ DAY OF _____, 2001.

BY: _____
JOEL DAVES, MAYOR

APPROVED: _____ 2001 BY: _____
DAVID SCHULTZ, CHAIRMAN

CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: _____ DATE: 6-4-01
VINCENT J. NOEL, P.S.M.

BENCH MARK Land Surveying & Mapping Inc.
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, Fl. 33404
Phone 848-2102 L.B. 2171 Fax (561) 844-9659
EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm

RECORD PLAT
HAMILTON BAY

DWN: MKH | FB | DATE: 8/01/99 | WO # P220
CKD: BVC | FILE: HAM-BAY | SCALE: NONE | SHEET 1 OF 7

Drawing Name: E:\Hamal CDD\5-20-16\Hamal CDD.dwg Layout Name: 4 — Plotted by: GEP 2 — Date: 5/20/2016 - 1:51 PM — Holtz Consulting Engineers

DATE	BY	REVISIONS
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####	####	####

Date: 5/19/16
Scale: NTS
Design By: LDG
Drawn By: RF
Check By: LDG

HAMAL CDD
HAMAL CDD MAINTENANCE MAP

HAMILITON BAY
MAINTENANCE AND IRRIGATION PLAN

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, P.E.
License No: 66387

M-4

APRIL 2001

HAMILTON BAY

(A PART OF HAMILTON BAY/THE RENAISSANCE RESIDENTIAL PLANNED DEVELOPMENT)
LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

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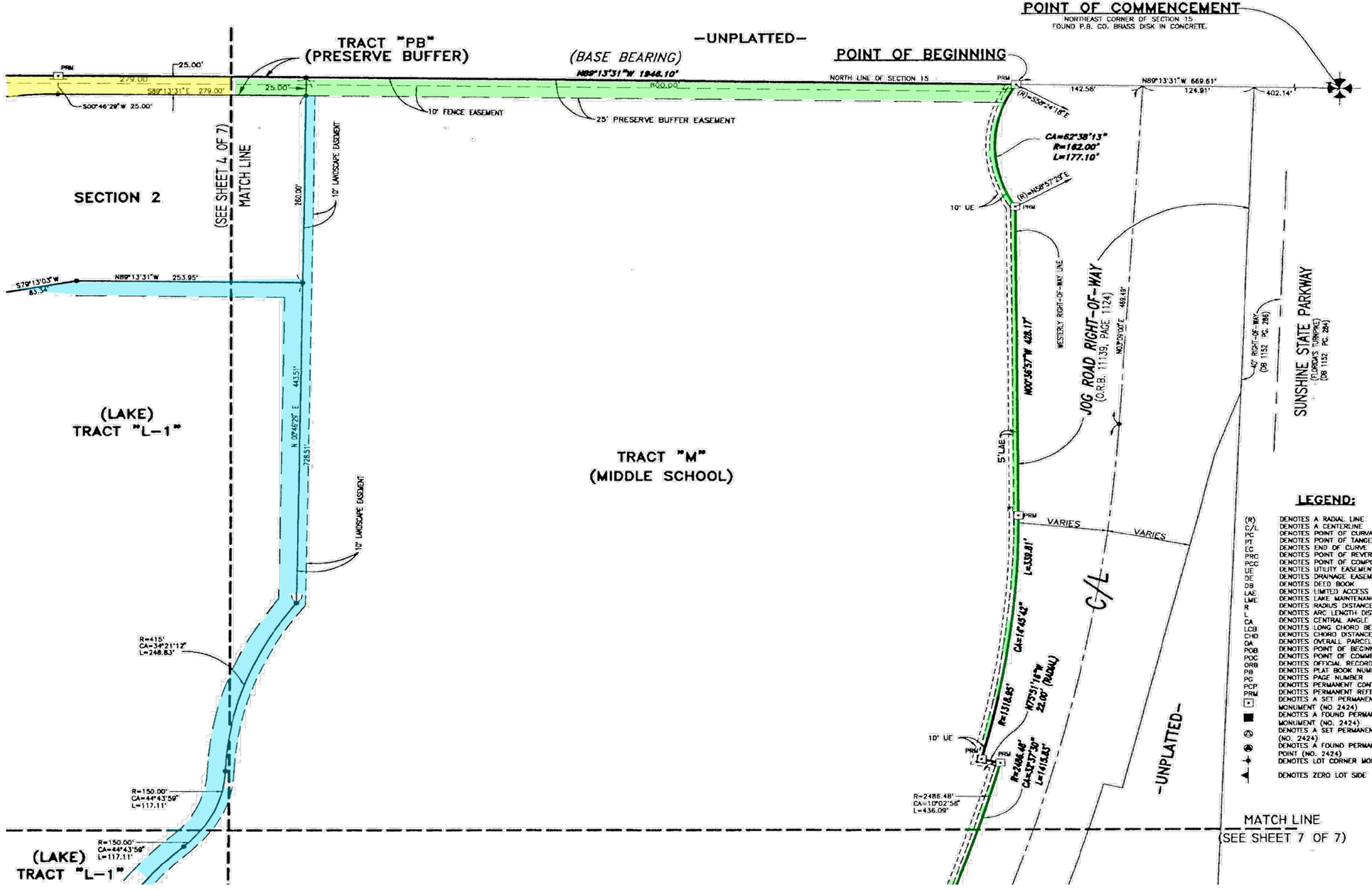
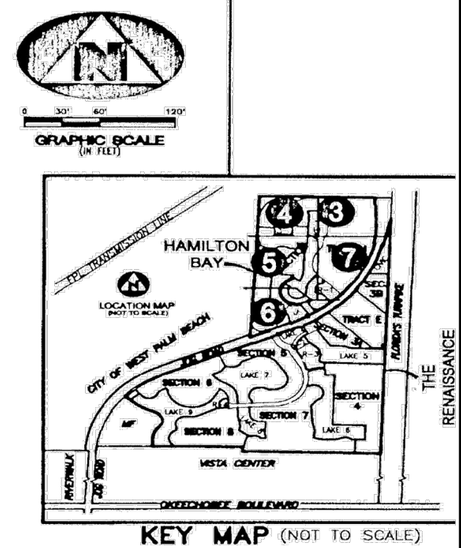




