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0946-005

MINI ASSEMBLAGE P.U.D. PLAT SIX

ALSO KNOWN AS GREYSTONE P.U.D.
BEING A REPLAT OF TRACTS 50 AND 51 AND A PORTION OF TRACTS 49, 52, AND 53, 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
JANUARY 2007 SHEET 1 OF 4



147

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD
AT _____ THIS _____ DAY
OF _____ 2007, AND DULY
RECORDED IN PLAT BOOK NO. _____
ON PAGE _____ SHARON R. BOCK
CLERK & COMPTROLLER BY
_____ DC.

This Instrument Prepared By:
Kevin M. Beck, P.S.M.
Certificate of Authorization No. LB 6701
JANUARY 2007

Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
680 Village Boulevard, Suite 340
West Palm Beach, Florida 33409
Phone: 561.684.8161 Fax 561.684.6360

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 50 AND 51, AND A PORTION OF TRACTS 49, 52 AND 53, 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 SIX", 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 THE SOUTH LINE OF THE AFOREMENTIONED TRACT 56, SOUTH 89°37'08" WEST A DISTANCE OF 1165.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID TRACTS 53 THROUGH 49, SOUTH 89°37'08" WEST, A DISTANCE OF 1434.93 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°21'49" WEST, A DISTANCE OF 660.04 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 49; THENCE ALONG SAID NORTH LINE OF TRACTS 49 THROUGH 53, NORTH 89°37'11" EAST, A DISTANCE OF 1543.25 FEET; THENCE DEPARTING SAID NORTH LINE, ALONG A LINE RADIAL TO THE FOLLOWING DESCRIBED CURVE, SOUTH 00°22'49" EAST A DISTANCE OF 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°18'38", AN ARC DISTANCE OF 33.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°04'11" EAST, A DISTANCE OF 50.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°28'26", AN ARC DISTANCE OF 47.37 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 63°24'15" WEST, A DISTANCE OF 65.74 FEET TO THE POINT OF CURVATURE A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°21'50", AN ARC DISTANCE OF 19.04 FEET; THENCE SOUTH 27°04'11" EAST, A DISTANCE OF 108.54 FEET; THENCE SOUTH 24°23'30" EAST, A DISTANCE OF 50.29 FEET TO A POINT ON THE ARC ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1475.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 30°37'31" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°18'11" WEST, A DISTANCE OF 136.51 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°04'19" WEST, A DISTANCE OF 49.49 FEET; THENCE SOUTH 21°47'06" EAST, A DISTANCE OF 49.81 FEET TO A POINT ON THE ARC ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 370.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 68°16'18" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°20'38", AN ARC DISTANCE OF 137.83 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°23'04" EAST, A DISTANCE OF 67.95 FEET TO THE POINT OF BEGINNING.

CONTAINING: 984,311.29 SQUARE FEET 22.60 ACRES, MORE OR LESS.

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

1. 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. TRACT A IS SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT PROVISIONS SET FORTH IN OFFICIAL RECORD BOOK 1395, PAGE 424, AND DEED BOOK 689, PAGE 287 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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.

2. 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, 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 THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

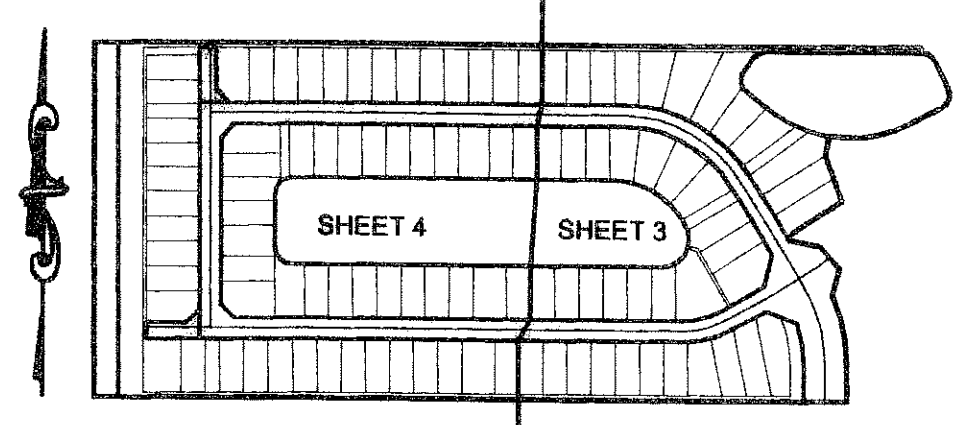
THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS AS SHOWN HEREON ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, 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.

