

ENCLAVE AT BOYNTON WATERS

AT LAKES OF BOYNTON BEACH P.U.D., POD B
 SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF BLOCK 48, "THE PALM BEACH FARMS COMPANY PLAT NO. 3" AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 5
 AUGUST, 2000

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ENCLAVE AT BOYNTON WATERS CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF PORTION OF BLOCK 48, "THE PALM BEACH FARMS COMPANY'S PLAT NO. 3" AS RECORDED IN PLAT BOOK NO. 2 AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ENCLAVE AT BOYNTON WATERS" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF "STRATHMORE ESTATES PLAT 1" AS RECORDED IN PLAT BOOK NO. 49, PAGES 26 AND 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N45°57'00"W, A DISTANCE OF 35.36 FEET; THENCE N00°57'00"W, A DISTANCE OF 925.00 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 450.42 FEET, THE LAST TWO COURSES BEING COINCIDENT WITH THE EAST LINE OF THE AFOREMENTIONED PLAT OF "STRATHMORE ESTATES PLAT 1"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 23°10'40", A DISTANCE OF 182.21 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 21°49'20", A DISTANCE OF 171.55 FEET TO THE END OF SAID CURVE; THENCE N45°57'00"W, A DISTANCE OF 300.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 814.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 22°30'00", A DISTANCE OF 319.91 FEET; THENCE NORTH 23°27'00" WEST, A DISTANCE OF 149.06 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 528.41 FEET; THENCE NORTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 143°01'27", A DISTANCE OF 1319.04 FEET; THENCE S60°25'33"E, A DISTANCE OF 248.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 786.41 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 411.76 FEET TO A POINT OF NON-TANGENCY; THENCE S78°53'20"E, A DISTANCE OF 100.00 FEET; THENCE N89°34'27"E, A DISTANCE OF 76.65 FEET; THENCE S45°18'00"E, A DISTANCE OF 35.43 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 4224, PAGE 780, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S00°10'27"E, ALONG THE WEST RIGHT OF WAY LINE OF JOG ROAD, A DISTANCE OF 1139.90 FEET; THENCE S89°34'27"W, A DISTANCE OF 1005.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.502 ACRES, MORE OR LESS.

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

1. STREET: TRACTS "A" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ENCLAVE AT BOYNTON WATERS HOMEOWNER'S 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.

2. WATER MANAGEMENT TRACT: TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE B.B.C.C. PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. DRAINAGE AND LAKE MAINTENANCE/ACCESS EASEMENTS: 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 THE B.B.C.C. PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE BUFFER 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 THE B.B.C.C. PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO ABOVE GROUND IMPROVEMENTS PLACED IN SAID EASEMENTS.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE B.B.C.C. PROPERTY OWNERS ASSOCIATION, INC., 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.

4. UTILITY EASEMENTS: 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.

5. 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 PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

6. LANDSCAPE BUFFER EASEMENTS: THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ENCLAVE AT BOYNTON WATERS HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. A MAXIMUM OF 5 FEET ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.

THE LANDSCAPE BETTERMENT EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ENCLAVE AT BOYNTON WATERS HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. RECREATION TRACT: TRACT "F" AS SHOWN HEREON IS HEREBY RESERVED FOR THE ENCLAVE AT BOYNTON WATERS HOMEOWNER'S ASSOCIATION, INC., 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.

8. OPEN SPACE/LANDSCAPE TRACTS: TRACTS "D" AND "E" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ENCLAVE AT BOYNTON WATERS HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "G" AS SHOWN HEREON IS HEREBY RESERVED FOR THE ENCLAVE AT BOYNTON WATERS HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