KEY MAP (NOT TO SCALE)

LEGEND:

(R)	DENOTES A RADIAL LINE
C/L	DENOTES A CENTERLINE
PC	DENOTES POINT OF CURVATURE
PT	DENOTES POINT OF TANGENCY
EC	DENOTES END OF CURVE
PRC	DENOTES POINT OF REVERSE CURVATURE
PCC	DENOTES POINT OF COMPOUND CURVATURE
UE	DENOTES UTILITY EASEMENT
DE	DENOTES DRAINAGE EASEMENT
DB	DENOTES DEED BOOK
LAE	DENOTES LIMITED ACCESS EASEMENT
LME	DENOTES LAKE MAINTENANCE EASEMENT
R	DENOTES RADIUS DISTANCE
L	DENOTES ARC LENGTH DISTANCE
CA	DENOTES CENTRAL ANGLE
LCB	DENOTES LONG CHORD BEARING
CHD	DENOTES CHORD DISTANCE
OA	DENOTES OVERALL PARCEL DISTANCE
POB	DENOTES POINT OF BEGINNING
POC	DENOTES POINT OF COMMENCEMENT
ORB	DENOTES OFFICIAL RECORDS BOOK
PB	DENOTES PLAT BOOK NUMBER
PG	DENOTES PAGE NUMBER
PCP	DENOTES PERMANENT CONTROL POINT
PRM	DENOTES PERMANENT REFERENCE MONUMENT
⊙	DENOTES A SET PERMANENT REFERENCE MONUMENT (NO. 2424)
■	DENOTES A FOUND PERMANENT REFERENCE MONUMENT (NO. 2424)
⊙	DENOTES A SET PERMANENT CONTROL POINT (NO. 2424)
●	DENOTES A FOUND PERMANENT CONTROL POINT (NO. 2424)
✦	DENOTES LOT CORNER MONUMENT POSITION
▲	DENOTES ZERO LOT SIDE

SURVEYOR'S NOTES:

1. THE BASE BEARING, AS SHOWN HEREON, IS N89°13'31"W ALONG THE NORTH LINE OF SECTION 15, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. IN THOSE INSTANCES WHERE UTILITY OR DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINT POSITION STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED POSITION.
3. LINES THAT INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

