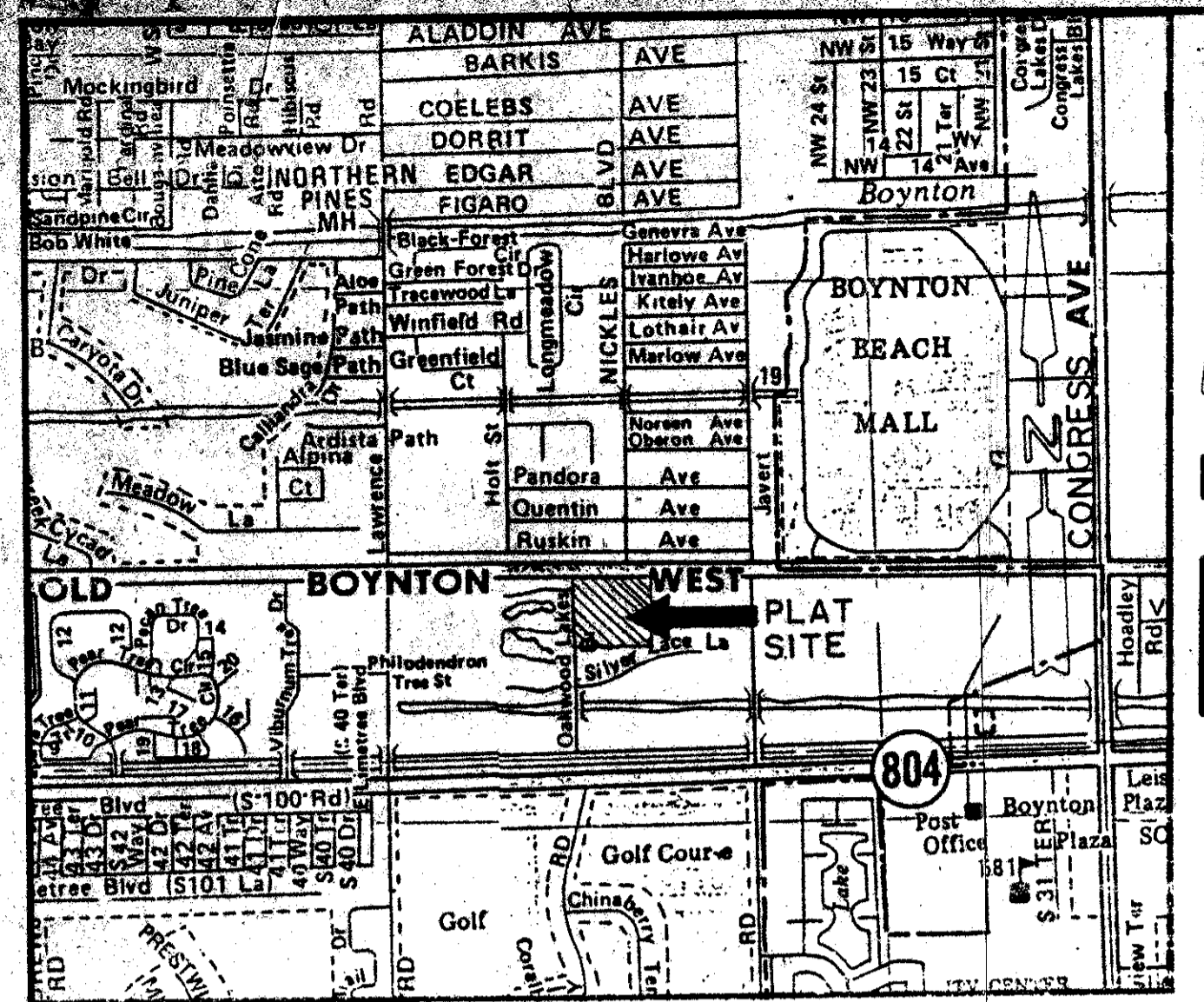


DRAWING NUMBER 57/200

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LOCATION MAP N.T.S.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS OLD BOYNTON WEST, P.U.D., BEING A REPLAT OF TRACTS 55 & 56 OF THE SUBDIVISION OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, AS SAID SUBDIVISION IS RECORDED IN PLAT BOOK 7, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF BLOCK 16, WEST BOYNTON SUBDIVISION NO. 2-C AS RECORDED IN PLAT BOOK 15, PAGE 14 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19 TOWNSHIP 45 SOUTH, RANGE 43 EAST; THENCE, NORTH 87° 32' 48" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 19 A DISTANCE OF 1,340.14 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF TRACT 56 OF SAID PLAT OF THE SUBDIVISION OF SECTION 19 AS RECORDED IN PLAT BOOK 7, PAGE 19 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE, NORTH 00° 48' 25" WEST ALONG SAID SOUTHERLY PROLONGATION A DISTANCE OF 662.59 FEET TO THE NORTH LINE OF THE PLAT OF OAKWOOD, PLAT NO. 1 AS SAID PLAT IS RECORDED IN PLAT BOOK 40, PAGE 54 OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; THENCE, NORTH 87° 32' 33" EAST ALONG THE NORTH LINE OF SAID PLAT OF OAKWOOD A DISTANCE OF 641.41 FEET TO THE WEST LINE OF TRACT 54 OF THE SUBDIVISION OF SAID SECTION 19; THENCE, NORTH 00° 51' 34" WEST ALONG SAID WEST LINE A DISTANCE OF 650.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD BOYNTON WEST ROAD, AS SAID SOUTH RIGHT-OF-WAY LINE IS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 4485, PAGES 567-569 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE, SOUTH 89° 50' 03" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 640.59 FEET TO THE WEST LINE OF SAID TRACT 56; THENCE, SOUTH 00° 48' 25" EAST ALONG SAID WEST LINE A DISTANCE OF 676.57 FEET TO THE POINT OF BEGINNING.

