STATE OF FLORIDA COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS THAT TRG-BOYNTON BEACH, LTD, A FLORIDA LIMITED PARTNERSHIP, IS THE OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "MARINA VILLAGE AT BOYNTON BEACH", A REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL 1:

LOTS 37 AND 38, "DEWEY'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA RECORDED IN PLAT BOOK 1, PAGE 37, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY FLORIDA

LESS THEREFROM THE RIGHT-OF-WAY OF CASA LOMA BOULEVARD AND LESS THE RIGHT-OF-WAY OF ORANGE GROVE AVENUE AS SHOWN ON PLAT BOOK 11, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE EAST ONE-HALF (E1/2) OF LOT 39 AND THE EAST ONE-HALF (E1/2) OF LOT 42, DEWEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA RECORDED IN PLAT BOOK 1, PAGE 37, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

LESS THE SOUTH 30 FEET OF SAID LOT 42, AS SHOWN IN DEED BOOK 341, PAGE 188, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

#### PARCEL 3:

THAT PART OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF CASA LOMA BOULEVARD, SHOWN ON THE PLAT OF CASA LOMA, RECORDED IN PLAT BOOK 11, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AS VACATED BY THE CITY OF BOYNTON BEACH BY RESOLUTION NO. ROO-103 ATTACHED TO CERTIFICATION RECORDED JULY 26, 2000 IN OFFICIAL RECORDS BOOK 11916, PAGE 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 37, DEWEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 07 DEGREES 14' 10" WEST (ASSUMED) ALONG THE EAST LINE OF SAID LOT 37. SAID LINE ALSO BEING A PORTION OF THE WEST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 286.85 FEET TO POINT OF BEGINNING #1; THENCE CONTINUE SOUTH 07 DEGREES 14' 10" WEST ALONG SAID EAST LINE OF SAID LOT 37, A DISTANCE OF 27.72 FEET TO A POINT ON THE CENTERLINE OF THE 55.00 FOOT WIDE RIGHT OF WAY OF CASA LOMA BOULEVARD; THENCE SOUTH 90 DEGREES 00' 00" WEST ALONG SAID CENTERLINE OF CASA LOMA BOULEVARD, A DISTANCE OF 660.86 FEET TO A POINT ON THE EAST LINE OF LOT 42 OF SAID DEWEY'S SUBDIVISION; THENCE NORTH 01 DEGREE 58' 03" WEST ALONG THE SAID EAST LINE OF LOT 42, AND THE EAST LINE OF LOT 39 OF SAID PLAT. A DISTANCE OF 27.52 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST ALONG A LINF 27.50 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID CASA LOMA BOULEVARD, A DISTANCE OF 665.30 FEET TO POINT OF BEGINNING #1, LESS THAT PORTION LYING SOUTH OF THE NORTH 25 FEET OF SAID CASA LOMA BOULEVARD.

#### ALSO KNOWN AS:

A PORTION OF LOTS 37, 38, 39 AND 42, "DEWEY'S SUBDIVISION" ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA RECORDED IN PLAT BOOK 1, PAGE 37. AND A PORTION OF PARCELS 1 AND 2, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA RECORDED IN PLAT BOOK 17, PAGE 12-A, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 27-45-43: THENCE SOUTH 89.56'20" EAST, ALONG THE NORTH LINE OF SAID SECTION 27-45-43, A DISTANCE OF 748.25 FEET

THENCE SOUTH 00°03'40" WEST 15.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89'56'20" EAST 881.69 FEET;

THENCE SOUTH 07'14'10" WEST 312.04 FEET; THENCE SOUTH 90'00'00" WEST 661.26 FFFT:

THENCE SOUTH 01'58'03" EAST 279.93 FEET;

THENCE NORTH 90°00'00" WEST 172.43 FEET;

THENCE NORTH 01°46'31" WEST 590.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 313,877 SQUARE FEET (7.205 ACRES) MORE OR