REFER TO SHEET M-4 FOR LEGEND

DATE	BY	REVISIONS
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####

Date: 5/19/16
Scale: NTS
Design By: RF
Drawn By: RF
Check By: LDG

HAMAL CDD
MAINTANCE AND IRRIGATION MAP

HAMILTON BAY
MAINTEANCE AND IRRIGATION PLAN

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, PE
License No: 66387

M-5

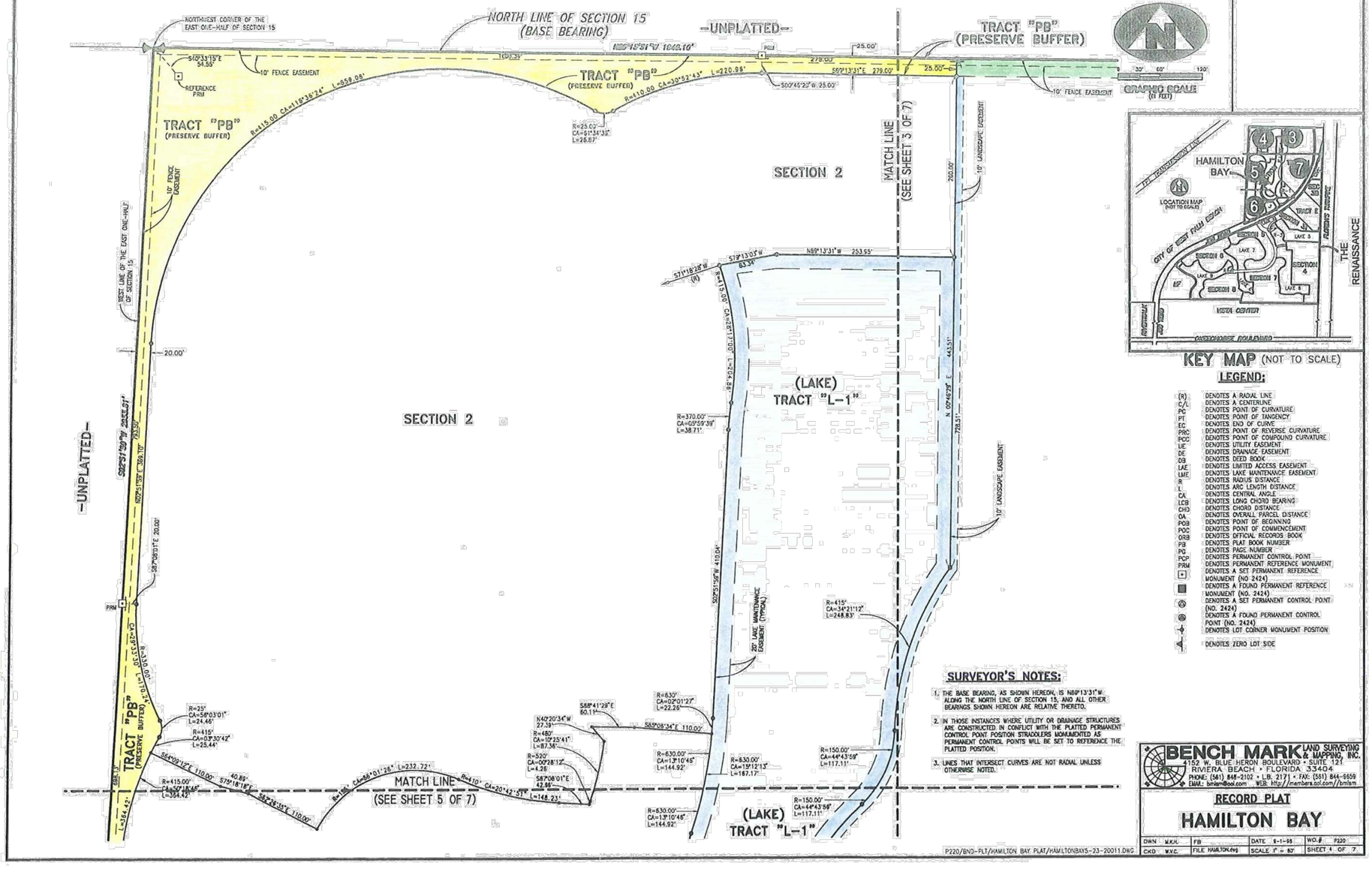
Drawing Name: E:\Hamal CDD\5-20-16\Hamal CDD.dwg Layout Name: 5 -- Plotted by: GEP 2 -- Date: 5/20/2016 - 1:52 PM -- Holtz Consulting Engineers

APRIL 2001

HAMILTON BAY

(A PART OF HAMILTON BAY/THE RENAISSANCE RESIDENTIAL PLANNED DEVELOPMENT)
LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

178



KEY MAP (NOT TO SCALE)

LEGEND:

(R)	DENOTES A RADIAL LINE
C/L	DENOTES A CENTERLINE
PC	DENOTES POINT OF CURVATURE
PT	DENOTES POINT OF TANGENCY
EC	DENOTES END OF CURVE
PRC	DENOTES POINT OF REVERSE CURVATURE
PCC	DENOTES POINT OF COMPOUND CURVATURE
UE	DENOTES UTILITY EASEMENT
DE	DENOTES DRAINAGE EASEMENT
DB	DENOTES DEED BOOK
LAE	DENOTES LIMITED ACCESS EASEMENT
LME	DENOTES LAKE MAINTENANCE EASEMENT
R	DENOTES RADIUS DISTANCE
L	DENOTES ARC LENGTH DISTANCE
CA	DENOTES CENTRAL ANGLE
LCB	DENOTES LONG CHORD BEARING
CHD	CHORD DISTANCE
OA	DENOTES OVERALL PARCEL DISTANCE
POB	DENOTES POINT OF BEGINNING
POC	DENOTES POINT OF COMMENCEMENT
ORB	DENOTES OFFICIAL RECORDS BOOK
PB	DENOTES PLAT BOOK NUMBER
PG	DENOTES PAGE NUMBER
PCP	DENOTES PERMANENT CONTROL POINT
PRM	DENOTES PERMANENT REFERENCE MONUMENT
⊡	DENOTES A SET PERMANENT REFERENCE MONUMENT (NO 2424)
■	DENOTES A FOUND PERMANENT REFERENCE MONUMENT (NO. 2424)
◇	DENOTES A SET PERMANENT CONTROL POINT (NO. 2424)
◉	DENOTES A FOUND PERMANENT CONTROL POINT (NO. 2424)
⊕	DENOTES LOT CORNER MONUMENT POSITION
▲	DENOTES ZERO LOT SIDE

SURVEYOR'S NOTES:

1. THE BASE BEARING, AS SHOWN HEREON, IS N89°13'31"W. ALONG THE NORTH LINE OF SECTION 15, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. IN THOSE INSTANCES WHERE UTILITY OR DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINT POSITION STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED POSITION.
3. LINES THAT INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

BENCH MARK LAND SURVEYING & MAPPING, INC.
152 W. BLUE HERON BOULEVARD • SUITE 121
RIVIERA BEACH • FLORIDA 33404
PHONE: (561) 848-2102 • L.B. 2171 • FAX: (561) 844-9659
EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm

RECORD PLAT

HAMILTON BAY

DWN: M.K.H.	FB	DATE: 8-1-98	W.O.#: P220
CKD: W.V.C.	FILE: HAMILTON.dwg	SCALE: 1" = 80'	SHEET 4 OF 7

REFER TO SHEET M-4 FOR LEGEND

DATE	BY	REVISIONS
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####

Date: 5/19/16
Scale: NTS
Design By: LDG
Drawn By: RF
Check By: LDG

HAMAL CDD
HAMAL CDD MAINTENANCE MAP

HAMILITON BAY
MAINTENANCE AND IRRIGATION PLAN

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, P.E.
License No: 66387

M-6

Drawing Name: E:\Hamal CDD\S-20-18\Hamal CDD.dwg Layout Name: 6 – Plotted By: GEP 2 – Date: 5/20/2016 – 1:53 PM – Holtz Consulting Engineers