2. 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 ABUTTING LOTS FOR INGRESS, EGRESS, 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.

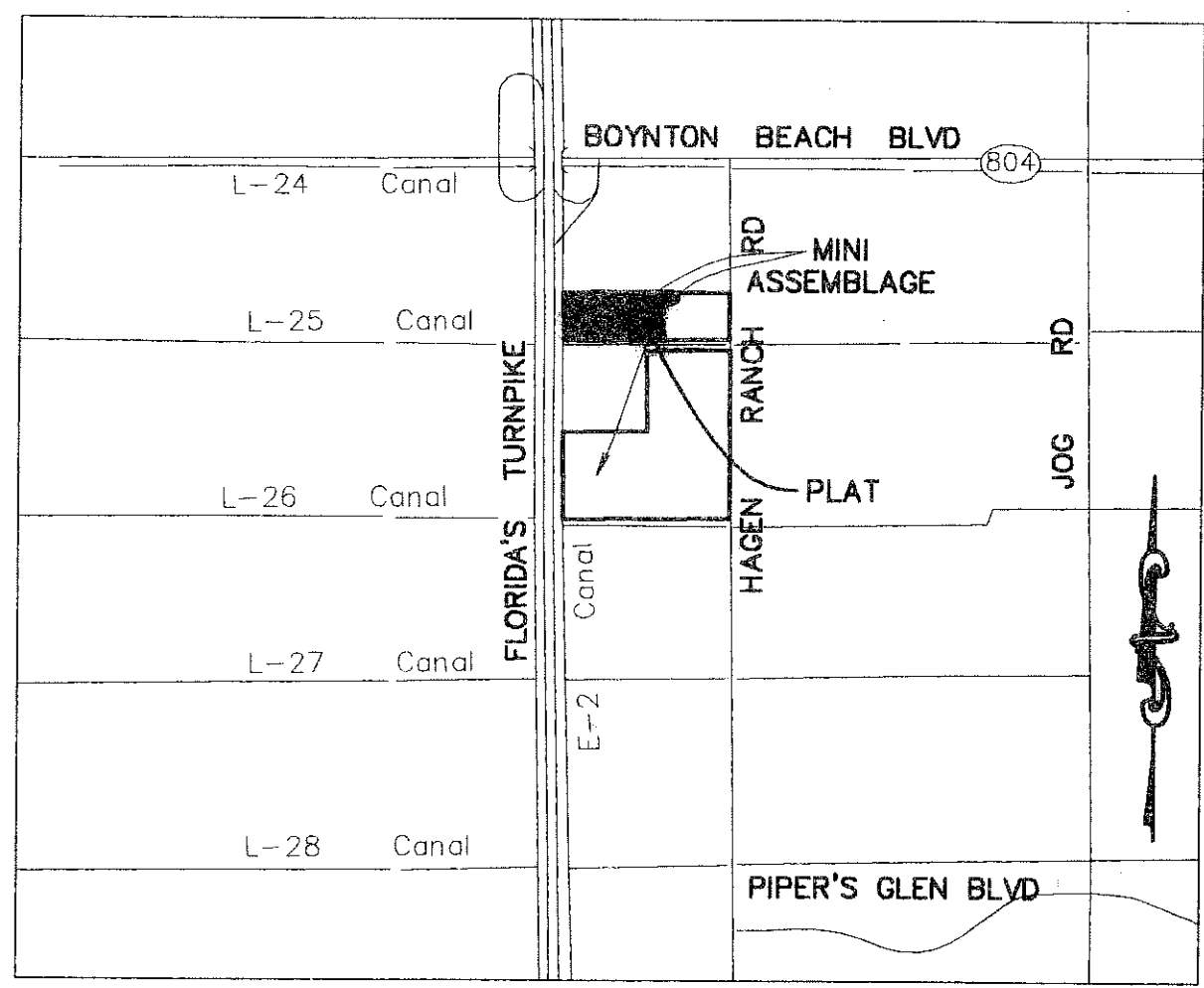
3. TRACTS LK-8, AND LK-9, THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 22010, PAGE 1000, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

