

DEDICATION:

State of Florida }
County of Miami-Dade } SS

Know all men by these presents that Brighton at Boynton Beach, L.C., a Florida limited liability company, owners of the land shown hereon, as BOYNTON ESTATES II, being a portion of the Southeast Quarter (SE 1/4) of Section 1, Township 45 South, Range 42 East, lying and being in Palm Beach County, Florida, being more particularly described as follows:

A portion of the Southeast Quarter (S.E. 1/4) of Section 1, Township 45 South, Range 42 East, lying and being in Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the plat of LAWRENCE WOODS A P.U.D., as recorded in Plat Book 49, Pages 149 and 150, of the Public Records of Palm Beach County, Florida, said point being 40.00 feet West of the East line of said Section 1; Thence South 89°47'21" West, along the Southerly boundary of said LAWRENCE WOODS A P.U.D., a distance of 20.50 feet to the POINT OF BEGINNING; Thence along the Westerly right of way line of LAWRENCE ROAD as described in Warranty Deed recorded in Official Records Book 10967, Page 465 of said Public Records, the following two (2) courses; South 00°28'10" East, along a line 60.50 feet West of and parallel with, as measured at right angles to the East line of the Southeast Quarter (S.E. 1/4) of said Section 1, a distance of 1196.83 feet; Thence South 44°36'14" West, a distance of 56.64 feet to a point on the Northerly right of way line of Hypoluxo Road as described in Official Records Book 10967, Page 465 of said Public Records; Thence South 89°40'39" West, along said Northerly right of way line, lying 132.00 feet North of and parallel with as measured at right angles to the South line of said Section 1, a distance of 902.50 feet; Thence North 00°22'01" West, along the West line of the East Three Quarters (E. 3/4) of the Southeast Quarter (S.E. 1/4), of the Southeast Quarter (S.E. 1/4) of said Section 1, a distance of 1238.76 feet; Thence North 89°47'21" East, along the North line of the Southeast Quarter (S.E. 1/4) of the Southeast Quarter (S.E. 1/4) of said Section 1, a distance of 940.40 feet to the POINT OF BEGINNING.

Said lands situate and lying in Palm Beach County, Florida.

Said lands contain 26.736 acres, more or less.

Tract R1, as shown hereon, is hereby reserved for the Brighton at Boynton Estates Homeowners Association Inc., a Florida corporation, not for profit, its successors and assigns, for private street 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 R, as shown hereon, is hereby reserved for the Brighton at Boynton Estates Homeowners Association Inc., a Florida corporation, not for profit, 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.

Tract L as shown hereon, is hereby reserved for the Brighton at Boynton Estates Homeowners Association Inc., a Florida corporation, not for profit, its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, "Subject to existing littoral zone Restrictive Covenant Agreement as recorded in Official Records Book 10877, Page 1571, Public Records of Palm Beach County, Florida."

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 Brighton at Boynton Estates Homeowners Association Inc., a Florida corporation, not for profit, its successors and assigns, without recourse to Palm Beach County.

The lake maintenance easements as shown hereon are hereby reserved for the Brighton at Boynton Estates Homeowners Association Inc., a Florida corporation, not for profit, its successors and assigns, for access to stormwater 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.

The lake maintenance access easements as shown hereon are hereby reserved for the Brighton at Boynton Estates Homeowners Association Inc., a Florida corporation, not for profit, its successors and assigns, for access to stormwater 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.

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, lake maintenance access easements and private roads associated with said drainage system.

Tract P, the preserve, as shown hereon, is hereby dedicated to the Brighton at Boynton Estates Homeowners Association Inc., its successors and assigns, for vegetation preserve purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. This perpetual maintenance obligation is set forth in the Preserve Management Plan as required by Palm Beach County Unified Land Development Code, Section 9.5. This plan shall be approved prior to site development. Once approved, a copy of the Preserve Management Plan will be available for inspection at the Palm Beach County Department of Environmental Resources Management.

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 utilities.

BOYNTON ESTATES II

A PORTION OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, 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.

