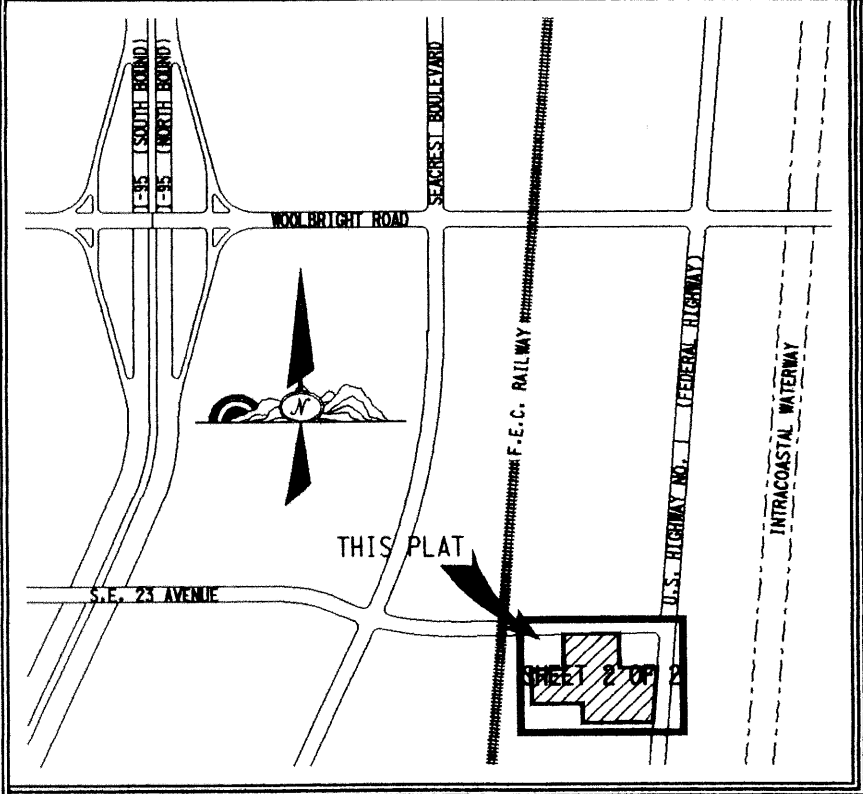


"COASTAL BAY COLONY, A P.U.D."

BEING A REPLAT OF LOTS 14, 15, 16, 17, & 18, ROBINSON ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 144, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THOSE CERTAIN PORTIONS OF SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST, SAID LANDS ALL LYING WITHIN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 2, JANUARY, 2004



LOCATION MAP NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHERN HOMES OF PALM BEACH II, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING REPLAT OF LOTS 14, 15, 16, 17, & 18, ROBINSON ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 144, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THOSE CERTAIN PORTIONS OF SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST, SAID LANDS ALL LYING WITHIN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "COASTAL BAY COLONY, A P.U.D.", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 16, 17 AND 18 OF "ROBINSON'S ADDITION TO BOYNTON BEACH, FLORIDA" ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 144, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 1: LOTS 14 AND 15 OF "ROBINSON'S ADDITION TO BOYNTON BEACH, FLORIDA", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, AT PAGE 144, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2: BEGINNING AT A POINT 207.78 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, 647.07 FEET (630.63 FEET CALCULATED) MORE OR LESS; TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT 385.56 FEET SOUTH OF THE SAID NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 TO A CONCRETE MONUMENT; THENCE WEST 628.11 FEET (611.80 FEET CALCULATED), MORE OR LESS, AND PARALLEL TO THE SAID NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 177.78 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LESS THAT PORTION DEEDED TO THE STATE OF FLORIDA, BY INSTRUMENT DATED JANUARY 24, 1958, FILED JANUARY 27, 1958 AND RECORDED IN OFFICIAL RECORDS BOOK 150, PAGE 910, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR ROAD RIGHT OF WAY PURPOSES.

PARCEL 3: ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE WEST LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 1, WHICH IS 385.56 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, AND RUNNING THE WEST LINE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY NO. 1, A DISTANCE OF 100 FEET; THENCE WEST ON A LINE PARALLEL WITH THE SAID NORTH LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 350.0 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33 TO A POINT WHICH IS 385.56 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE EAST ON A LINE PARALLEL WITH THE SAID NORTH LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 33 TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY FOR U.S. NO. 1 (STATE ROAD NO. 5).