CONTAINING IN TOTAL 9.7649 ACRES, MORE OR LESS. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS
TRACT "B", ADDITIONAL 5.00 FOOT RIGHT-OF-WAY FOR OAKWOOD LAKES DRIVE IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. PRIVATE ROAD TRACT
TRACT "G" (NICKELS BOULEVARD) AS SHOWN HEREON IS HEREBY DEDICATED FOR PRIVATE ROAD PURPOSES TO THE CARRIAGE GATE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. BUFFER AREA
TRACT "H", AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CARRIAGE GATE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF BUFFER ZONING AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH SURVEYOR'S NOTES.
4. WATER MANAGEMENT TRACT
THE WATER MANAGEMENT TRACT AS SHOWN HEREON AS TRACT "D" IS HEREBY DEDICATED FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES TO THE CARRIAGE GATE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. DRAINAGE MAINTENANCE EASEMENTS
THE DRAINAGE MAINTENANCE EASEMENT AROUND WATER MANAGEMENT TRACT "D" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CARRIAGE GATE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. ACCESS TRACT
TRACT "C" AS SHOWN HEREON IS HEREBY DEDICATED AS A PRIVATE TRACT FOR INGRESS AND EGRESS PURPOSES FOR THE USE AND BENEFIT OF THE CARRIAGE GATE CONDOMINIUM ASSOCIATION, INC., AND FOR SUCH OTHER PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, UTILITY AND DRAINAGE EASEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CARRIAGE GATE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. RECREATION AREA
RECREATION TRACT "E" AS SHOWN HEREON IS HEREBY DEDICATED FOR ACTIVE RECREATION AND PROPER PURPOSES TO THE CARRIAGE GATE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
8. PRESERVATION AREA AND PASSIVE RECREATION
THE PRESERVATION AND PASSIVE RECREATION AREA TRACT "F" AS SHOWN HEREON IS HEREBY DEDICATED FOR PRESERVATION OF NATURE AND PASSIVE RECREATION AND PROPER PURPOSES TO THE CARRIAGE GATE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

Subdivision + Old Boynton West
BOOK 57
FLOOD MAP + 1900
ZONING
PUD NAME PUD
TAZ 487

PLAT OF OLD BOYNTON WEST, A P.U.D.

BEING A REPLAT OF TRACTS 55 AND 56 OF THE SUBDIVISION OF SECTION 19 TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOGETHER WITH A PORTION OF BLOCK 16 WEST BOYNTON SUBDIVISION NO. 2C, ALL IN PALM BEACH COUNTY, STATE OF FLORIDA

JANUARY 1988

DEDICATION (CONT.)

- 9. RESIDENTIAL TRACT
TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED TO BOYNTON BEACH ASSOCIATES, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF CONSTRUCTION OF RESIDENTIAL DWELLING UNITS AND ALL OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
10. LIMITED ACCESS EASEMENTS
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
11. EASEMENTS
A. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION.
B. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CARRIAGE GATE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
12. PALM BEACH COUNTY RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY ROADS.

BOYNTON BEACH ASSOCIATES, INC., A CORPORATION OF THE STATE OF FLORIDA

ATTEST: John A. Boucher, Vice President; Robert L. Martin, President

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ROBERT L. MARTIN AND JOHN J. BOUCHER TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF THE BOYNTON BEACH ASSOCIATES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 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 20th DAY OF January, A.D., 1988.

MY COMMISSION EXPIRES: 7-2-1990; Notary Public Signature

MORTGAGEE'S CONSENT

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCES
THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE DATED AS OF JUNE 29, 1987, AND RECORDED IN OFFICIAL RECORD BOOK 5334, PAGE 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE OR OTHER ENCUMBRANCES SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS ASSISTANT VICE-PRESIDENT 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 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 19th DAY OF January, A.D., 1988.