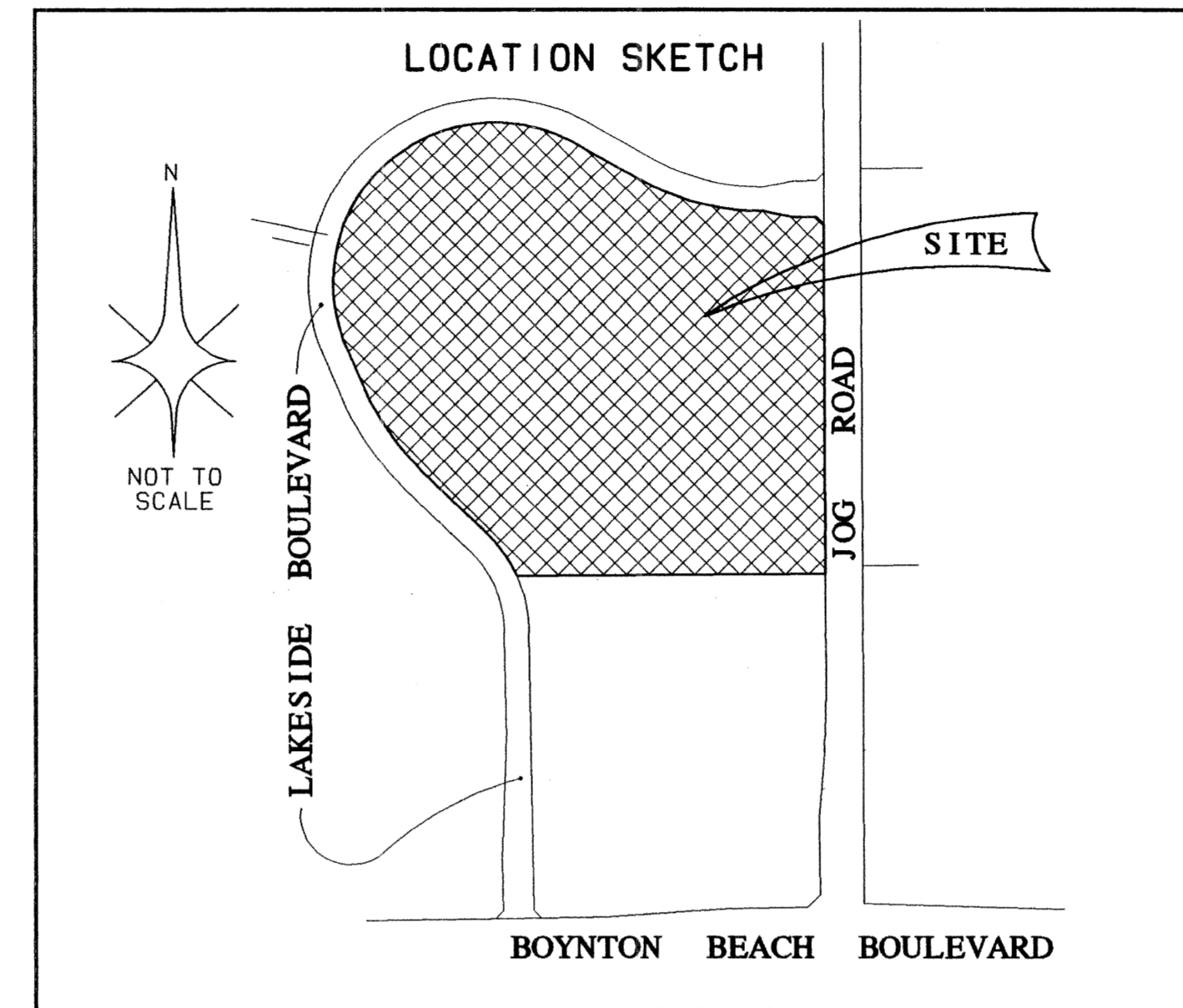
IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 7th DAY OF May 2001.

ENCLAVE AT BOYNTON WATERS CORPORATION, A FLORIDA CORPORATION
 WITNESS: DONALD B. STILLER
 BY: JOHN B. KENNELLY, PRESIDENT
 WITNESS: SAMUEL A. MOORE, JR.

TABULAR DATA:

LAKES OF BOYNTON P.U.D.
 PETITION NUMBER: 83-58
 TOTAL PLAT AREA: ± 43.502 ACRES
 TOTAL SINGLE FAMILY UNITS: 72
 DENSITY: ± 1.655 UNITS PER ACRE
 TRACT A = ± 5.510 ACRES
 TRACT B = ± 14.207 ACRES
 TRACT C = ± 0.543 ACRES
 TRACT D = ± 0.941 ACRE
 TRACT E = ± 1.201 ACRES
 TRACT F = ± 0.897 ACRE
 TRACT G = ± 0.093 ACRE



TITLE CERTIFICATION:

STATE OF FLORIDA } S.S.
 COUNTY OF PALM BEACH }
 I, JOHN S. KENNELLY, 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 ENCLAVE AT BOYNTON WATERS CORPORATION, A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR 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.

DATED THIS 16th DAY OF June 2003 BY: JOHN S. KENNELLY, ATTORNEY AT LAW

SURVEYORS NOTES:

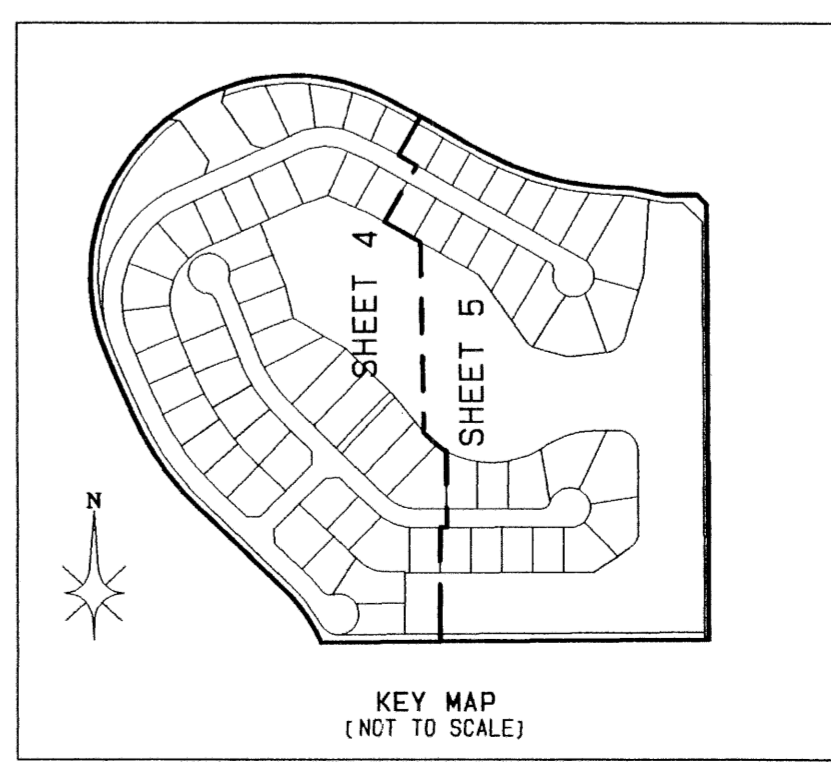
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF NORTH 00°57'00" WEST ALONG THE EAST LINE OF "STRATHMORE ESTATES AT BOYNTON BEACH PLAT ONE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 26 AND 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- 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.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
 (N.R.) DENOTES NON-RADIAL
 (R.F.) DENOTES RADIAL TO FRONT LOT LINE.
 (R.R.) DENOTES RADIAL TO REAR LOT LINE.
- THIS INSTRUMENT WAS PREPARED BY RICHARD A. PEDRAZA, L.S.I.T., IN THE OFFICES OF ATLANTIC CARIBBEAN MAPPING, INC. 3070 JOG ROAD, GREENACRES, FLORIDA 33467.
- COORDINATES SHOWN HEREON ARE GRID COORDINATES
 DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
 ZONE = FLORIDA EAST ZONE
 LINEAR UNIT = U.S. SURVEY FOOT
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.0000293
 GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)
 BEARING ROTATION (PLAT TO GRID) = 00°01'15" COUNTER CLOCKWISE
 EXAMPLE: N00°10'27"W (PLAT BEARING) = N00°11'42"W (GRID BEARING)

ACKNOWLEDGEMENT:

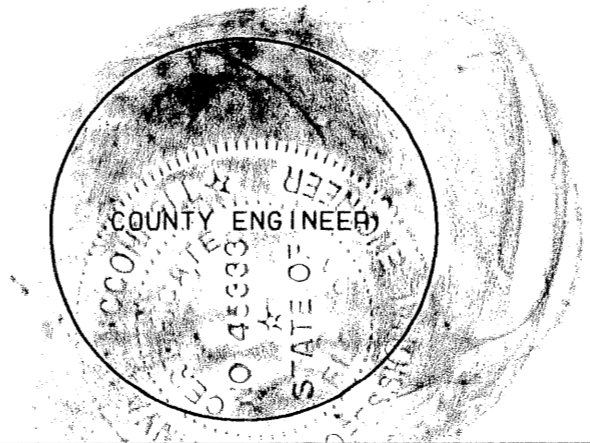
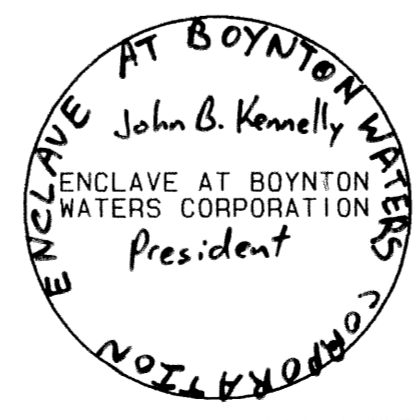
STATE OF FLORIDA } S.S.
 COUNTY OF PALM BEACH }
 BEFORE ME PERSONALLY APPEARED JOHN B. KENNELLY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ENCLAVE AT BOYNTON WATERS CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED 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 7th DAY OF May 2001.
 6/11/04
 MY COMMISSION EXPIRES
 NOTARY PUBLIC - STATE OF FLORIDA
 Candace Flannery
 CANDACE FLANNERY

PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER:
 OF PALM BEACH COUNTY, FLORIDA
 THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), F.S. THIS 16th DAY OF June A.D. 2003 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1), F.S.
 BY: TANYA N. MCCONNELL, P.E.
 COUNTY ENGINEER



SUBDIVISION ENCLAVE AT BOYNTON WATERS
 BOOK 99 PAGE 105 FLOOD MAP # 1854
 FLOOD ZONE B ZONING: PG
 QUAD # 35 ZIP CODE 33427
 SE 245-1318 TAZ 443
 PUD NAME LAKES OF BOYNTON BEACH POD B



PROFESSIONAL SURVEYORS AND MAPPERS LB4820
ATLANTIC - CARIBBEAN MAPPING, INC.
 3070 JOG ROAD, GREENACRES, FLORIDA 33467
 (561) 964-7884; FAX (561) 964-1969