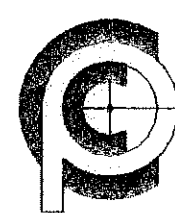


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CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

6101 W. ATLANTIC BLVD., SUITE 201, MARGATE, FL 33063  
PHONE: 954-972-3959 FAX: 954-972-4178

051112

DCW

# PRESERVE AT BOYNTON BEACH

A REPLAT OF A PORTION OF LOTS 20-26,  
SAM BROWN JR.'S HYPOLUXO SUBDIVISION (P.B. 1, PG.81, P.B.C.R.)  
IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST  
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA  
JULY 2007

00008-052

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:11 PM  
THIS 12 DAY OF AUGUST  
2007, AND DULY RECORDED  
IN PLAT BOOK 111 ON PAGES  
11 THRU 14  
SHARON R. BOCK,  
CLERK & COMPTROLLER  
BY: *[Signature]* DC

SHEET 1 OF 4

### DESCRIPTION, DEDICATION AND RESERVATION

AND THE PRESERVE AT BOYNTON BEACH 2 CONDEMNATED ASSOCIATION, INC., A FLORIDA LIMITED LIABILITY COMPANY OWNERS OF THE LANDS SHOWN HEREON, BEING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS PRESERVE AT BOYNTON BEACH, A REPLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

KNOW ALL MEN BY THESE PRESENTS: THAT BOYNTON VILLAGE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY OWNERS OF THE LANDS SHOWN HEREON, BEING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS PRESERVE AT BOYNTON BEACH, A REPLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(DEED DESCRIPTION)  
THAT PORTION OF LOTS 20 THROUGH 26, INCLUSIVE, LYING EAST OF THE WEST LINE OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, BOYNTON BEACH, FLORIDA, AS SHOWN ON THE PLAT OF SAM BROWN JR.'S HYPOLUXO SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 81 IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER THE SOUTH 332 FEET, OF THE WEST 165 FEET, (AS MEASURED ALONG THE WEST AND SOUTH LINES) THEREOF.

AND BEING MORE PARTICULARLY DESCRIBED AS:  
(METES AND BOUNDS DESCRIPTION)  
COMMENCING AT NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°13'01" EAST, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 1303.56 FEET TO AN INTERSECTION WITH THE NORTH LINE OF LOT 26 AS SHOWN ON THE PLAT OF SAM BROWN JR.'S HYPOLUXO SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 81, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 89°43'01" EAST, ALONG SAID NORTH LINE OF LOT 26, A DISTANCE OF 529.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 26; THENCE SOUTH 07°48'14" WEST, ALONG THE EAST LINES OF LOTS 20 THROUGH 26 INCLUSIVE OF SAID PLAT, A DISTANCE OF 1104.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE NORTH 89°48'41" WEST, ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 191.47 FEET; THENCE NORTH 01°13'01" WEST, ALONG A LINE 165 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF SECTION 15, A DISTANCE OF 332.00 FEET; THENCE NORTH 89°48'41" WEST, ALONG A LINE 332 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF LOT 20, A DISTANCE OF 165.00 FEET; THENCE NORTH 01°13'01" WEST, ALONG SAID WEST LINE OF SECTION 15, A DISTANCE OF 764.32 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 9.888 ACRES, MORE OR LESS.

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

- PARCEL "A" IS HEREBY RESERVED FOR THE PRESERVE AT BOYNTON BEACH MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ROADWAY, INGRESS/EGRESS, PARKING, STORMWATER MANAGEMENT, RECREATION, OPEN SPACE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- TRACTS 1 THROUGH 15 INCLUSIVE ARE HEREBY RESERVED FOR BOYNTON VILLAGE, L.L.C. FOR DEVELOPMENT PURPOSES.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WATER AND SEWER UTILITIES, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, AND RELATED APPURTENANCES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT OF MSM, INC., A FLORIDA CORPORATION, ITS MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF AUGUST, 2007.

BOYNTON VILLAGE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY  
WITNESS: \_\_\_\_\_ BY: MSM, INC., A FLORIDA CORPORATION ITS MEMBER  
PRINT NAME: \_\_\_\_\_ BY: MARA S. MADES PRESIDENT

WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

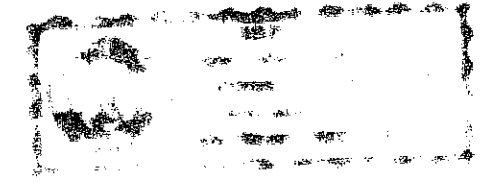
### ACKNOWLEDGEMENT:

STATE OF FLORIDA ) SS  
COUNTY OF MIAMI-DADE )

BEFORE ME PERSONALLY APPEARED MARA S. MADES, PRESIDENT OF MSM, INC., A FLORIDA CORPORATION, AS MEMBER OF BOYNTON VILLAGE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF AUGUST, 2007.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC



### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA ) SS  
COUNTY OF MIAMI-DADE )

THE PRESERVE AT BOYNTON BEACH MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12 DAY OF AUGUST, 2007.