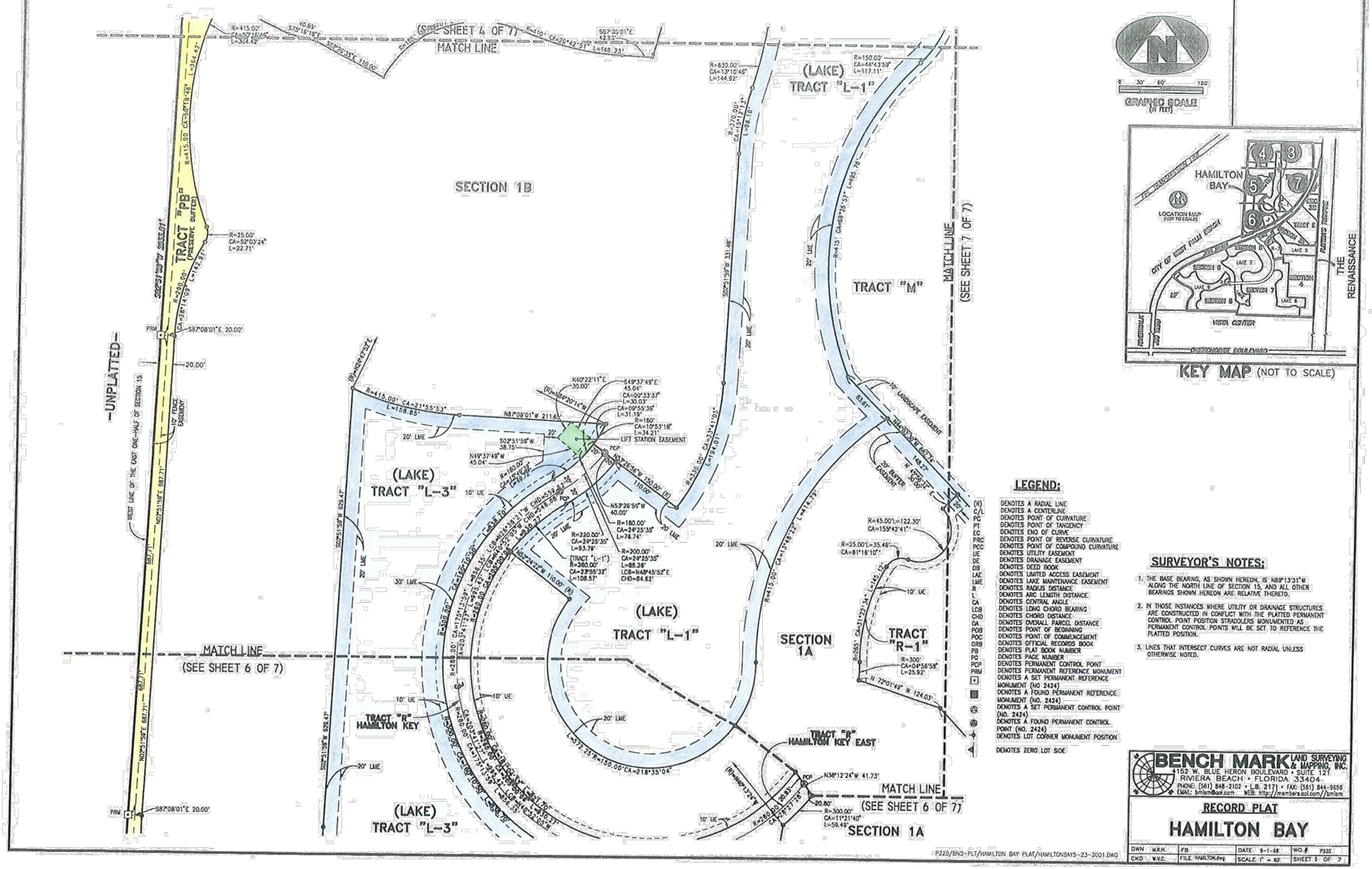
APRIL 2001

HAMILTON BAY

(A PART OF HAMILTON BAY/THE RENAISSANCE RESIDENTIAL PLANNED DEVELOPMENT)
LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 5 OF 7

179



GRAPHIC SCALE (IN FEET)
0 30' 60' 120'

LEGEND:

(R)	DENOTES A RADIAL LINE
C/L	DENOTES A CENTERLINE
PC	DENOTES POINT OF CURVATURE
PT	DENOTES POINT OF TANGENCY
EC	DENOTES END OF CURVE
PRC	DENOTES POINT OF REVERSE CURVATURE
PCC	DENOTES POINT OF COMPOUND CURVATURE
UE	DENOTES UTILITY EASEMENT
DE	DENOTES DRAINAGE EASEMENT
DB	DENOTES DEED BOOK
LAE	DENOTES LIMITED ACCESS EASEMENT
LME	DENOTES LAKE MAINTENANCE EASEMENT
R	DENOTES RADIUS DISTANCE
L	DENOTES ARC LENGTH DISTANCE
CA	DENOTES CENTRAL ANGLE
LCB	DENOTES LONG CHORD BEARING
CHD	DENOTES CHORD DISTANCE
OA	DENOTES OVERALL PARCEL DISTANCE
POB	DENOTES POINT OF BEGINNING
POC	DENOTES POINT OF COMMENCEMENT
ORB	DENOTES OFFICIAL RECORDS BOOK
PB	DENOTES PLAT BOOK NUMBER
PG	DENOTES PAGE NUMBER
PCP	DENOTES PERMANENT CONTROL POINT
PRM	DENOTES PERMANENT REFERENCE MONUMENT
▪	DENOTES A SET PERMANENT REFERENCE MONUMENT (NO. 2424)
■	DENOTES A FOUND PERMANENT REFERENCE MONUMENT (NO. 2424)
⊙	DENOTES A SET PERMANENT CONTROL POINT (NO. 2424)
●	DENOTES A FOUND PERMANENT CONTROL POINT (NO. 2424)
⊕	DENOTES LOT CORNER MONUMENT POSITION
	DENOTES ZERO LOT SIDE

