

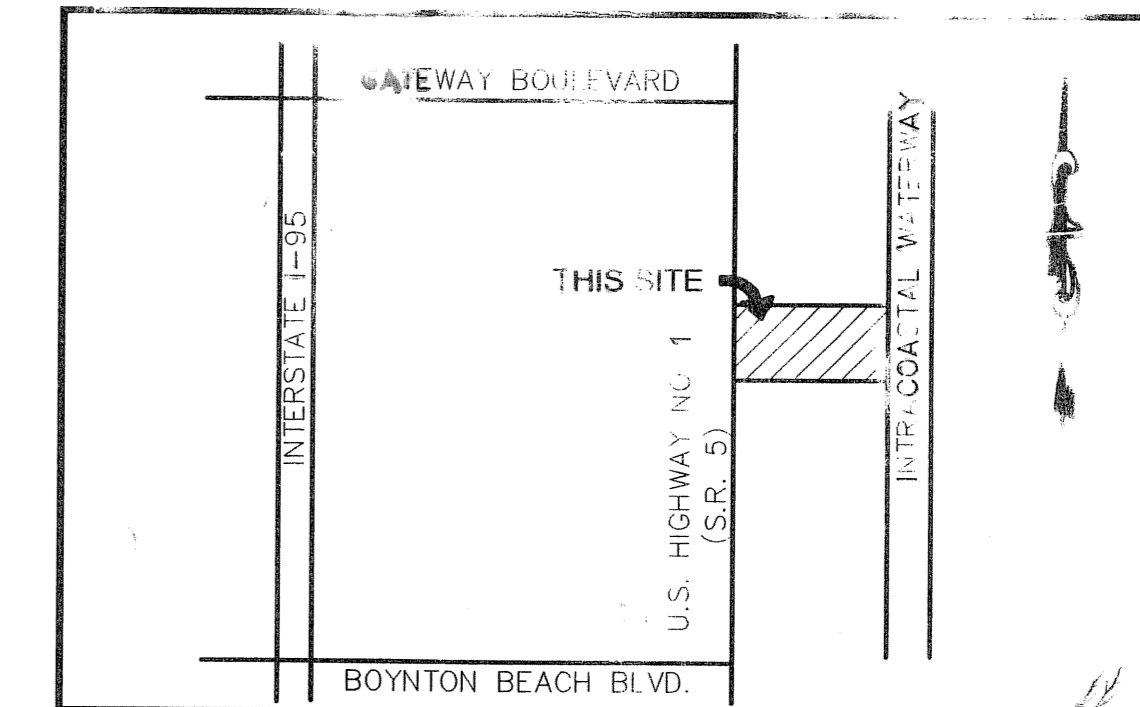
PREPARED BY
Carter & Burgess

CARTER & BURGESS, INC.
6363 N.W. 6 Way, Suite 300
Fort Lauderdale, Florida 33309
Tel: 754-561-1455

SEAVIEW PARK CLUB

BEING A PARCEL OF LAND LYING EAST OF THE EASTERLY
RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 (STATE ROAD #5)
TOGETHER WITH SUBMERGED LANDS ADJACENT THERETO,
LYING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST,
CITY OF BOYNTON BEACH
PALM BEACH COUNTY, FLORIDA

FEBRUARY, 2006



LOCATION MAP
(NOT TO SCALE)

20060349202

00008.035

23

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS, THAT JACKSONVILLE LANDCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER(S) OF THE LAND SHOWN HEREON, BEING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SEAVIEW PARK CLUB, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 01°21'14" EAST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 314.74 FEET; THENCE SOUTH 89°50'30" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 468.76 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 (STATE ROAD #5) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°50'30" EAST, A DISTANCE OF 958.49 FEET; THENCE SOUTH 00°09'30" WEST, A DISTANCE OF 158.36 FEET; THENCE NORTH 89°50'30" WEST, A DISTANCE OF 380.60 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. #1 (STATE ROAD #5); THENCE NORTH 07°48'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 159.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:

PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 13958, PAGE 739 AND IN OFFICIAL RECORDS BOOK 15287, PAGE 1396 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01°15'31" WEST, ON THE EAST LINE OF SAID DESCRIBED PROPERTY 158.36 FEET TO THE NORTHEAST CORNER OF SAID DESCRIBED PROPERTY ALSO BEING THE INTERSECTION WITH THE SOUTH LINE OF THE PLAT OF "LAKE VILLAGE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 18 OF THE PUBLIC RECORDS OF SAID COUNTY; (NOW KNOWN AS "MANATEE BAY", BEING A REPLAT OF A PORTION OF SAID "LAKE VILLAGE", RECORDED IN PLAT BOOK 92, PG. 170, PALM BEACH COUNTY RECORDS) THENCE NORTH 90°00'00" EAST ON SAID SOUTH LINE, 122.18 FEET TO THE SOUTHEAST CORNER OF SAID FORMER PLAT OF "LAKE VILLAGE"; THENCE SOUTH 07°37'00" WEST ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID FORMER PLAT OF "LAKE VILLAGE", 0.94 FEET TO THE INTERSECTION WITH THE NORTH EDGE OF WATER OF LAKE WORTH;

