

APRIL 2004

CARRIAGE POINTE TOWNHOMES, A P.U.D.

SHEET 1 OF 3

00008-017

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DEDICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT ERMLOE LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, LYING IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CARRIAGE POINTE TOWNHOMES, A P.U.D." AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 5; THENCE, NORTH 00°41'49" WEST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 15.18 FEET; THENCE, NORTH 88°09'27" EAST, DEPARTING SAID WEST LINE, AND ALONG A LINE 15.18 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 60.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 7256, PAGE 802, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 88°09'27" EAST ALONG SAID LINE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-29 AS PER CHANCERY CASE 407, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1293.85 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE, NORTH 00°44'27" WEST, ALONG SAID EAST LINE, A DISTANCE OF 526.90 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH RIGHT-OF-WAY LINE OF S.W. 35TH AVENUE; THENCE, SOUTH 88°09'27" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1268.95 FEET TO A POINT ON THE SAID EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE; THENCE, SOUTH 43°43'49" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 35.00 FEET; THENCE, SOUTH 00°41'49" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A LINE 60.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 502.41 FEET TO THE POINT OF BEGINNING.

CONTAINING: 15.64 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- TRACT "A" (ROADWAY), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CARRIAGE POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR 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/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CARRIAGE POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA. THE CITY OF BOYNTON BEACH, FLORIDA, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 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.
- TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CARRIAGE POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER AND WALL CONSTRUCTION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- TRACTS "B-1" AND "B-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CARRIAGE POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE, LANDSCAPING AND BUFFER WALL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CARRIAGE POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- THE WALL EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CARRIAGE POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR WALL CONSTRUCTION AND WALL MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CARRIAGE POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PEDESTRIAN ACCESS, SIDEWALK CONSTRUCTION AND SIDEWALK MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- THE EMERGENCY VEHICLE ACCESS EASEMENT (EAE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CARRIAGE POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR EMERGENCY VEHICLE ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- THE LIFT STATION EASEMENT (LSE), AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOYNTON BEACH, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR LIFT STATION RELATED PURPOSES.

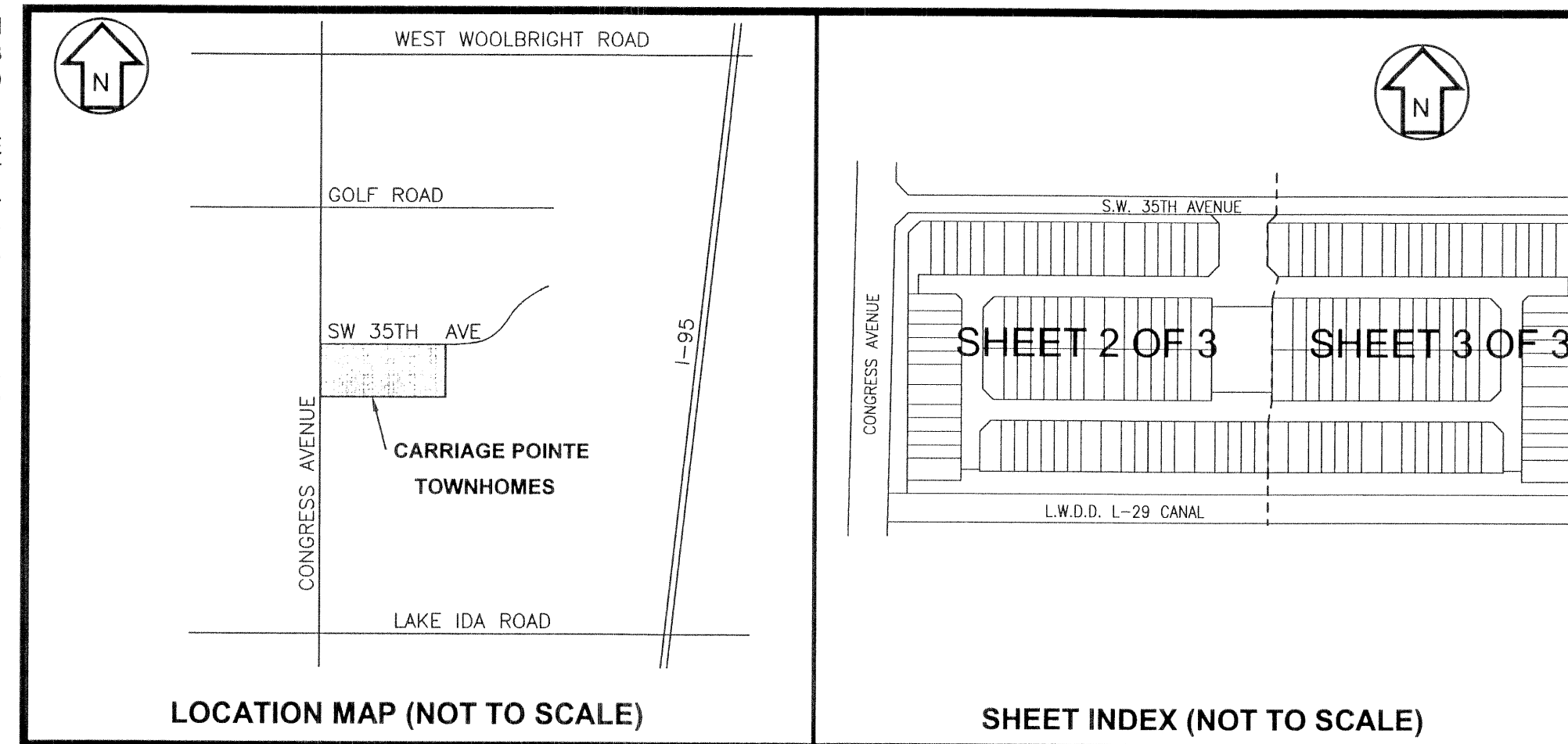
IN WITNESS WHEREOF, ERMLOE LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY ITS MANAGING MEMBER LENNAR HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF April, 2004.

