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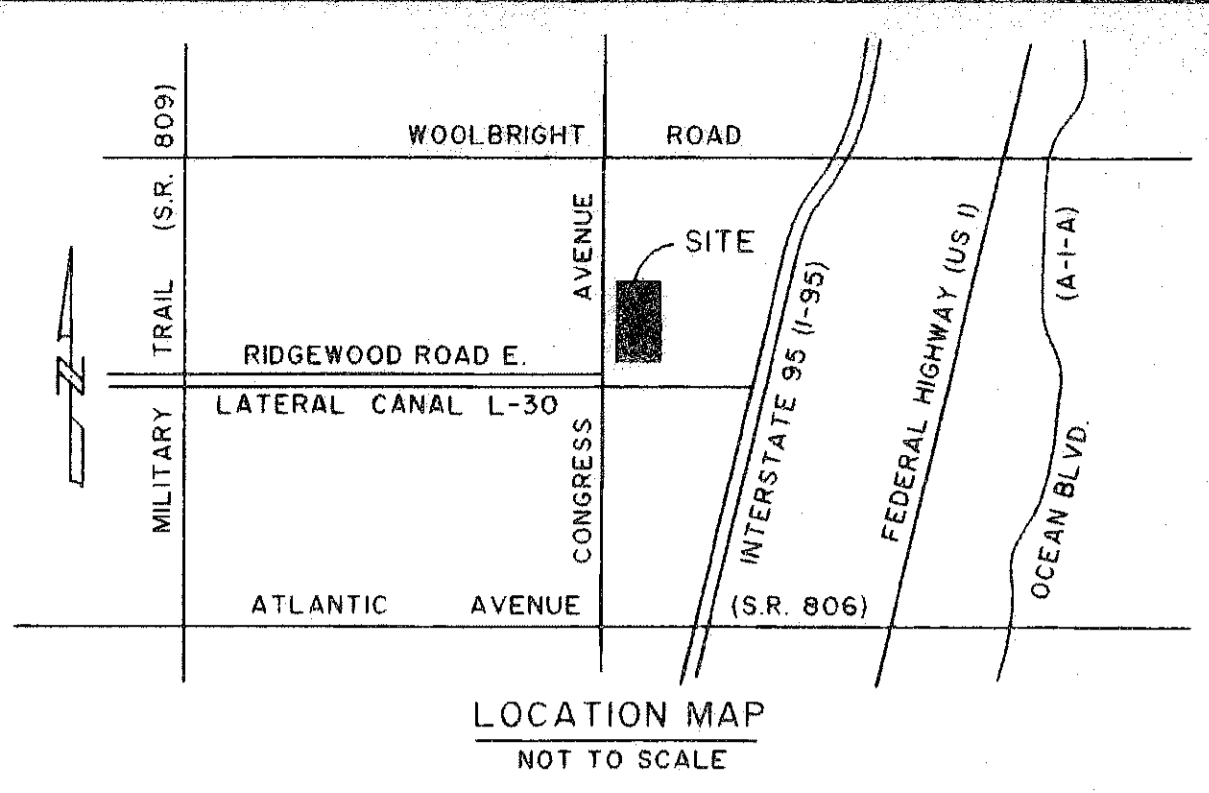
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MONTEREY BAY - TRACT C-1

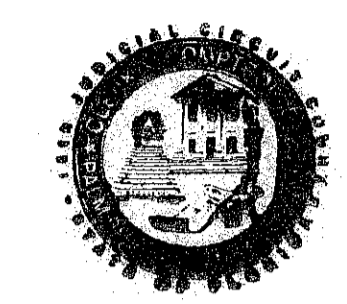
AUGUST 2009

A PORTION OF A PLANNED UNIT DEVELOPMENT
LYING IN SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA,
BEING A REPLAT OF TRACT C-1, MONTEREY BAY, A PUD, AS RECORDED IN PLAT
BOOK 104, PAGES 82 THRU 88, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

00008-057



STATE OF FLORIDA }
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR RECORD AT 3:23 P.M. THIS 24 DAY OF November 2009
AND DULY RECORDED IN PLAT BOOK NO. 113 ON PAGE 15-16
SHARON R. BOCK, CLERK AND COMPTROLLER, PALM BEACH COUNTY
BY: [Signature] D.C.



