

0940-001

20070164257

MINI ASSEMBLAGE P.U.D. PLAT ONE

ALSO KNOWN AS GREYSTONE P.U.D.

BEING A REPLAT OF TRACTS 110 THROUGH 115 AND A PORTION OF TRACTS 85, 105, 108, 109, 116, 117, 118, 119, AND 120, BLOCK 55, PALM BEACH FARMS CO., PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, STATE OF FLORIDA

AUGUST 2006 SHEET 1 OF 9

DEDICATIONS

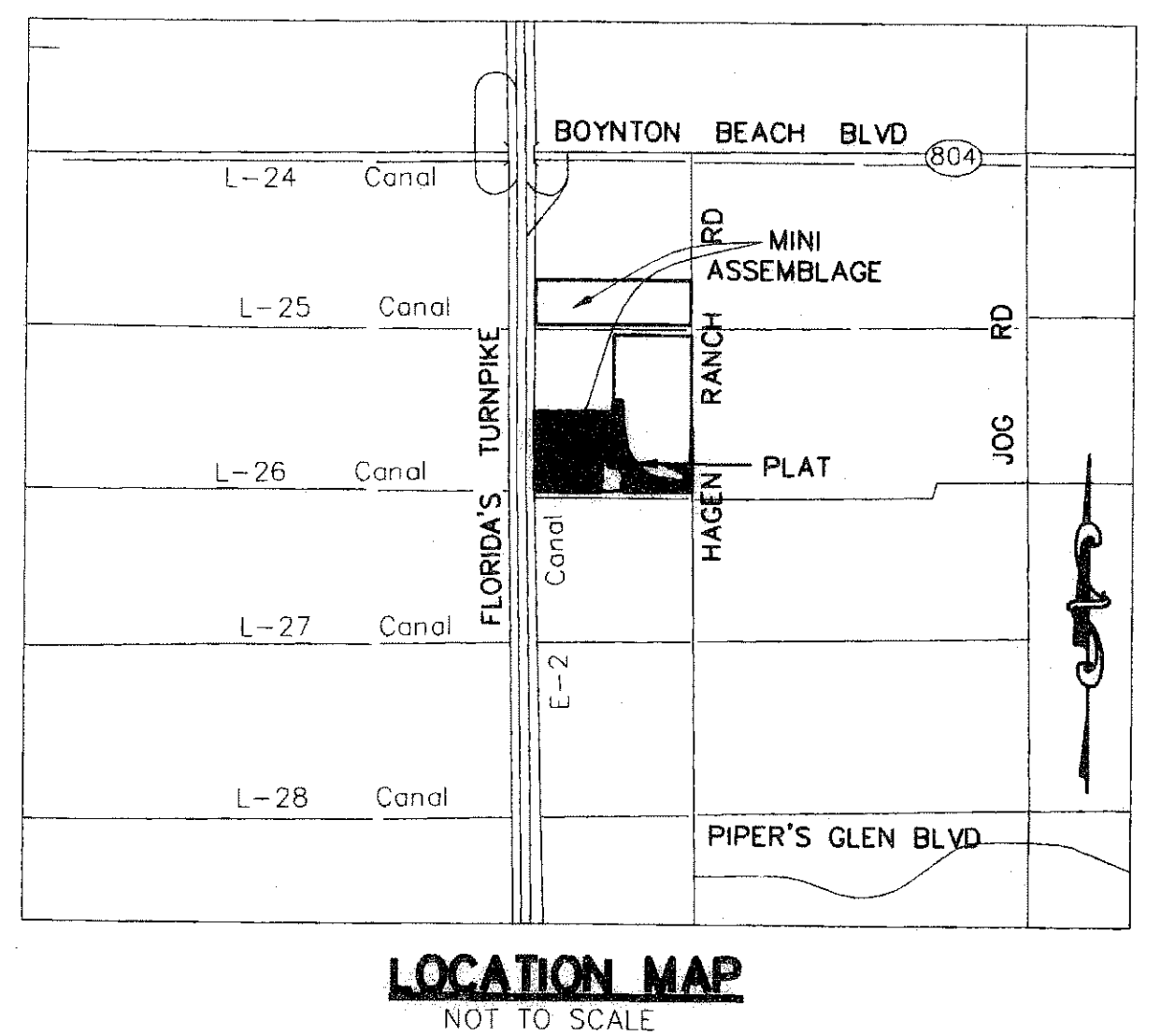
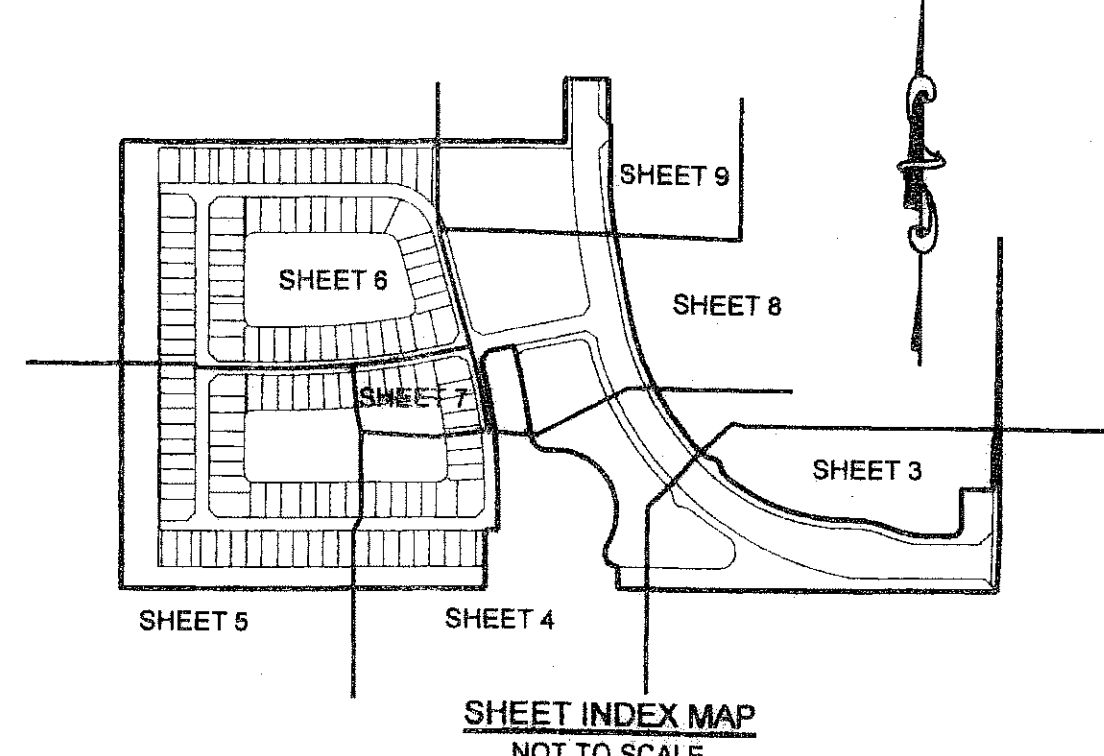
KNOW ALL MEN BY THESE PRESENTS THAT, BOYNTON BEACH ASSOCIATES XXI, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF ALL OF TRACTS 110 THROUGH 115, AND A PORTION OF TRACTS 85, 105, 108, 109, 116, 117, 118, 119, AND 120, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "MINI ASSEMBLAGE P.U.D. PLAT ONE", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF TRACT 56, BLOCK 55 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3, WITH THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS DESCRIBED IN DEED BOOK 1133, PAGE 563 OF THE AFOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°23'06" EAST, A DISTANCE OF 1636.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°23'06" EAST, A DISTANCE OF 868.53 FEET; THENCE SOUTH 02°05'02" WEST, A DISTANCE OF 162.21 FEET; THENCE SOUTH 00°30'03" EAST, A DISTANCE OF 33.82 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 26, AS DESCRIBED IN OFFICIAL RECORD BOOK 1585, PAGE 505 OF THE AFOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°36'30" WEST, A DISTANCE OF 1129.66 FEET; THENCE NORTH 00°23'30" WEST ALONG A LINE RADIAL TO THE FOLLOWING CURVE, A DISTANCE OF 65.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 40.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 00°23'30" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 123°11'58" A DISTANCE OF 86.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 185.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 128°52'45" A DISTANCE OF 416.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'20" A DISTANCE OF 78.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1626.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°40'47" A DISTANCE OF 274.70 FEET; THENCE SOUTH 77°34'41" WEST, A DISTANCE OF 79.81 FEET; THENCE SOUTH 31°17'04" WEST, A DISTANCE OF 36.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1520.