MY COMMISSION EXPIRES: 4/24/91; Notary Public Signature

ACKNOWLEDGEMENT:

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCES
BEFORE ME PERSONALLY APPEARED JAMES A. GOSSET AND MARQUETTE CREDIT UNION TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SA VICE-PRES AND AS PRESIDENT OF THE ABOVE NAMED MARQUETTE CREDIT UNION, A 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 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 19th DAY OF January, A.D., 1988.

MY COMMISSION EXPIRES: 4/24/91; Notary Public Signature

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, RICHARD B. MAC FARLAND, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO BOYNTON BEACH ASSOCIATES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

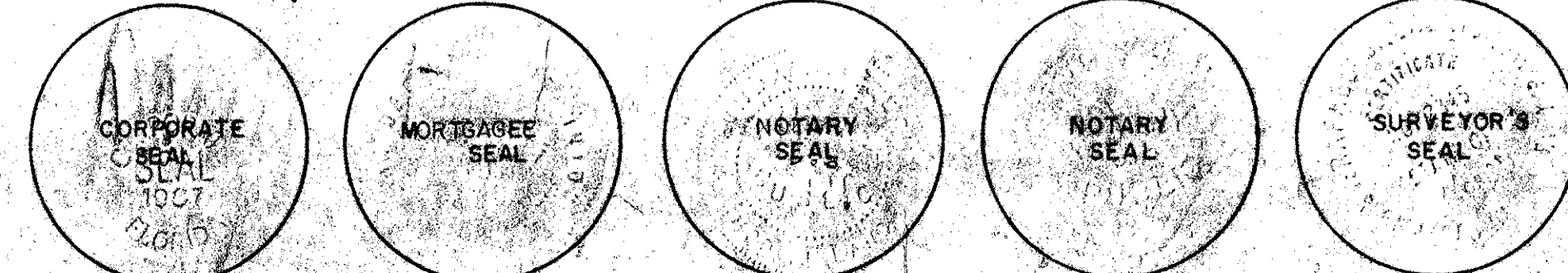
DATE: January 4, 1988; BY: Richard B. MacFarland, P.A.

P.U.D. TABULATION

Table with 2 columns: Description and Acres. Includes rows for Total Acres This Plat (9.7649), Total Acres R/W Dedicated (0.0850), Total Net Acreage (9.6799), Total Number of Units (88 Units), Maximum Density This Plat (9.01 D.U./ACRE), and Recreation Area (0.2687 Acres).

SURVEYOR'S NOTES:

- 1. PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: - P.R.M.
2. PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: - P.C.P.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY.
4. A. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
B. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
C. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
6. BEARING DATUM: THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST BEARS NORTH 00° 15' 10" WEST ACCORDING TO PALM BEACH COUNTY ENGINEERING DEPARTMENT SURVEY OF SAID SECTION, PLACED IN THE STATE PLANE COORDINATE SYSTEM, EAST ZONE, AND ALL BEARINGS SHOWN HEREON ARE RELATED THERETO.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
8. ALL TIES FROM BOUNDARY LINES ARE AS MEASURED AS RIGHT ANGLES TO THE TRACT SIDES AND/OR CORNERS. ALSO, ALL TIES BETWEEN PARALLEL LINES ARE AT RIGHT ANGLES; OTHER TIE DIRECTIONS ARE INDICATED BY BEARINGS.



THIS INSTRUMENT PREPARED BY JORGE D. PERDOMO IN THE OFFICES OF F.R.S. & ASSOCIATES, 1860 FOREST HILL BOULEVARD, SUITE 107, WEST PALM BEACH, FLORIDA, TELEPHONE: (305) 967-5696

200

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 3:36 PM
this 18 day of February
1988, and duly recorded in Plat Book No.
58 on page 200-201.
JOHN B. DUNKLE, Clerk Circuit Court
By: Barbara A. Platt, D.C.



APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF January, 1988.

BY: Carol A. Tipton, Clerk

ATTEST: JOHN B. DUNKLE, CLERK

BY: Keith S. Compton, Deputy Clerk

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF January, 1988.

BY: Herbert F. Kahler, P.E., County Engineer

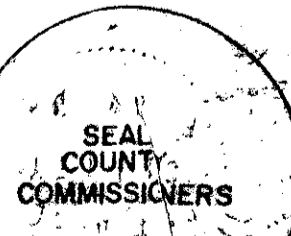
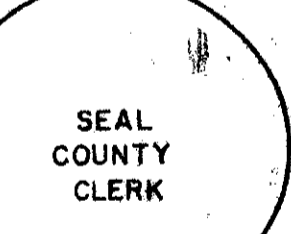
SURVEYOR'S CERTIFICATION:

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 AND THAT THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE COUNTY OF PALM BEACH, FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AMENDED.

DATE: January 2, 1988

BY: Rafael Saladrigas, Professional Land Surveyor Registration No. 2345 State of Florida



F.R.S. & ASSOCIATES ENGINEERS, LAND SURVEYORS, LAND PLANNERS WEST PALM BEACH, FLORIDA. Includes drawing number 87-S-25 and title PLAT OF OLD BOYNTON WEST A P.U.D.