THE PRESERVE AT BOYNTON BEACH MAINTENANCE ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: *[Signature]* AS TO BOTH  
PRINT NAME: MARA S. MADES  
BY: *[Signature]* BRUCE ADAMS PRESIDENT

WITNESS: *[Signature]* AS TO BOTH  
PRINT NAME: MARA S. MADES  
BY: *[Signature]* KIM GREENBERG SECRETARY

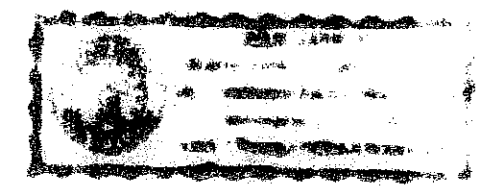
### ACKNOWLEDGEMENT:

STATE OF FLORIDA ) SS  
COUNTY OF MIAMI-DADE )

BEFORE ME PERSONALLY APPEARED BRUCE ADAMS AND KIM GREENBERG WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF THE PRESERVE AT BOYNTON BEACH MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR PROFIT CORPORATION, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF AUGUST, 2007.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

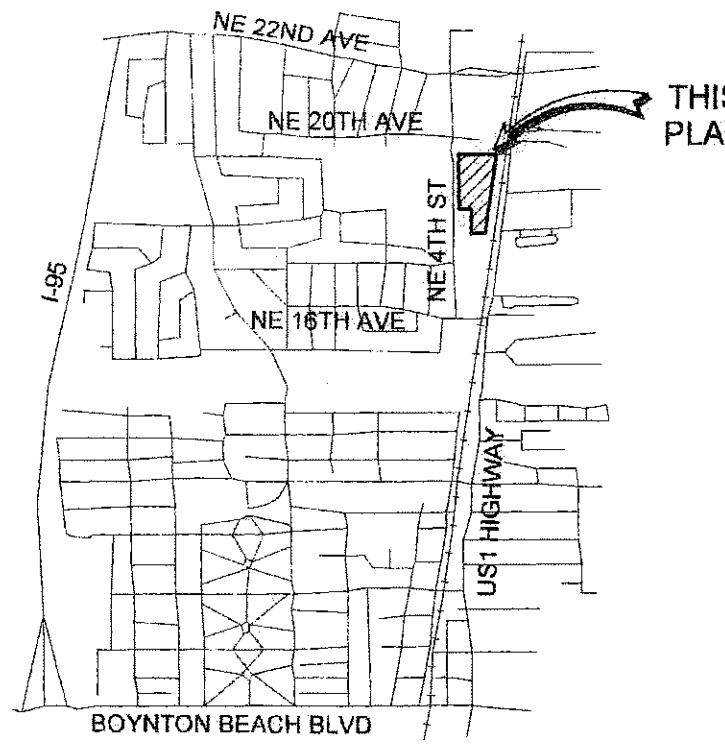


### TITLE CERTIFICATION

STATE OF FLORIDA ) SS  
COUNTY OF MIAMI-DADE )

I, HOWARD VOGEL, ESQ., 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 BOYNTON VILLAGE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID ON SAID LAND PURSUANT TO CHAPTER 197.192 FLORIDA STATUTES AS AMENDED; 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 THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE DEVELOPMENT DEPICTED BY THIS PLAT.

DATED: 8/12/07 BY: HOWARD VOGEL, ESQ. FL BAR NO. 285617



LOCATION MAP NOT TO SCALE

### MORTGAGEE'S CONSENT

STATE OF FLORIDA ) SS  
COUNTY OF MIAMI-DADE )

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 THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 19686 AT PAGES 0367 - 0373 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF AUGUST, 2007.

CITY NATIONAL BANK OF FLORIDA  
A NATIONAL BANKING CORPORATION  
WITNESS: \_\_\_\_\_ AS TO BOTH  
PRINT NAME: \_\_\_\_\_  
BY: \_\_\_\_\_ NAME: \_\_\_\_\_ VICE PRESIDENT

WITNESS: \_\_\_\_\_ AS TO BOTH  
PRINT NAME: \_\_\_\_\_

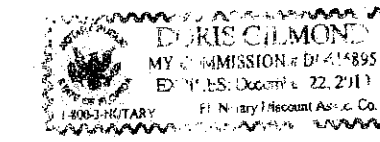
### ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
COUNTY OF MIAMI-DADE )

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY VICE PRESIDENT RESPECTIVELY OF CITY NATIONAL BANK OF FLORIDA, A NATIONAL BANKING CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THE 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 12 DAY OF AUGUST, 2007.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC



MSM, INC.	CITY NATIONAL BANK OF FLORIDA	PRESERVE AT BOYNTON BEACH MAINTENANCE ASSOCIATION, INC.	CITY SURVEYOR AND MAPPER	CITY ENGINEER	CITY OF BOYNTON BEACH	SURVEYOR

### CITY OF BOYNTON BEACH APPROVALS:

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 12 DAY OF AUGUST, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081 (1), FLORIDA STATUTES.

BY: *[Signature]*  
HERBERT D. KELLEY, JR., P.E., P.S.M.  
CITY SURVEYOR AND MAPPER

PRESERVE AT BOYNTON BEACH IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF AUGUST, 2007.

BY: *[Signature]*  
HERBERT D. KELLEY, JR., P.E., P.S.M.  
CITY ENGINEER

BY: JERRY TAYLOR  
MAYOR

ATTEST (AS TO BOTH): JANET M. PRANITO  
CITY CLERK

### NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 15-45-43 HAVING A GRID BEARING OF NORTH 01°13'01" WEST ACCORDING TO THE STATE PLANE COORDINATES PUBLISHED BY PALM BEACH COUNTY ENGINEERING DIVISION.
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS.
- 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 CITY OF BOYNTON BEACH 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 MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

### SURVEYOR'S CERTIFICATE

I 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTION OF 61017-6., FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DONNA C. WEST  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS4290  
CARNAHAN PROCTOR CROSS, INC.  
6101 WEST ATLANTIC BOULEVARD, SUITE 201  
MARGATE, FL 33063  
CERTIFICATE OF AUTHORIZATION NO. LB2936