ERMLOE LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY ITS MANAGING MEMBER

LENNAR HOMES, INC.
A FLORIDA CORPORATION

WITNESS: Christina Mandigo (As to Both) BY: Michael J. Smolak MICHAEL J. SMOLAK, VICE PRESIDENT

WITNESS: Stacey Argonoff (As to Both) BY: Annette Gosselein ANNETTE GOSSELEIN, ASSISTANT SECRETARY



AREA SUMMARY	
TRACT "A"	2.98 ACRES
TRACT "B-1"	0.65 ACRES
TRACT "B-2"	0.21 ACRES
TRACT "D"	1.12 ACRES
TRACT "R"	0.42 ACRES
LOTS (158)	10.26 ACRES
TOTAL AREA=	15.64 ACRES

SURVEYOR'S NOTE:

THE BASE BEARING, AS SHOWN HEREON, IS NORTH 00°41'49" WEST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS SHOWN HEREON. THE BASE BEARING IS ALSO BASED ON STATE PLANE GRID AZIMUTHS, N.A.D. 83-90 ADJUSTMENT.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF BOYNTON BEACH ZONING CODE.
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN EASEMENTS AND NO TREES OR SHRUBS SHALL BE PLACED IN EASEMENTS WITHOUT THE WRITTEN CONSENT OF THE CITY.
- 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.

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

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 4th DAY OF May, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.001(1), FLORIDA STATUTES AS AMENDED.

BY: Herbert D. Kelley, Jr. DATE: May 4, 2004
HERBERT D. KELLEY, JR., P.S.M.
CITY SURVEYOR AND MAPPER
LICENSE NO. 2427

CARRIAGE POINTE TOWNHOMES, A P.U.D. IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF May, 2004.

BY: Herbert D. Kelley, Jr.
HERBERT D. KELLEY, JR., P.E., CITY ENGINEER

BY: Jerry Taylor
JERRY TAYLOR, MAYOR

ATTEST AS TO BOTH: Janet M. Prainito
JANET M. PRAINITO, CITY CLERK

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MICHAEL J. SMOLAK AND ANNETTE GOSSELEIN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND RESPECTFULLY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTFULLY, OF LENNAR HOMES, INC., A FLORIDA CORPORATION, AS MANAGING MEMBER OF ERMLOE LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 16 DAY OF April, 2004.