4. 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. SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT PROVISIONS SET FORTH IN OFFICIAL RECORD BOOK 21570, PAGE 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. TRACTS OS1 THROUGH OS11, 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.



SHEET INDEX MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

6. 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.

7. 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.

8. 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.

9. 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.

10. 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 PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE 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.

11. THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

12. 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.

13. 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.

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 30th DAY OF August, 2007.

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

BY: BOYNTON BEACH XXI CORPORATION, ITS GENERAL PARTNER

BY: Alan Forest
ALAN FOREST, VICE PRESIDENT
PRINT NAME AND TITLE

WITNESS: Paul Monaghan
PRINT NAME

WITNESS: Paul Monaghan
PRINT NAME

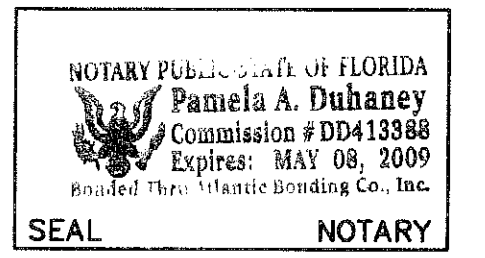
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Alan Forest 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 30 DAY OF August, 2007.

NOTARY PUBLIC: Patricia A. DuBoney
PRINT NAME: Patricia A. DuBoney
MY COMMISSION NUMBER: May 8, 2007
MY COMMISSION EXPIRES: 05/08/2007



COUNTY APPROVAL

STATE OF FLORIDA AND
COUNTY OF PALM BEACH

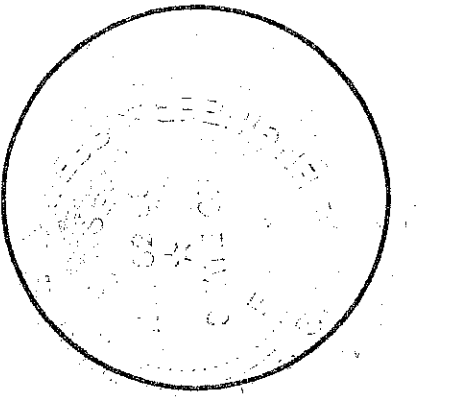
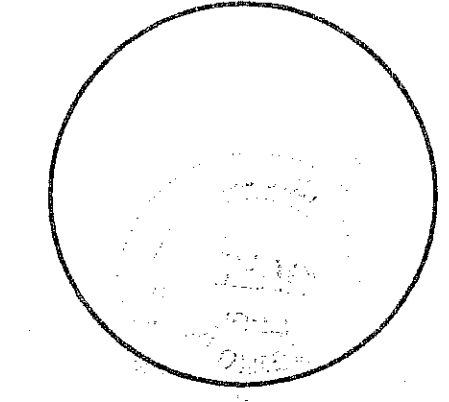
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 30th DAY OF August, 2007 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

DATE: October 2, 2007

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: 103
TOTAL ACREAGE: 22.60, MORE OR LESS
DENSITY: 4.56 UNITS PER ACRE

Z:\2005\08\04 Mini Assemblage Boundary and Plat\SURVEY\PLAT\063044-BS-PLAT6.dwg, 8/19/2007, 8:16:32 AM EDT