SURVEYOR'S NOTES:

1. THE BASE BEARING, AS SHOWN HEREON, IS N89°13'31"W ALONG THE NORTH LINE OF SECTION 15, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. IN THOSE INSTANCES WHERE UTILITY OR DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINT POSITION STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED POSITION.
3. LINES THAT INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

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RECORD PLAT

HAMILTON BAY

DWN: M.K.H.	FB	DATE: 8-1-68	W.O.# P220
CKD: W.V.C.	FILE: HAMILTON.dwg	SCALE: 1" = 80'	SHEET 5 OF 7

P220/ENG-PLT/HAMILTON BAY PLAT/HAMILTONBAY5-23-2001.DWG

REFER TO SHEET M-4 FOR LEGEND

DATE	BY	REVISIONS
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####

Date: 5/19/16
Scale: NTS
Design By: LDG
Drawn By: RF
Check By: LDG

HAMAL CDD
HAMAL CDD MAINTENANCE MAP

HAMILITON BAY
MAINTENANCE AND IRRIGATION PLAN

GIANGRANDE ENGINEERING AND PLANNING
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Cert. No. 30901

LEO GIANGRANDE, P.E.
License No: 66387

M-7

Drawing Name: E:\Hamal CDD\5-20-16\Hamal CDD.dwg Layout Name: 7 - Plotted by: dgP 2 - Date: 5/20/2016 - 1:54 PM - Holtz Consulting Engineers