MY COMMISSION EXPIRES 9/3/07 BY: Sandi M. Cooper NOTARY PUBLIC

PRINTED NAME: Sandi M. Cooper

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

THE CARRIAGE POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AS STATED HEREON, DATED THIS 16 DAY OF April, 2004.

CARRIAGE POINTE HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: Christina Mandigo (As to Both) BY: Robert W. Drews ROBERT W. DREWS, PRESIDENT

WITNESS: Dee Ross (As to Both) BY: Mario Indiviglio MARIO INDIVIGLIO, SECRETARY

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROBERT W. DREWS AND MARIO INDIVIGLIO, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF CARRIAGE POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA 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 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 16 DAY OF April, 2004.

MY COMMISSION EXPIRES 9/3/07 BY: Sandi M. Cooper NOTARY PUBLIC

PRINTED NAME: Sandi M. Cooper

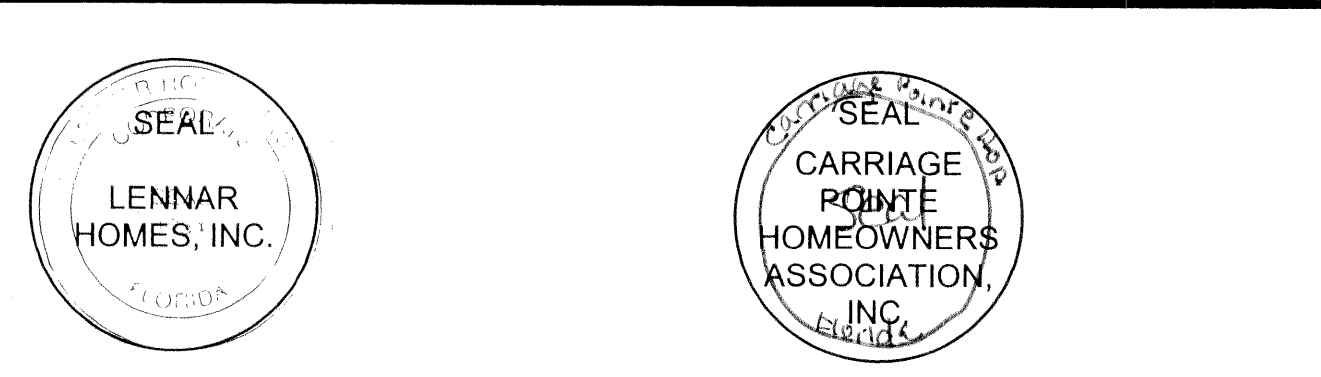
TITLE CERTIFICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I, GERALD KNIGHT, 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 ERMLOE LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID PER F.S. 197.192 AS AMENDED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

HOLLAND & KNIGHT P.A.

DATE: 4/19/04 BY: Gerald Knight
GERALD KNIGHT, ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA LICENSE NUMBER: 0174340



SURVEYOR'S CERTIFICATION: 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 IS ACCURATE TO 0.01 OF A FOOT; 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, WITH ALL APPLICABLE SECTIONS OF 61G17.6 FLORIDA ADMINISTRATIVE CODE AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

BY: Wm. R. Van Campen DATED THIS 15 DAY OF APRIL, 2004.
WM. R. VAN CAMPEN, P.S.M. 2424

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 THIS 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, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

BENCH MARK
LAND SURVEYING & MAPPING, INC.
4152 W. BLUE HERON BLVD. SUITE 121
RIVIERA BEACH, FLORIDA 33404

PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171
EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm

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STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 14:00, THIS 25th DAY OF June, 2004.

AND DULY RECORDED IN PLAT BOOK NO. 102 ON PAGES 125-127

DOROTHY WILKEN
CLERK OF THE CIRCUIT COURT
BY: [Signature] DEPUTY CLERK

SEAL
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA

