

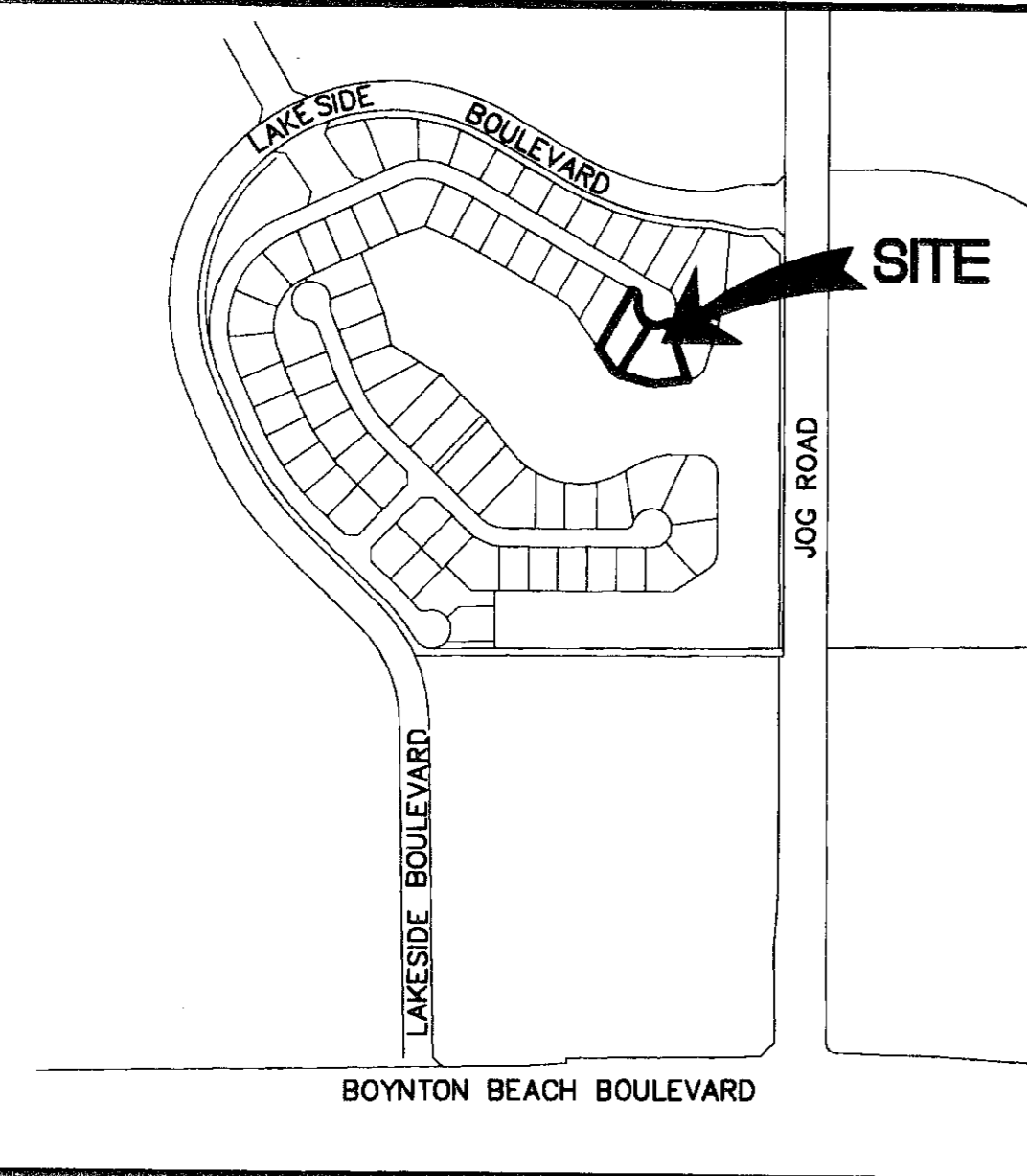
182

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:21am  
THIS 9 DAY OF November  
A.D. 2006 AND DULY RECORDED  
IN PLAT BOOK 108 OF  
PAGES 182 THROUGH 183.  
SHARON R. BOCK, CLERK  
AND COMPTROLLER  
BY: Diana A. Wood  
DEPUTY CLERK

0391-021

# ENCLAVE AT BOYNTON WATERS - REPLAT NO. 4

AT LAKES OF BOYNTON BEACH P.U.D., POD B  
SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
BEING A REPLAT OF LOTS 15 AND 16 OF ENCLAVE AT BOYNTON WATERS, AS RECORDED IN PLAT  
BOOK 99, PAGES 105 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
SEPTEMBER, 2006 SHEET 1 OF 2



LOCATION MAP

### SITE TABULAR DATA

LOT NO.	ACREAGE	SF*
15	0.42	18,306
16	0.35	15,261

\*NOTE: SF DENOTES SQUARE FOOTAGE

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, JOHN S. KENNELLY, 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 ENCLAVE AT BOYNTON WATERS CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED THIS DAY 19th of September, 2006. BY: John S. Kennelly  
JOHN S. KENNELLY  
ATTORNEY AT LAW

### PALM BEACH COUNTY APPROVAL

COUNTY ENGINEER OF  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 9 DAY OF November A.D., 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.  
BY: George T. Webb  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### SURVEYORS NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF SOUTH 60°25'33" EAST ALONG THE CENTERLINE OF CAPTIVA CIRCLE, AS SHOWN ON THE PLAT OF ENCLAVE AT BOYNTON WATERS, RECORDED IN PLAT BOOK 99, PAGES 105 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.  
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.  
THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.  
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 THE 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 MARTIN J. SHATTO, P.S.M., IN THE OFFICES OF THE WANTMAN GROUP, INC., 2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FLORIDA 33411.  
ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.  
(R.) DENOTES RADIAL  
(R.F.) DENOTES RADIAL TO FRONT LOT LINE  
(R.R.) DENOTES RADIAL TO REAR LOT LINE  
COORDINATES SHOWN HEREON ARE GRID COORDINATES  
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FOOT  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED  
SCALE FACTOR = 1.0000306  
GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)

### SURVEYORS CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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 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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH 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.  
DATED THIS 20th DAY OF September, 2006.  
Martin J. Shatto  
MARTIN J. SHATTO  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5219

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ENCLAVE AT BOYNTON WATERS CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOTS 15 AND 16 OF ENCLAVE AT BOYNTON WATERS, AS RECORDED IN PLAT BOOK 99, PAGES 105 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ENCLAVE AT BOYNTON WATERS - REPLAT NO. 4", CONTAINING 0.77 ACRES (33,567 SQUARE FEET), MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON: IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,  
THIS 19th DAY OF September, 2006.

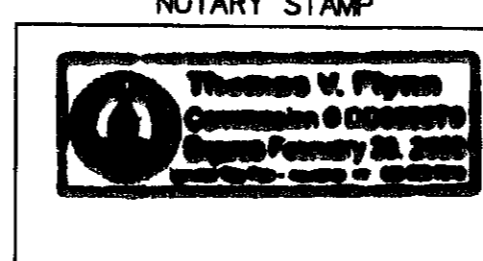
WITNESS: Justin Kennelly ENCLAVE AT BOYNTON WATERS CORPORATION  
JUSTIN KENNELLY A FLORIDA CORPORATION  
WITNESS: Samuel A. Moore, Jr. BY: John B. Kennelly  
SAMUEL A. MOORE, JR. JOHN B. KENNELLY, PRESIDENT

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE 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 ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 13452 AT PAGE 1022 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 SR. VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS DATED  
THIS 19th DAY OF September, 2006.  
WITNESS: John P. Dover MERCANTILE BANK  
A SOUTH CAROLINA CORPORATION  
Florida Banking  
BY: John P. Dover  
JOHN P. DOVER  
SR. VICE PRESIDENT

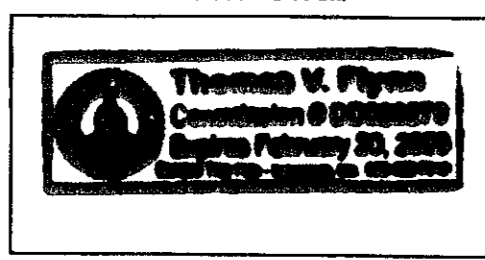
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED John P. Dover WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. VICE PRESIDENT OF MERCANTILE BANK, A SOUTH-CAROLINA BANKING 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 19th DAY OF September, 2006.  
MY COMMISSION EXPIRES: Feb. 20, 2009 BY: Thomas V. Flynn  
NOTARY PUBLIC  
PRINT NAME: Thomas V. Flynn  
LICENSE NUMBER: DD398259

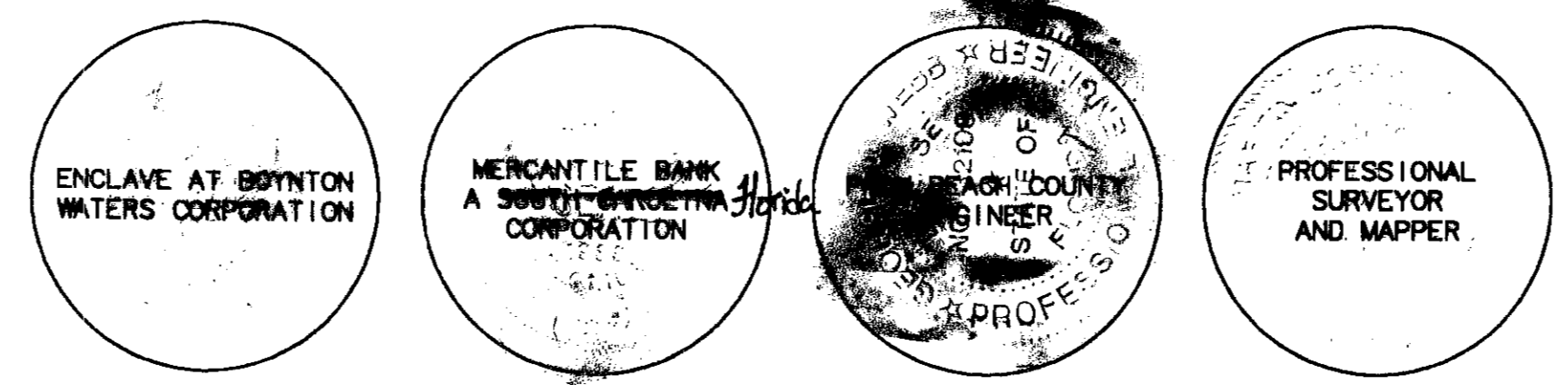


### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED JOHN B. KENNELLY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ENCLAVE AT BOYNTON WATERS CORPORATION, A FLORIDA 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.  
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REPLAT  
ENCLAVE AT BOYNTON WATERS  
PLAT 108  
RECORDED IN  
PLAT BOOK 99  
PAGES 105 THROUGH 109  
DATE 09/19/06  
BY: JOHN B. KENNELLY  
PRESIDENT, ENCLAVE AT BOYNTON WATERS CORPORATION



**Wantman Group, Inc.**  
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