DESCRIPTION, DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
KNOW ALL MEN BY THESE PRESENTS THAT STANDARD PACIFIC OF SOUTH FLORIDA, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS MONTEREY BAY, A PUD, BEING A REPLAT OF TRACT C-1, MONTEREY BAY, A PUD AS RECORDED IN PLAT BOOK 104, PAGES 82 THRU 88, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LING IN SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT C-1, MONTEREY BAY, A PUD, AS RECORDED IN PLAT BOOK 104, PAGES 82 THRU 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 2.600 ACRES, MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

EASEMENTS

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR UTILITY PURPOSES. THE MAINTENANCE OF ALL UTILITIES LOCATED WITHIN SAID UTILITY EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MONTEREY COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

LOTS 1 THROUGH 14, BLOCK 25, ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT IN FAVOR OF THE MONTEREY COMMUNITY ASSOCIATION, INC., FOR THE LIMITED PURPOSE OF MAINTENANCE, REPAIR, AND REPLACEMENT OF UNDERGROUND UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, WITHOUT LIMITATION, POTABLE WATER PIPELINES, WASTE WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES AND CABLE TELEVISION LINES.

TRACTS

TRACT O-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MONTEREY COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, LANDSCAPING 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER THIS 15 DAY OF September, 2009.

STANDARD PACIFIC OF SOUTH FLORIDA
A FLORIDA GENERAL PARTNERSHIP

BY: STANDARD PACIFIC OF SOUTH FLORIDA GP, INC.
A FLORIDA CORPORATION
ITS GENERAL PARTNER

WITNESS: [Signature] BY: [Signature]
PRINTED NAME: Cristy Felio DIANA IBARRIA
DIVISION PRESIDENT

WITNESS: [Signature] BY: [Signature]
PRINTED NAME: Lorraine Sanchez MCHAE DEBOCK
DIVISION VICE-PRESIDENT

WITNESS: [Signature] BY: [Signature]
PRINTED NAME: Cidy Felio MCHAE DEBOCK
DIVISION VICE-PRESIDENT

WITNESS: [Signature] BY: [Signature]
PRINTED NAME: Lorraine Sanchez

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED DIANA IBARRIA AND MICHAEL DEBOCK WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT AND DIVISION VICE-PRESIDENT OF STANDARD PACIFIC OF SOUTH FLORIDA GP, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF STANDARD PACIFIC OF SOUTH FLORIDA, A FLORIDA GENERAL PARTNERSHIP, AND SEVERALLY 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 15 DAY OF September, 2009.

MY COMMISSION EXPIRES: Oct 2, 2011 [Signature]
NOTARY PUBLIC

COMMISSION NO.: DD 721149 Lisbet Morales
PRINTED NAME

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
THE MONTEREY COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 15 DAY OF September, 2009.

WITNESS: [Signature] BY: [Signature]
WITNESS: [Signature] PRESIDENT

WITNESS: [Signature] BY: [Signature]
WITNESS: [Signature] SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED Diana Ibarria and Michael DeBock WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE MONTEREY COMMUNITY ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, AND SEVERALLY 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 15 DAY OF September, 2009.

MY COMMISSION EXPIRES: Oct 2, 2011 [Signature]
NOTARY PUBLIC

COMMISSION NO. DD 721149 Lisbet Morales
PRINTED NAME

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
THE MONTEREY/CONGRESS COMMUNITY DEVELOPMENT DISTRICT, HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS OR RESERVATIONS TO, NOR ARE THERE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY, SAID DISTRICT ON THIS PLAT. IN WITNESS WHEREOF, THE CONGRESS/MONTEREY COMMUNITY DEVELOPMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY Michael DeBock, its Chairman, and Enrique Laureiro, its Secretary, THIS 15 DAY OF September, 2009.

WITNESS: [Signature] BY: [Signature]
WITNESS: [Signature] Michael DeBock, CHAIRMAN PRESIDENT

WITNESS: [Signature] BY: [Signature]
WITNESS: [Signature] Enrique Laureiro SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED Michael DeBock and Enrique Laureiro WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND SECRETARY OF CONGRESS/MONTEREY COMMUNITY DEVELOPMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE DISTRICT SEAL OF SAID DISTRICT AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF September, 2009.

MY COMMISSION EXPIRES: Oct 2, 2011 [Signature]
NOTARY PUBLIC

COMMISSION NO. DD 721149 Lisbet Morales
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
I, STEVEN VAINDER, 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 STANDARD PACIFIC OF SOUTH FLORIDA, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES OF RECORD.

DATED: [Signature] BY: [Signature]
STEVEN VAINDER
ATTORNEY AT LAW
95915

CITY OF BOYNTON BEACH APPROVAL

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
MONTEREY BAY - TRACT C-1 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 19th DAY OF November, 2009, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES.

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

MONTEREY BAY - TRACT C-1 IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF November, 2009.