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 74°59'27" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°37'04" A DISTANCE OF 387.79 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°23'30" EAST, A DISTANCE OF 125.65 FEET; THENCE SOUTH 89°36'30" WEST, A DISTANCE OF 58.20 FEET; THENCE SOUTH 00°23'30" EAST, A DISTANCE OF 170.20 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 26; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID CANAL SOUTH 89°36'30" WEST, A DISTANCE OF 1081.82 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED TRACT 113; THENCE ALONG THE WEST LINE OF SAID TRACT 113, AND AFOREMENTIONED TRACT 112, NORTH 00°23'03" WEST, A DISTANCE OF 135.70 FEET; THENCE NORTH 89°36'50" EAST, A DISTANCE OF 1320.43 FEET; THENCE NORTH 00°23'04" WEST, A DISTANCE OF 182.50 FEET; THENCE NORTH 89°36'50" EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00°23'04" EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 89°36'50" EAST, A DISTANCE OF 5.77 FEET; THENCE SOUTH 00°23'04" EAST, A DISTANCE OF 194.99 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 30.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 70°29'39" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°27'25" A DISTANCE OF 13.33 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1935.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 178.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 11°14'26" EAST, A DISTANCE OF 183.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 835.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°10'10" A DISTANCE OF 468.82 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°19'29" A DISTANCE OF 43.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 22.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°50'23" A DISTANCE OF 30.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°05'50" A DISTANCE OF 44.64 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 575.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°10'32" A DISTANCE OF 393.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 294.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°42'28" A DISTANCE OF 126.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°55'54" A DISTANCE OF 104.42 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°36'30" EAST, A DISTANCE OF 77.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'36" A DISTANCE OF 4.12 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°23'06" WEST, A DISTANCE OF 94.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 104.42 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°57'03" A DISTANCE OF 15.87 FEET; THENCE NORTH 89°36'54" EAST, A DISTANCE OF 97.00 FEET; THENCE NORTH 00°23'06" WEST, A DISTANCE OF 134.34 FEET; THENCE NORTH 13°30'06" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°23'06" WEST, A DISTANCE OF 147.72 FEET; THENCE NORTH 00°44'51" EAST, A DISTANCE OF 430.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,191,165.00 SQUARE FEET OR 50.30 ACRES, MORE OR LESS.

