KNOWN ALL MEN BY THESE PRESENTS THAT COLONY LAKE DEVELOPMENT CO., L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS COLONY LAKE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH 1/2 OF THE NORTH 1/2 OF TRACT 14, IN THE NORTHEAST 1/4 OF SECTION 12, AMENDED PLAT OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 74, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SOUTH 1/2 OF THE NORTH 1/2 OF TRACT 14, IN THE NORTHEAST 1/4 OF SECTION 12, AMENDED PLAT OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 74, OF THE PUBLIC RECORDS OF PALM BE/CH COUNTY, FLORIDA.

SOUTH 1/2 OF TRACT 14, IN THE NORTHEAST 1/4 OF SECTION 12, AMENDED PLAT OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 74, OF THE

DEDICATION AND RESERVATION

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PARCEL 1:

PARCEL 3:

A PORTION OF

SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY SCOTT A. GUZZI SCOTT A. GUZZI AND ASSOCIATES, INC. - SURVEYORS AND MAPPERS 6041 KIMBERLY BOULEVARD, SUITE H, NORTH LAUDERDALE, FLORIDA, 33068

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD MONTER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MEMBER OF COLONY LAKE DEVELOPMENT CO., L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGEDTO AND BEFORE ME TI.AT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE*OF SAID *5EAL 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 2300 DAY OF 2006. MY COMMISSION EXPIRES: 3.25.09 COMMISSION NUMBER: 30379004

> alison f**ehs**al ALISON FEHSHL

MY COMMISSION & DD 378004 * EXPIRES: March 25, 2009

Bonded Thru Budget Notary Services

LESS FROM PARCELS 1 THROUGH 3 THE RIGHT-OF-WAY OF MILITARY TRAIL (STATE ROAD 809)

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTANT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM

TRACT A-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 18659, PG. 1455, PUBLIC RECORDS OF PALM

TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS D AND E, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 COLONY LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY 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, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES. THE MAINTENANCE OF ALL LANDSCAPE LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURFOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE BUFFER EASEMENTS, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES BECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPROVALOS. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, UTILITIES OF DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ACCEPTANCE OF RESERVATION:

STATE OF NEW YORK COUNTY OF NASSAU

COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION

Carolyn Cyrayszewsky RICHARD SPIRIO

ACKNOWLEDGEMENT:

STATE OF NEW YORK COUNTY OF NASSAU

BEFORE ME PERSONALLY APPEARED RICHARD SPIRIO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 2 DAY OF * 30 - 4918239

MORTGAGEE'S CONSENT

STATE OF FUNDAM

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS HOLDER OF A MORTGAGE, UPON 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 RECORDS BOOK 18240, AT PAGE 784, 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 (PRESIDENT) (VICE PRESIDENT) AND ITS CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF

SUNTRUST BANK CAROS GONZA Assisted Vice Prosider

STATE OF FLORIDA COUNTY OF BEFORE ME PERSONALLY APPEARED CONTROLLY WHO IS FERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHRESIDENT) ASSISTANT OF SUNTRUST BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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. VICE PRESIDENT

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF 7 N 2006

MY COMMISION EXPIRES: Jum 5,07

DDL 20 225 14/ Commission to 220 25

PRINTED NAME OF NOTARY

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, NORMAN LEOPOLD, 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 COLONY LAKE DEVELOPMENT CO., LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES OF NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

NORMAN LEGPOLD FL. BAR NO. 163308

COLONY LAKE DEVELOPMENT CO., L.L.C. A FLORIDA LIMITED LIABILITY COMPANY

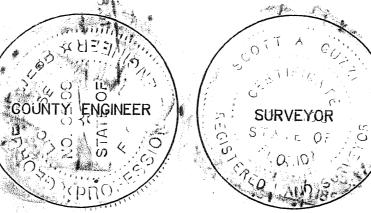
GERALD MONTE MEMBER



NOTARY FOR COLONY LAKE DEVELOPMENT CO,, L.L.C.

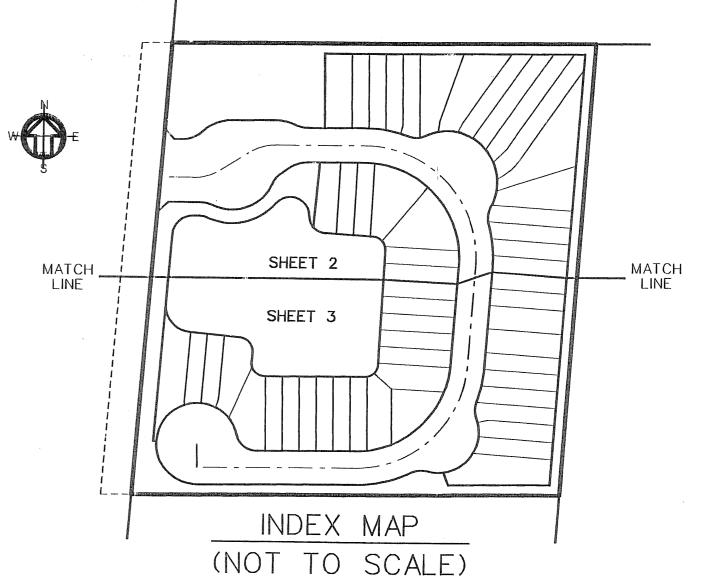
NOTARY FOR COLONY LAKE AT BOYNTON BEACH COLONY LAKE AT BOYNTON BEACH HOMEOWNERS HOMEOWNERS ASSOCIATION, INC. ASSOCIATION, INC.





COLONY LAKE PETITION NO. Z/CA2004-021 P.U.D. TABULAR DATA:

GROSS ACREAGE: TOTAL DWELLING UNITS: 53 D.U. 5.50 D.U./ACRE ATTACHED TOWNHOMES



RAINTY OF PALM BEACH) State of hidhida Time Plantage in File second at 8:43 Am on page 40=48

SHARGALH BORCK, GISIK & Comptrojler

Jens O Goods O

20060108457

1 OF 3

SURVEYORS NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED UPON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEARING SO4° 39'01"W.

2. COORDINATES SHOWN HEREON ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT, ZONE = FLORIDA EAST, LINEAR UNIT = US SURVEY FOOT, COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, ALL DISTANCES ARE GROUND, SCALE FACTOR = 1.0000375, GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.

L DENOTES CENTERLINE

DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) P.S.M. 5108

DENOTES PERMANENT CONTROL POINT (P.C.P.) P.S.M. 5108

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.

7. NO BUILDING OR ANY KIND OF OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND / OR RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.

9. CURVELINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.

COUNTY APPROVAL:

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2) F.S., THIS DAY OF FEBRUARY , 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1) F.S.

GEORGE T. WEBB, P.E. COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

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 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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 PALM BEACH COUNTY, FLORIDA.

DATE: JAN. 18, 2006

CLIZZI PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5108 SCOTT A. GUZZI & ASSOCIATES, INC. 6041 KIMBERLY BOULEVARD, SUITE H NORTH LAUDERDALE, FLORIDA 33068 CERTIFICATE OF AUTHORIZATION L.B. NO. 6893

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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SCOTT A. GUZZI & ASSOC., INC. Surveyors and Mappers 6041 KIMBERLY BOULEVARD SUITE H NORTH LAUDERDALE, FLORIDA 33068

COLONY LAKE