THENCE ALONG SAID EDGE OF WATER THE FOLLOWING SEVEN (7) NUMBERED COURSES:

- 1) NORTH 90°00'00" WEST 7.92 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEAST;
- 2) SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 58°05'39", AN ARC DISTANCE OF 10.14 FEET TO A POINT OF TANGENCY;
- 3) SOUTH 31°54'21" WEST, 34.59 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EAST;
- 4) SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 36°43'13", AN ARC DISTANCE OF 48.07 FEET TO A POINT OF TANGENCY;
- 5) SOUTH 04°48'52" EAST, 7.30 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WEST;
- 6) SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 24°10'41", AN ARC DISTANCE OF 31.65 FEET TO A POINT OF TANGENCY;
- 7) SOUTH 19°21'49" WEST, 41.28 FEET TO THE INTERSECTION WITH THE NORTH LINE OF "YACHTSMAN'S COVE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 225 OF THE PUBLIC RECORDS OF SAID COUNTY;

THENCE SOUTH 90°00'00" WEST ON SAID NORTH LINE, 55.77 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATED IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 166,132 SQUARE FEET (3.81 ACRES), MORE OR LESS.

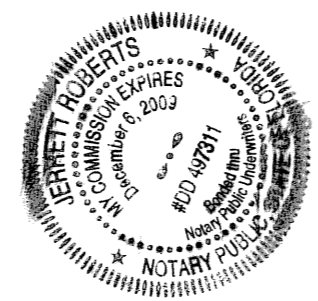
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) TRACTS "A", "B", "C", AND "D" AS SHOWN HEREON, ARE HEREBY RESERVED FOR JACKSONVILLE LANDCO, LLC.
- 2) TRACT "E" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SEAVIEW PARK CLUB COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SUCH ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- 3) TRACT "F" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SEAVIEW PARK CLUB COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROADWAY, PARKING, STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA. A UTILITY EASEMENT FOR POTABLE WATER AND SANITARY SEWER IS HEREBY GRANTED OVER SAID TRACT "F" FOR MAINTENANCE OF SAID UTILITIES BY THE CITY OF BOYNTON BEACH. THE UTILITY EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION (CATV). THE INSTALLATION OF CATV SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF OTHER UTILITIES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE PUBLIC SERVICE COMMISSION.
- 4) THE EXISTING UNDERLYING UTILITY EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1440, AT PAGES 580 AND 581 AND OFFICIAL RECORDS BOOK 1463, AT PAGE 335 ARE HEREBY VACATED AND ABANDONED BY THIS PLAT.
- 5) THE LANDSCAPE BUFFER EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE SEAVIEW PARK CLUB COMMUNITY ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- 6) THE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA FOR THE PURPOSES OF ACCESS CONTROL.

IN WITNESS WHEREOF, JACKSONVILLE LANDCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS, THIS 13th DAY OF JUNE, 2006.

Fernanda Hainko
Witness (Print Name)
M. Tamayo
Witness (Print Name)

BY: *[Signature]*
BRETT A. SEALY, MANAGING MEMBER
SEALY CAPITAL GROUP, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
MANAGER OF JACKSONVILLE LANDCO, LLC,
A FLORIDA LIMITED LIABILITY COMPANY



ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED BRETT A. SEALY, THE MANAGING MEMBER OF SEALY CAPITAL GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF JACKSONVILLE LANDCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NA 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 19 DAY OF JUNE, 2006.

MY COMMISSION EXPIRES: 5-1-08

[Signature]
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THE SEAVIEW PARK CLUB COMMUNITY ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION(S) FOR SAME AS STATED HEREON, DATED THIS 12th DAY OF JUNE, 2006

SEAVIEW PARK CLUB COMMUNITY ASSOCIATION, INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION

[Signature]
Witness (Print Name)

[Signature]
Witness (Print Name)

[Signature]
Witness (Print Name)

[Signature]
Witness (Print Name)

BY: *[Signature]*
MARLENE SCHRAGER
PRESIDENT

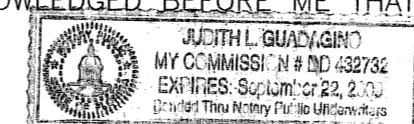
BY: *[Signature]*
KENDALL CUMMINGS
VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED MARLENE SCHRAGER AND KENDALL CUMMINGS, AS PRESIDENT AND VICE PRESIDENT OF SEAVIEW PARK CLUB COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED NA AND NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF JUNE, 2006.



MY COMMISSION EXPIRES: 9/22/09

[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I, VICKI L. MEDINA, VICE PRESIDENT OF NORTH AMERICAN TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AND FIND THE TITLE TO THE PROPERTY IS VESTED IN JACKSONVILLE LANDCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID ON SAID LAND PURSUANT TO CHAPTER 197.192 FLORIDA STATUTES AS AMENDED; 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 SUBDIVISION DEPICTED BY THIS PLAT.