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

BY: [Signature]
JERRY TAYLOR
MAYOR

ATTEST (AS TO BOTH): [Signature]
JANET M. PRAINITO
CITY CLERK

AREA TABULATION

TRACT "O-1".....	0.673 ACRES
RESIDENTIAL (FEE SIMPLE).....	1.927 ACRES
TOTAL ACREAGE.....	2.600 ACRES

SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF BOYNTON BEACH.
- THERE SHALL BE NO BUILDING OR STRUCTURES PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- LANDSCAPING ON UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- | | | |
|--------|---|--|
| P.C.P. | = | PERMANENT CONTROL POINT |
| P.R.M. | = | PERMANENT REFERENCE MONUMENT |
| C.M. | = | CONCRETE MONUMENT |
| O.R.B. | = | OFFICIAL RECORD BOOK |
| R/W | = | RIGHT OF WAY |
| C | = | CENTERLINE |
| U. E. | = | UTILITY EASEMENT |
| D. E. | = | DRAINAGE EASEMENT |
| R | = | RADIUS |
| L | = | ARC LENGTH |
| Δ | = | CURVE CENTRAL ANGLE |
| ■ | = | FOUND 4"x4"x24" C.M. WITH ALUMINUM DISK,
STAMPED P.R.M. L.B. 4396 |
| C.B. | = | CHORD BEARING |
| CH.L. | = | CHORD LENGTH |
| L.B.E. | = | LANDSCAPE BUFFER EASEMENT |
| A.E. | = | ACCESS EASEMENT |
| R.L. | = | RADIAL LINE |
| L.A.E. | = | LIMITED ACCESS EASEMENT |
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF TRACT C-1, MONTEREY BAY, A PUD, AS RECORDED IN PLAT BOOK 104, PAGE 82, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A PLATTED BEARING OF NORTH 00°00'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA. GEOMETRY HEREON HAS AN EXPECTED POSITIONAL TOLERANCE OF 0.01'.

[Signature] DATE: 9/24/2009
JONATHAN T. GILBERT
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. 5604
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD. SUITE 206
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION NUMBER LB 2438

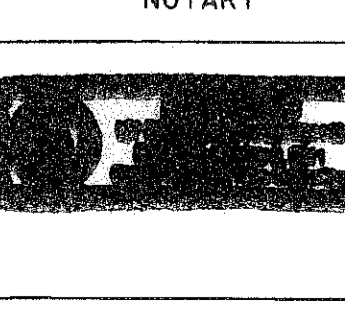
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY JONATHAN T. GILBERT, P.S.M. OF MICHAEL B. SCHORAH & ASSOCIATES, INC.

STANDARD PACIFIC OF SOUTH FLORIDA, GP



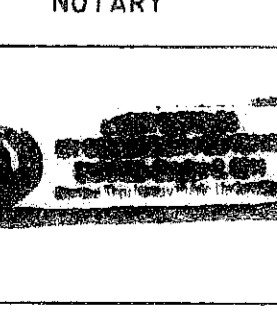
STANDARD PACIFIC OF SOUTH FLORIDA, GP
NOTARY



MONTEREY COMMUNITY ASSOCIATION, INC.



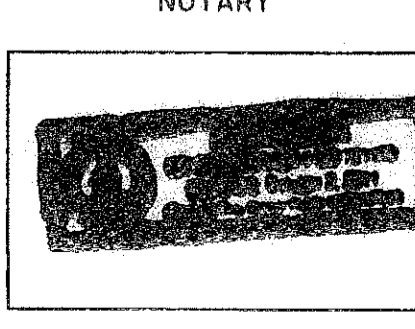
MONTEREY COMMUNITY ASSOCIATION, INC.
NOTARY



MONTEREY/CONGRESS COMMUNITY DEVELOPMENT DISTRICT



MONTEREY/CONGRESS COMMUNITY DEVELOPMENT DISTRICT
NOTARY



CITY SURVEYOR AND MAPPER



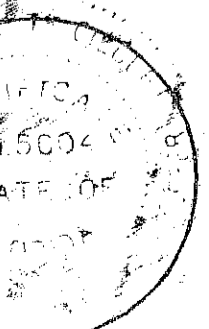
CITY ENGINEER



CITY OF BOYNTON BEACH



SURVEYOR



MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS • DEVELOPMENT CONSULTANTS • PLANNERS
TEL. (561) 968-0080 L.B. #2438 FAX (561) 642-9726
1850 FOREST HILL BLVD.
WEST PALM BEACH, FLORIDA 33406

MONTEREY BAY - TRACT C-1