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

- PRIVATE STREET TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET 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 PALM BEACH COUNTY.
- TRACTS C AND D, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING ADJUTING LOTS, FOR ACCESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT E, 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.
- TRACTS LK-2, LK-3, AND LK-4, THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 21088, PAGE 1792, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



- TRACT R1, AS SHOWN HEREON, IS HEREBY RESERVED FOR GREYSTONE 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.
- TRACT BT1 AS SHOWN HEREON, IS HEREBY RESERVED FOR GREYSTONE 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 OS1 THROUGH OS18, INCLUSIVE, ARE HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY TRACT OS3, AND TRACT OS12 IS SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT PROVISIONS SET FORTH IN OFFICIAL RECORD BOOK 1994, PAGE 1573, AND IN OFFICIAL RECORD BOOK 1994, PAGE 1615, AND IN OFFICIAL RECORD BOOK 1732, PAGE 612, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 3.
- 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 GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. 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 ROADS 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 FACILITIES.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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, FLORIDA.
- THE PUBLIC WATER SUPPLY WELL SITE EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND EXPANSION OF POTABLE WATER SUPPLY WELLS AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED IN BY UNFENCED PORTIONS OF THE LAND UNDERLYING. THE MAINTENANCE OF THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS WELL SITE EASEMENT WITHOUT THE APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ADJUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

15. THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

16. ALL TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY 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, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY TRACTS, AND ALONG HAGEN RANCH ROAD, 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, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

17. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

This Instrument Prepared By: Kevin M. Beck, P.S.M. Certificate of Authorization No. LB 8791 AUGUST 2006

Calvin, Giordano & Associates, Inc. Engineers Surveyors Planners 580 Village Boulevard, Suite 340 West Palm Beach, Florida 33409 Phone: 561.684.8161 Fax: 561.684.8380

STATE OF FLORIDA COUNTY OF PALM BEACH } 55

THIS PLAT WAS FILED FOR RECORD AT 2:28 PM THIS 5 DAY OF August 2007, AND DULY RECORDED IN PLAT BOOK NO. 109 ON PAGE 145. SHARON R. BOCK CLERK & COMPTROLLER BY [Signature]

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY BOYNTON BEACH XXI CORPORATION, ITS GENERAL PARTNER, THIS 29 DAY OF January, 2007.

BOYNTON BEACH ASSOCIATES XXI, L.L.P. A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP BY: BOYNTON BEACH XXI CORPORATION, ITS GENERAL PARTNER

BY: [Signature] ALAN FANT, VICE PRESIDENT PRINT NAME AND TITLE

WITNESS: [Signature] Matthew Woods PRINT NAME: Matthew Woods

WITNESS: [Signature] Denise Lerner PRINT NAME: Denise Lerner

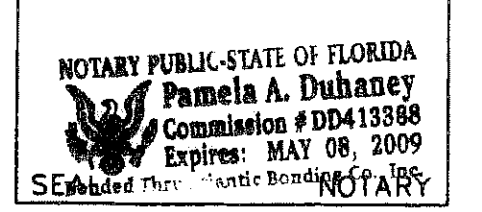
ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Alan Fant, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOYNTON BEACH XXI CORPORATION, THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XXI, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP 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 29 DAY OF January, 2007.

NOTARY PUBLIC: [Signature] Pamela A. Duhany PRINT NAME: Pamela A. Duhany MY COMMISSION NUMBER: 22413388 MY COMMISSION EXPIRES: May 8, 2009



COUNTY APPROVAL

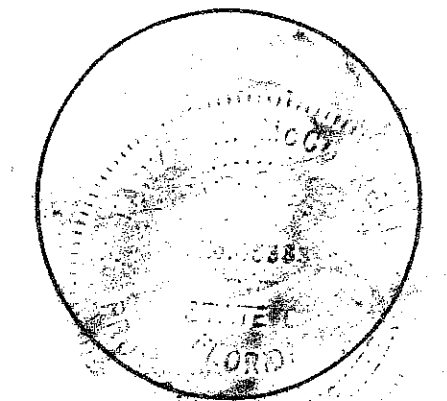
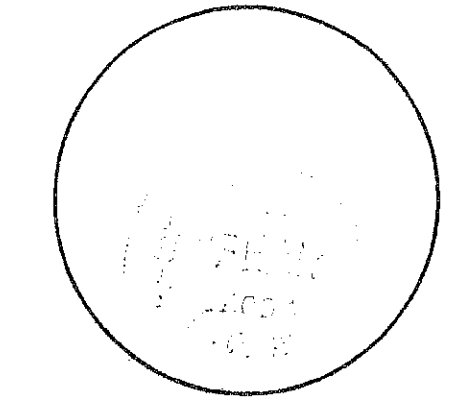
STATE OF FLORIDA AND COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 2 DAY OF August 2007 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: [Signature] George T. Webb, P.E. COUNTY ENGINEER

DATE: 4/3/07

SEAL BOYNTON BEACH ASSOCIATES XXI, L.L.P. A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP SEAL COUNTY ENGINEER



SITE DATA	
ZONING PETITION No.:	2005-0008 (AKA GREYSTONE)
NUMBER OF UNITS:	134
TOTAL ACREAGE:	50.30 ACRES, MORE OR LESS
DENSITY:	2.66 UNITS PER ACRE

SUBDIVISION MINI ASSEMBLAGE PLAT 1 BOOK 104 PAGE 145 RECORD MAP 1854 ZONING PD-2 MAP CODE 204-1