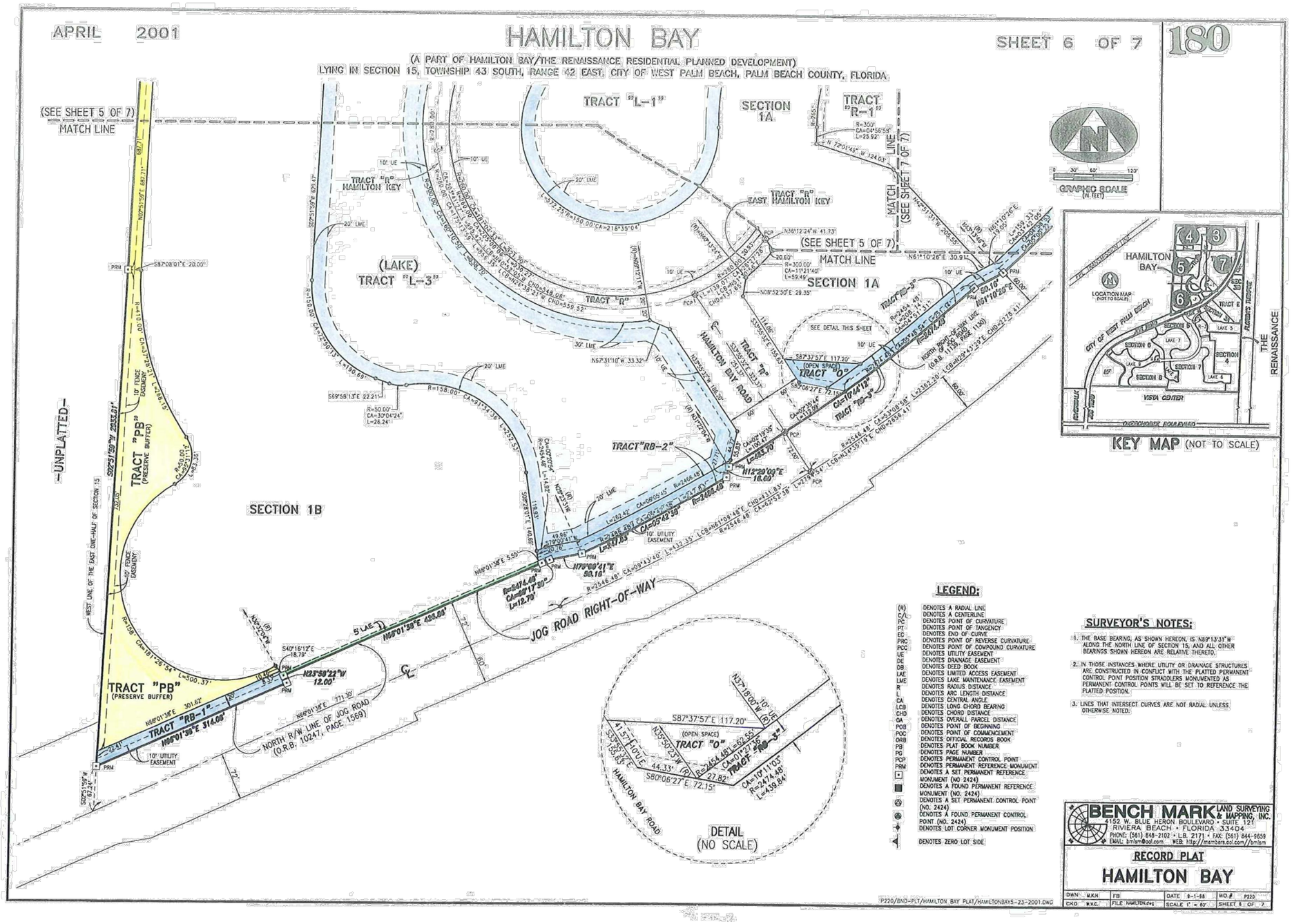
APRIL 2001

HAMILTON BAY

(A PART OF HAMILTON BAY/THE RENAISSANCE RESIDENTIAL PLANNED DEVELOPMENT)
LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 6 OF 7

180



LEGEND:

(R)	DENOTES A RADIAL LINE
C/L	DENOTES A CENTERLINE
PC	DENOTES POINT OF CURVATURE
PT	DENOTES POINT OF TANGENCY
EC	DENOTES END OF CURVE
PRC	DENOTES POINT OF REVERSE CURVATURE
PCC	DENOTES POINT OF COMPOUND CURVATURE
UE	DENOTES UTILITY EASEMENT
DE	DENOTES DRAINAGE EASEMENT
DB	DENOTES DEED BOOK
LAE	DENOTES LIMITED ACCESS EASEMENT
LME	DENOTES LAKE MAINTENANCE EASEMENT
R	DENOTES RADIUS DISTANCE
L	DENOTES ARC LENGTH DISTANCE
CA	DENOTES CENTRAL ANGLE
LCB	DENOTES LONG CHORD BEARING
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POB	DENOTES POINT OF BEGINNING
POC	DENOTES POINT OF COMMENCEMENT
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PRM	DENOTES PERMANENT REFERENCE MONUMENT
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	DENOTES A FOUND PERMANENT CONTROL POINT (NO. 2424)
	DENOTES LOT CORNER MONUMENT POSITION
	DENOTES ZERO LOT SIDE

SURVEYOR'S NOTES:

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RECORD PLAT

HAMILTON BAY

DWN: M.K.H.	FB:	DATE: 9-1-88	W.O.# P220
CHD: M.K.C.	FILE: HAMILTON.dwg	SCALE: 1" = 60'	SHEET 1 OF 2

P220/BND-PLT/HAMILTON BAY PLAT/HAMILTONBAY5-23-2001.DWG

REFER TO SHEET M-4 FOR LEGEND

####	####	####	Date: 5/19/16	HAMAL CDD HAMAL CDD MAINTENANCE MAP	HAMILITON BAY MAINTENANCE AND IRRIGATION PLAN
####	####	####	Scale: NTS		
####	####	####	Design By: LDG		
####	####	####	Drawn By: RF		
####	####	####	Check By: LDG		
DATE	BY	REVISIONS			

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Cert. No. 30901

LEO GIANGRANDE, P.E.
License No: 66387

M-8

Drawing Name: E:\Hamal CDD\5-20-16\Hamal CDD.dwg Layout Name: 8 - Plotted By: GEP 2 - Date: 5/20/2016 - 1:55 PM - Holtz Consulting Engineers