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

1. ALL EXISTING EASEMENTS THAT ARE CROSSHATCHED ARE VACATED BY THIS PLAT UNLESS OTHERWISE SHOWN.

2. PARCELS MARINA LOT, CONDOMINIUM LOT, COMMERCIAL LOT, TOWNHOUSE LOT 1, TOWNHOUSE LOT 2, PARCEL 'A', PARCEL 'B', PARCEL 'C', PARCEL 'D' AND PARCEL 'E' ARE HEREBY RESERVED TO TRG-BOYNTON BEACH, LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT. ALL PARCELS SPECIFIED HEREIN AND SHOWN HEREON, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MARINA VILLAGE MASTER CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

3. PARCEL 'F', AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

4. AN INGRESS/EGRESS, UTILITY, DRAINAGE EASEMENT OVER ALL OF PARCEL 'A' IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR ACCESS, UTILITY, FIRE PROTECTION, TRASH REMOVAL AND MAINTENANCE PURPOSES.

5. A PEDESTRIAN INGRESS/EGRESS EASEMENT OVER ALL OF PARCEL 'B' AND 'C' IS HEREBY DEDICATED TO THE PUBLIC FOR ACCESS PURPOSES.

6. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR 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.

# MARINA VILLAGE AT BOYNTON BEACH

A REPLAT OF LOTS 37 AND 38, AND A PORTION OF LOTS 39 AND 42 "DEWEY'S SUBDIVISION", PLAT BOOK 1, PAGE 37, P.B.C.R. LYING IN SECTION 27, TWP. 45 SOUTH, RANGE 43 EAST CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA (JANUARY, 2004)

RECORD PLAT PREPARED BY:

### Sun-Tech Engineering, Inc. Engineers - Planners - Surveyors Certificate of Authorization Number LB 7019

1600 West Oakland Park Boulevard Ft. Lauderdale, FL 33311 E-Mail: suntech@suntecheng.com

Fax (954)777-3114

7. THE FLORIDA POWER AND LIGHT EASEMENT IS HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY FOR UNDERGROUND UTILITIES ONLY.

IN WITNESS WHEREOF: THE ABOVE NAMED FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF FEBRUARY , 2004

PRINT NAME Angelita C Sort WITNESS Jeanie Hiterry

TRG-BOYNTON BEACH. LTD.. A FLORIDA LIMITED PARTNERSHIP

VICE PRESIDENT

#### *ACKNOWLEDGEMENT.*

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERTO S. ROCHA AND ANGEL HERNANDEZ WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ AND \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND TRG-BOYNTON LTD. A FLORIDA 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 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 6th DAY OF FEBRUARYA.D. 2004.

NOTARY PUBLIC - STATE OF FLORIDA

PRINTED NAME OF ACKNOWLEDGER ELIZABETH BULA DD 244960 SERIAL NUMBER (IF ANY) QUGUST 26, 2007 MY COMMISSION EXPIRES:

ECIZABETH BULA

My Commission DD244960

# ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE MARINA VILLAGE MASTER CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS LOTAL DAY OF

Angelita Secto WITNESS xmetity C Soet PRINT NAME Angelita ( Socto WITNESS Sould

ANGEL<sup>®</sup>HERNANDEZ VICE-PRESIDENT

ROBERTO S. ROCHA

PRESIDENT

#### **ACKNOWLEDGEMENT**

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERTO S. ROCHA AND ANGEL HERNANDEZ WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED \_\_\_\_\_ AND \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE

FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF MARINA VILLAGE MASTER CONDOMINIUM ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION 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

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF FEBRUARYA.D. 2004.

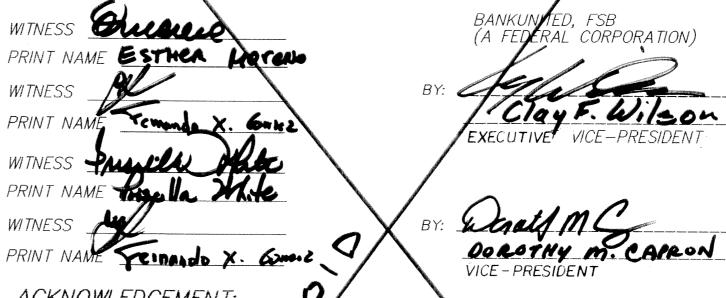
Bula NOTARY PUBLIC - STATE OF FLORIDA PRINTED NAME OF ACKNOWLEDGER ELIZABETH BULA