Tract D, as shown hereon, is hereby reserved for the Brighton at Boynton Estates Homeowners Association Inc., a Florida corporation, not for profit, 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.

Buffer easements as shown hereon, are hereby reserved for the Brighton at Boynton Estates Homeowners Association Inc., a Florida corporation, not for profit, its successors and assigns, for landscape buffer purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Tract C, as shown hereon, is hereby reserved for the Brighton at Boynton Estates Homeowners Association Inc., a Florida corporation, not for profit, its successors and assigns, for civic purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Tracts 1, 2, 3, 4 and 5, as shown hereon, are hereby reserved for the Brighton at Boynton Estates Homeowners Association Inc., a Florida corporation, not for profit, its successors and assigns, for Landscape Buffer purposes as well as open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

The permanent construction easement as shown hereon is hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of performing any and all construction activities associated with adjacent thoroughfare roads.

IN WITNESS WHEREOF: The above named Brighton at Boynton Beach, L.C., a Florida limited liability company has caused these presents to be signed this 26th day of May, 1999.

Witness: Brighton at Boynton Beach, L.C. a Florida limited liability company L.A.

Signature of Michael Rabin, Thomas A. Daddario, Robert Stiegele, V.P.

ACKNOWLEDGEMENT:

State of Florida }
County of Miami-Dade } SS

BEFORE ME personally appeared Robert Stiegele as V.P. who is personally known to me or who produced N/A as identification and did not take an oath, and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

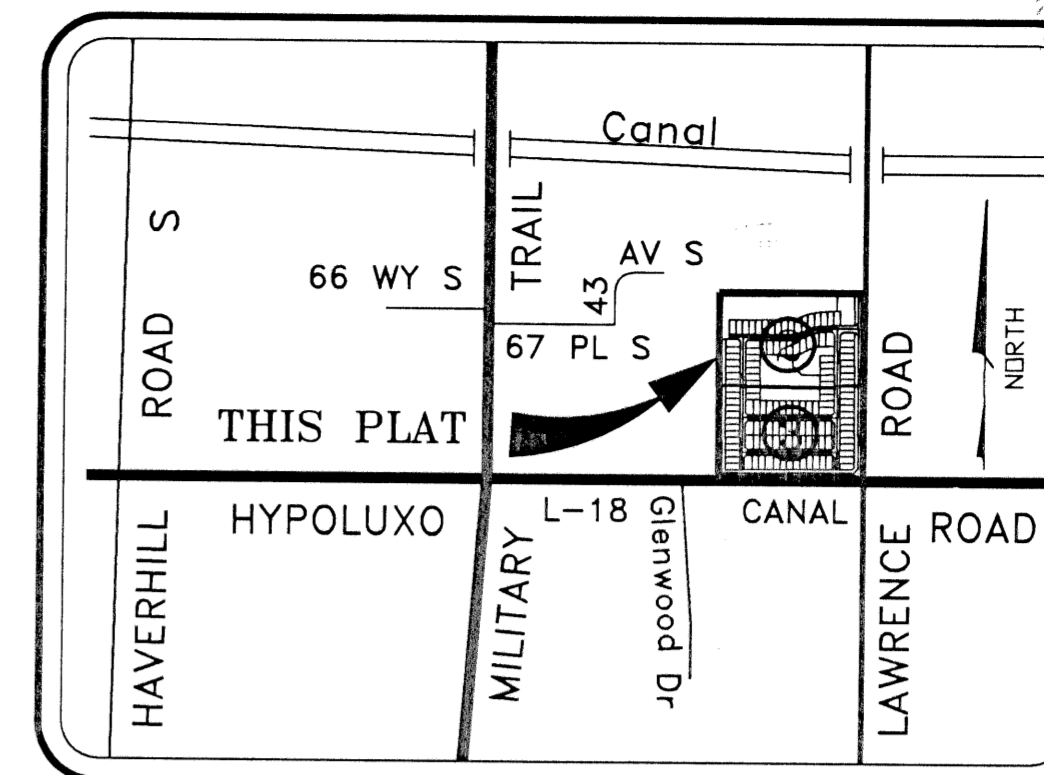
WITNESS my hand and official seal this 26th day of May, 1999.