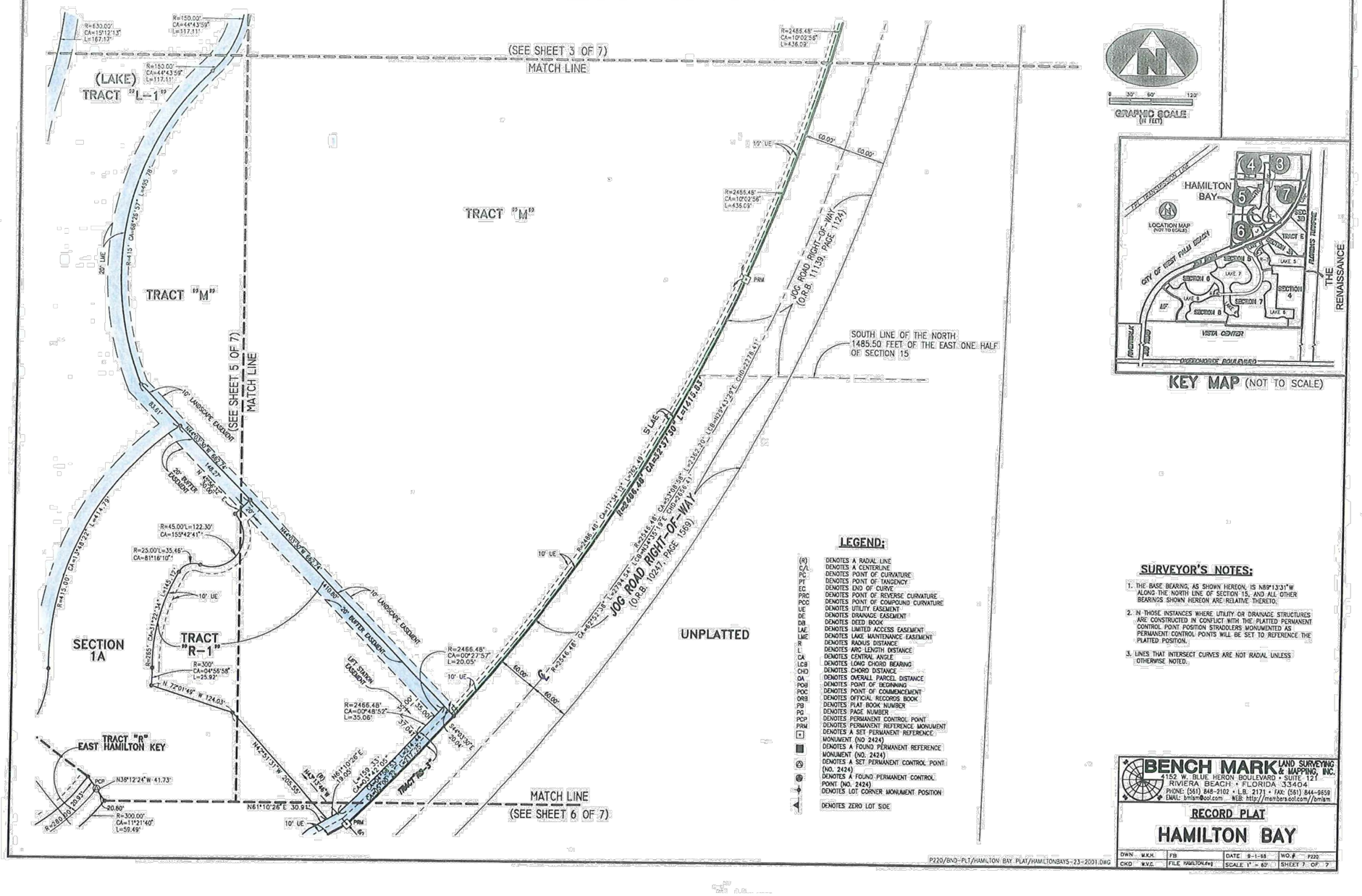
APRIL 2001

HAMILTON BAY

(A PART OF HAMILTON BAY/THE RENAISSANCE RESIDENTIAL PLANNED DEVELOPMENT)
LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 7 OF 7

181



LEGEND:

(R)	DENOTES A RADIAL LINE
C/L	DENOTES A CENTERLINE
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RECORD PLAT

HAMILTON BAY

DWN: M.K.H.	FB	DATE: 9-1-88	W.O.#: P220
CKD: W.V.C.	FILE: HAMILTON.dwg	SCALE: 1" = 60'	SHEET 7 OF 7

P220/BND-PLT/HAMILTON BAY PLAT/HAMILTONBAYS-23-2001.DWG

REFER TO SHEET M-4 FOR LEGEND

DATE	BY	REVISIONS
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####

Date: 5/19/16
Scale: NTS
Design By: LDG
Drawn By: RF
Check By: LDG

HAMAL CDD
HAMAL CDD MAINTENANCE MAP

HAMILITON BAY
MAINTENANCE AND IRRIGATION PLAN

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M-9

Drawing Name: E:\Hamal CDD\15-20-16\Hamal CDD.dwg Layout Name: 9 – Plotted By: GEP 2 – Date: 5/20/2016 – 1:55 PM – Holtz Consulting Engineers