SERIAL NUMBER (IF ANY) DD244960 august 26, 2001 MY COMMISSION EXPIRES:

## MORTGAGEE'S CONSENT

OF FLORIDA SS THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN A'ND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREO AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN RECORDS BOOK 14621, PAGE 1006, OF THE PUBLIC PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORD NATED TO THE

DEDICATIONS SHOWN HEREON. IN WITNESS WHEREOR THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE-PRESIDENT AND ITS VICE-PRESIDENT, AND ITS CORPORATE. SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18th DAY OF FEBRUARY, 8004.



ACKNOWLEDGEMENT: STATE OF FLORIDA

COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED CLAY FWISON AND Dorothy H. CADION WHO ARE PERSONALLY KNOWN TO ME.

TIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT EXECUTIVE VICE-PRESIDENT AND VICE - PRESIDENT OF BANKUNITED, FSB, AND 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.

HAND MAND OFFICIAL SEAL THIS 18 DAY OF FEBRUARY TED NAME OF ACKNOWLEDGER BARBARA S. BANTA.

FRIAL NUMBER (IF ANY) CC 987115 MY COMMISSION EXPIRES:

Barbara S. Bauta Commission # CC 987115 Expires Dec. 23, 2004 Bonded Thru Atlantic Bonding Co., Inc.

SHEET 1 OF 3 SHEETS

PAGE 14 STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_, THIS \_\_\_\_\_\_ DAY OF MAY, 2004, AND DUL RECORDED IN PLAT BOOK 102
ON PAGES 14 \_\_\_\_THROUGH

16\_\_\_

PLAT BOOK 102

OOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT Alona J. Gahnson DEPUTY CLERK

#### CITY OF BOYNTON BEACH APPROVALS:

STATE OF FLORIDA COUNTY OF PALM BEACH )

LOCATION PLAN (NOT TO SCALE)

22 PLAT

OCEAN AVENU

28 | 27

BOYNTON BEACH BLVD

SECTION 27, TOWNSHIP 45 SOUTH, RANGE 43 EAST

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 13 DAY OF APRIL , 2004, AND HAVE 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.

HERBERT D. KELLEY, JR., P.E. /P.S.M. CITY SURVEYOR AND MAPPER

MARINA VILLAGE AT BOYNTON BEACH IS HEREBY APPROVED FOR RECORD THIS 14. DAY OF APRIL , 2004.

HERBERT D. KELLEY, JR., R.E. /P.S.M.

ATTEST (AS TO BOTH): JANET M. PRAINITO

# TITLE CERTIFICATION:

I JOEL K. GOLDMAN OF GREENBERG TRAURIG, P.A., 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 TRG-BOYNTON BEACH, LTD, A FLORIDA LIMITED PARTNERSHIP: THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS PURSUANT TO CHAPTER 197.192, FLORIDA STATUTES AS AMENDED, THAT THERE IS A MORTGAGE OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 14621, PAGE 1006, PALM BEACH COUNTY RECORDS; AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

CITY CLERK

DATED: February 24, 2004

LICENSED IN FLORIDA # 0854689

#### PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY ALEXANDER DUCHART OF SUNTECH ENGINEERING, INC., LOCATED AT 1600 WEST OAKLAND PARK BOULEVARD. FORT LAUDERDALE, FLORIDA, 33311.

# SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT 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 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 1 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA. DATED: 02-04-02

L.B. 7019

FLORIDA REGISTERED SURVEYOR AND MAPPER No. 5998 SUNTECH ENGINEERING, INC.

BANKUNITED, FSB MARINA VILLAGE MASTER TRG-BOYNTON CITY SURVEYOR CITY ENGINEER CITY OF SURVEYOR BEACH, LTD. CONDOMINIUM & MAPPER BOYNTON BEACH ASSOCIATION, INC. "SEAL" "SEAL" "SEAL" "SEAL" "SEAL" "SEAL" GTATE CE TSTITTE OF