My commission expires: 12/7/99. Signature of Deborah Jay, Notary Public.

SURVEYOR'S CERTIFICATE:

This is to certify that the plat shown hereon is a true and correct representation of a survey made under the responsible direction and supervision of a Professional Surveyor & Mapper; that said Surveyor & Mapper and myself are employed by the below named legal entity; that said plat 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 that Permanent Control Points ("P.C.P.'s"), and monuments according to Sec. 177.091(9), F.S., will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the required improvements; and, further, that the plat complies with all the survey requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

Signature of David E. Rohal, PSM Professional Surveyor and Mapper No. 4315 State of Florida CCL CONSULTANTS, INC. 2200 Park Central Blvd., North, Suite 100 Pompano Beach, FL 33064 Certification of Authorization No. 5610



TABULATION: PETITION NUMBER PDD-95-115. Table listing TRACT 1-5 (LANDSCAPE BUFFERS, OPEN SPACE), TRACT C (FOR CIVIC USE), TRACT D (RECREATION AREA), TRACT L (LAKE), TRACT P (PRESERVE), TRACT R (PRIVATE ACCESS STREET), TRACT R1 (PRIVATE STREET), and LOTS 1-136 (5.0 UNITS/ACRE) with their respective square feet and acreage.

LOCATION & INDEX MAP NOT TO SCALE. NOTE: 2 INDICATES SHEET NUMBER

TITLE CERTIFICATION:

State of Florida }
County of Miami-Dade } SS
I, Hilary S. Feinstock, 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 in Brighton at Boynton Beach, L.C. a Florida limited liability company that the current taxes have been paid; and 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. Leopold & Leopold, P.A.
Dated: 5-27-99. By: Hilary S. Feinstock, Attorney at Law licensed in Florida

ACCEPTANCE OF RESERVATION:

State of Florida }
County of Miami-Dade } SS
The Brighton at Boynton Estates Homeowners 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 26th day of May, 1999.
Witness: Robert Stiegele, Brighton at Boynton Estates Homeowners Association Inc., a Florida corporation, not for profit.
Witness: Thomas A. Daddario, Michael Rabin, V.P.

MORTGAGEE'S CONSENT

State of Florida }
County of Broward } SS
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 UNDER CLERK'S FILE #99-218084 of the Public Records of PALM BEACH COUNTY, Florida, shall be subordinated to the dedication shown hereon.
IN WITNESS WHEREOF: I David Albright hereunto set my hand and seal this 27 day of May, 1999.
Witness: City National Bank of Florida. By: David Albright, Vice President.

ACKNOWLEDGEMENT:

State of Florida }
County of Miami-Dade } SS
Before me personally appeared MICHAEL RABIN who is personally known to me, and who executed the foregoing instrument as President of Brighton at Boynton Estates Homeowners Association Inc., a Florida corporation, not for profit, 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 by hand and official seal this 26th day of May, 1999.

ACKNOWLEDGEMENT:

State of Florida }
County of Broward } SS
BEFORE ME personally appeared David Albright who is personally known to me or has produced N/A as identification, and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.
WITNESS my hand and official seal this 27 day of May, 1999.
My commission expires: 5/24/2005. Signature of Evelyn C. Browning, Notary Public.

COUNTY ENGINEER:

This plat is hereby approved for record pursuant to Palm Beach County ORDINANCE 95-33, and in accordance with Sec. 177.071(2), F.S., this 29 day of June, 1999, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.
Signature of George T. Webb, P.E., County Engineer.

Professional seals and stamps for BRIGHTON AT BOYNTON ESTATES, NOTARY, CITY NATIONAL, SURVEYOR (David E. Rohal), COUNTY ENGINEER (George T. Webb), and CONSULTANTS (CCL).

Boynton Estates II
PAGE 49
FLOOD MAP # 175B
ZONING PUD
SR 95-115
ZIP CODE 33463
PUD NAME Boynton Estates II