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 33 WITH THE CENTERLINE SOUTH FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 9301-205-93010-2501 STATE ROAD NO. 5, SHEET 3 OF 10, DATED 04-24-58; THENCE SOUTH 04°33'08" WEST ALONG THE CENTERLINE OF SAID SOUTH FEDERAL HIGHWAY, 208.73 FEET, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF SAID SOUTH FEDERAL HIGHWAY AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID "ROBINSON'S ADDITION TO BOYNTON BEACH, FLORIDA"; THENCE SOUTH 89°04'23" WEST ALONG SAID EASTERLY EXTENSION, 50.23 FEET TO THE SOUTHEAST CORNER OF SAID "ROBINSON'S ADDITION TO BOYNTON BEACH, FLORIDA"; SAME BEING THE POINT OF BEGINNING; THENCE SOUTH 04°33'08" WEST ALONG THE WEST RIGHT OF WAY LINE OF SAID SOUTH FEDERAL HIGHWAY, 278.60 FEET TO A LINE BEING 485.10 SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 33; THENCE SOUTH 89°04'23" WEST ALONG SAID PARALLEL LINE, 332.92 FEET TO LINE BEING 521.26 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF KENSINGTON PLACE P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 155 THRU 156, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°10'00" WEST ALONG SAID PARALLEL LINE, 99.55 FEET TO LINE BEING 385.56 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 33; THENCE SOUTH 89°04'23" WEST ALONG SAID PARALLEL LINE, 251.26 FEET, SAID POINT BEING AT THE INTERSECTION OF SAID PARALLEL LINE AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID KENSINGTON PLACE P.U.D.; THENCE NORTH 01°10'00" WEST ALONG SAID SOUTHERLY EXTENSION OF SAID EAST LINE AND SAID EAST LINE 177.78 FEET TO THE SOUTHWEST CORNER OF SAID "ROBINSON'S ADDITION TO BOYNTON BEACH, FLORIDA"; THENCE NORTH 89°04'23" EAST ALONG SAID SOUTH LINE, 162.69 FEET TO THE SOUTHEAST CORNER OF LOT 13, OF SAID "ROBINSON'S ADDITION TO BOYNTON BEACH, FLORIDA"; THENCE NORTH 00°55'37" WEST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 177.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; SAME BEING THE SOUTH RIGHT OF WAY LINE OF SOUTHEAST 23RD AVENUE; THENCE NORTH 89°04'23" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 268.00 FEET TO THE NORTHWEST CORNER OF LOT 15, OF SAID "ROBINSON'S ADDITION TO BOYNTON BEACH, FLORIDA"; THENCE SOUTH 00°55'37" EAST ALONG THE WEST LINE OF SAID LOT 19 AND THE WEST LINE OF LOT 20 OF SAID "ROBINSON'S ADDITION TO BOYNTON BEACH, FLORIDA", 177.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, SAME BEING THE SOUTH LINE OF SAID "ROBINSON'S ADDITION TO BOYNTON BEACH, FLORIDA"; THENCE NORTH 89°04'23" EAST ALONG THE SOUTH LINE OF SAID "ROBINSON'S ADDITION TO BOYNTON BEACH, FLORIDA", 182.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING A NET AREA OF 4.332 ACRES (1188,714.194 SQUARE FEET) MORE OR LESS.

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

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COASTAL BAY HOMEOWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENT FOR PRIVATE STREET PURPOSES, UTILITY PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COASTAL BAY HOMEOWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

THE UTILITY EASEMENTS AS SHOWN HEREIN 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.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN THE DEPICTED EASEMENTS.

IN WITNESS WHEREOF, SOUTHERN HOMES OF PALM BEACH II, LLC., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29 DAY OF January, 2004.

WITNESS: [Signature] PRINT NAME: Magaly Cabrera BY: [Signature] PRINT NAME: HECTOR GARCIA, TITLE: PRESIDENT, SOUTHERN HOMES OF BROWARD, INC. WITNESS: [Signature] PRINT NAME: Dagmara Rodriguez BY: [Signature] PRINT NAME: GERARDO L. AQUIRRE, TITLE: SECRETARY, SOUTHERN HOMES OF BROWARD, INC. WITNESS: [Signature] PRINT NAME: Magaly Cabrera BY: [Signature] PRINT NAME: Dagmara Rodriguez

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF MIAMI-DADE } S.S.

BEFORE ME PERSONALLY APPEARED HECTOR GARCIA, WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SOUTHERN HOMES OF BROWARD, INC., A FLORIDA CORPORATION, AND GERARDO L. AQUIRRE WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY OF SOUTHERN HOMES OF BROWARD, INC., A FLORIDA CORPORATION, MANAGER OF SOUTHERN HOMES OF PALM BEACH II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME, 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 IS 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 29 DAY OF January, 2004.

MY COMMISSION EXPIRES: Aug. 18, 2004

NOTARY PUBLIC: Maria Palacios

MORTGAGEE'S CONSENT: STATE OF FLORIDA COUNTY OF MIAMI-DADE } S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 15008 AT PAGE 970 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF February, 2004.

WITNESS: [Signature] PRINT NAME: ENILIA C. ARIAS BY: [Signature] PRINT NAME: MARIANNA E. PEREZ, TITLE: SENIOR VICE PRESIDENT WITNESS: [Signature] PRINT NAME: OFELIA MENEZDES BY: [Signature] PRINT NAME: LESTER D. ARANA, TITLE: VICE PRESIDENT WITNESS: [Signature] PRINT NAME: OFELIA MENEZDES

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF MIAMI-DADE } S.S.