DATED: June 9, 2006
VICKI L. MEDINA, VICE PRESIDENT OF
NORTH AMERICAN TITLE COMPANY
LICENSE # A270498

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE OF 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 RECORDS BOOK 20133 AT PAGE 1717 AND OFFICIAL RECORDS BOOK 20133, PAGE 1724, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENTS AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF JUNE, 2006.

[Signature]
Witness (Print Name)

[Signature]
Witness (Print Name)

[Signature]
Witness (Print Name)

[Signature]
Witness (Print Name)

WACHOVIA BANK,
NATIONAL ASSOCIATION
BY: *[Signature]*
RONALD K. CALL - VICE PRESIDENT

BY: *[Signature]*
SUSAN S. BEAUGRAND - VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED RONALD K. CALL AND SUSAN S. BEAUGRAND, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED NA AND NA RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENTS OF WACHOVIA BANK, NATIONAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF JUNE, 2006.

MY COMMISSION EXPIRES: 12/6/09

[Signature]
NOTARY PUBLIC

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

1. NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS.
2. 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.
3. 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 SUPPLEMENTED 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 PALM BEACH COUNTY.

CITY OF BOYNTON BEACH APPROVALS

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS 9th DAY OF JUNE, 2006, 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. PE/PSM
CITY SURVEYOR AND MAPPER

SEAVIEW PARK CLUB IS HEREBY APPROVED FOR RECORD THIS 29th DAY OF JUNE, 2006.

BY: *[Signature]*
HERBERT D. KELLEY, JR. PE/PSM
CITY ENGINEER

BY: *[Signature]*
JERRY TAYLOR, MAYOR

ATTEST (as to both): *[Signature]*
JANET M. PRAINITO, CITY CLERK

SURVEYOR'S CERTIFICATION

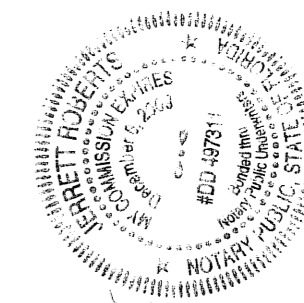
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

6/22/06
Date

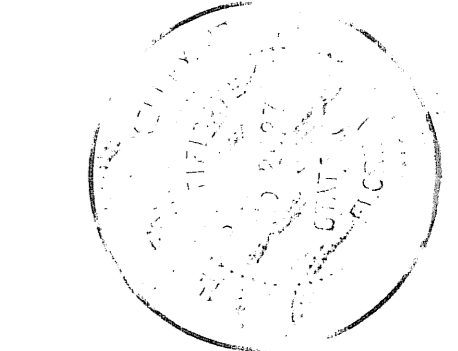
[Signature]
Stephen K. Seely
Professional Surveyor & Mapper
Florida Registration No. LS4574
State of Florida
Carter & Burgess, Inc.
6363 N.W. 6 Way, Suite 300
Fort Lauderdale, Florida 33309
LB7455

SHEET 1 OF 5

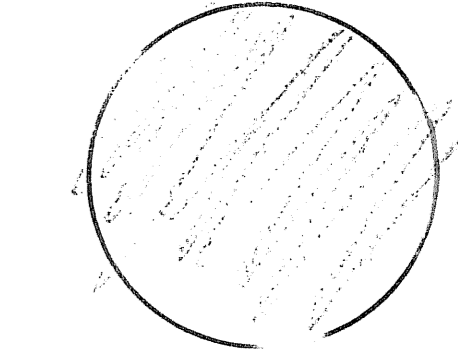
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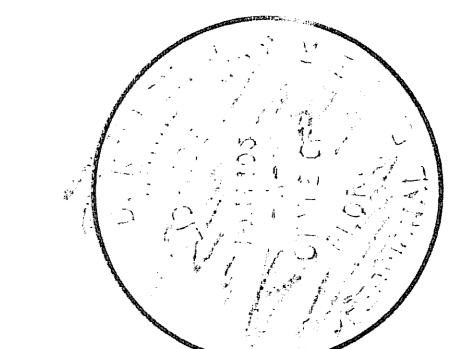
JACKSONVILLE LANDCO, LLC.



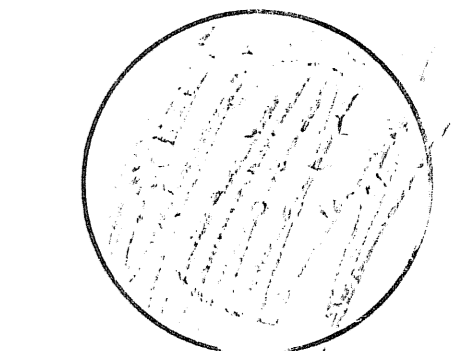
JACKSONVILLE LANDCO, LLC.



CITY ENGINEER



CITY OF BOYNTON BEACH



SURVEYOR