BEFORE ME PERSONALLY APPEARED MARIANNA E. PEREZ AND LESTER D. ARANA, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND VICE PRESIDENT OF UNION PLANTERS BANK, N.A., 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 IS 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 4th DAY OF FEBRUARY, 2004.

MY COMMISSION EXPIRES: April 1, 2007

NOTARY PUBLIC: Ofelia Menezdes

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF MIAMI-DADE } S.S. THE COASTAL BAY HOMEOWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS 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 29 DAY OF January, 2004.

WITNESS: [Signature] PRINT NAME: Magaly Cabrera BY: [Signature] PRINT NAME: Francisco Perez, TITLE: President WITNESS: [Signature] PRINT NAME: Dagmara Rodriguez BY: [Signature] PRINT NAME: Gerardo L. Aquirre, TITLE: Secretary WITNESS: [Signature] PRINT NAME: Magaly Cabrera BY: [Signature] PRINT NAME: Ana Delicias WITNESS: [Signature] PRINT NAME: Dagmara Rodriguez BY: [Signature] PRINT NAME: Ana Delicias

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH } S.S. BEFORE ME PERSONALLY APPEARED FRANCISCO PEREZ AND ANA DELICIAS WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF COASTAL BAY HOMEOWNERS ASSOCIATION, A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, 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 IS 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 29 DAY OF January, 2004.

MY COMMISSION EXPIRES: Aug. 18, 2004

NOTARY PUBLIC: Maria Palacios

CITY OF BOYNTON BEACH APPROVAL: STATE OF FLORIDA COUNTY OF PALM BEACH } S.S. THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS 12 DAY OF April, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES AS AMENDED.

BY: [Signature] HERBERT D. KELLEY, JR., P.E./P.S.M. CITY SURVEYOR AND MAPPER BY: [Signature] HERBERT D. KELLEY, JR., P.E./P.S.M. CITY ENGINEER BY: [Signature] JERRY TAYLOR MAYOR ATTEST (AS TO BOTH): [Signature] JANET M. PRATNITO CITY CLERK

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES MAY BE SUPPLANTED IN AUTHORITY BY ANY 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.

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH } S.S. I, SCOTT WEISBURD A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THIS PROPERTY IS VESTED TO SOUTHERN HOMES OF PALM BEACH II, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 197.192 AS AMENDED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREIN; AND THAT THERE ARE ENCUMBRANCES BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT. DATED: JANUARY 30, 2004 Scott Weisburd ATTORNEY-AT-LAW LICENSED IN FLORIDA FLORIDA LICENSE NUMBER 0309281

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE TRANSFORMATION OF THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT OF THE FLORIDA COORDINATE SYSTEM EAST ZONE, GRID NORTH, TRANSVERSE MERCATOR PROJECTION AS ESTABLISHED BY PALM BEACH COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS, WITH A REFERENCE BEARING OF SOUTH 88°02'55" EAST ALONG THE LINE BETWEEN THE PALM BEACH COUNTY VERTICAL CONTROL STATIONS "I-95; GOLF ROAD" AND "CHUCK". 2. COORDINATES SHOWN HEREON ARE GRID COORDINATES (A.) DATUM - NAD 83 (1990 ADJUSTMENT) (B.) ZONE - FLORIDA EAST ZONE (C.) LINEAR UNIT - U.S. SURVEY FOOT (D.) COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION (E.) ALL DISTANCES ARE GROUND (F.) SCALE FACTOR - 1.00004885 (G.) SOUTH 89°04'23" WEST (PLAT BEARING) (H.) SOUTH 89°04'23" WEST (GRID BEARING) (PLAT - GRID) 3. NO TREES OR SHRUBS SHALL BE PLACED IN EASEMENTS WITHOUT THE WRITTEN CONSENT OF THE CITY OF BOYNTON BEACH. 4. 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 THE USE RIGHTS GRANTED. 5. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS.

PREPARING SURVEYOR AND MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY: THOMAS D. LEE ATLANTIC CARIBBEAN MAPPING, INC. 3070 JOG RD. GREENACRES, FLORIDA 33467

SURVEYOR AND MAPPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE 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") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA. Thomas D. Lee DATE: 1-29-04 THOMAS D. LEE, P.S.M. LICENSE NO. 5379 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 4820

Notary Public Seal for Ofelia Menezdes. A grid of seven circular seals for various entities: SOUTHERN HOMES OF PALM BEACH II, LLC; UNION PLANTERS BANK, N.A.; MORTGAGEE'S ACKNOWLEDGEMENT; COASTAL BAY HOMEOWNERS ASSOCIATION; CITY ENGINEER; CITY SURVEYOR AND MAPPER; CITY CLERK; SURVEY AND MAPPER.

PROFESSIONAL SURVEYORS AND MAPPERS LB4820 ATLANTIC - CARIBBEAN MAPPING, INC. 3070 JOG ROAD - GREENACRES, FLORIDA 33467 (561) 964-7884; FAX (561) 964-1969; WWW.ACMINC.CC