

LOCATION MAP NOT TO SCALE

"COASTAL BAY COLONY REPLAT, A P.U.D."

BEING A REPLAT OF LOTS 1, 2, 3, 59, 60, 61, 62, 63 & 64, TOGETHER WITH A PORTION OF TRACT "A", "COASTAL BAY COLONY, A P.U.D.", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 179 THRU 180, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 2, JANUARY, 2005

STATE OF FLORIDA } ss
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR RECORD AT 2:12 PM THIS 17th DAY OF Feb. AD. 2005 AND DULY RECORDED IN PLAT BOOK 101 ON PAGES 168 THRU 169.
Sharon R Beck
DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: *Sharon R Beck*

DEDICATION:

STATE OF FLORIDA } S.S.
COUNTY OF MIAMI-DADE }

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHERN HOMES OF PALM BEACH II, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF LOTS 1, 2, 3, 59, 60, 61, 62, 63 & 64, TOGETHER WITH A PORTION OF TRACT "A", "COASTAL BAY COLONY, A P.U.D.", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 179 THROUGH 180, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 04°33'08" WEST ALONG THE EAST LINE OF SAID PLAT, SAME BEING THE WEST RIGHT OF LINE U.S. HIGHWAY No. 1, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 9301-205-93010-2001 STATE ROAD No. 5 SHEET 3 OF 10, 278.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 59; THENCE SOUTH 89°04'23" WEST ALONG THE SOUTH LINE OF SAID LOT 59, A DISTANCE OF 57.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 59; THENCE NORTH 00°55'37" WEST ALONG THE EAST LINE OF TRACT "A" AND THE NORTHERLY EXTENSION THEREOF AS SHOWN ON SAID PLAT, 275.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°04'23" EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE 84.29 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING A NET AREA OF 0.452 ACRE (19,686.83 SQUARE FEET) MORE OR LESS.

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

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COASTAL BAY HOMEOWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT. ITS SUCCESSIONS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

THE UTILITY EASEMENTS AS SHOWN HEREIN 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.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS.

IN WITNESS WHEREOF, SOUTHERN HOMES OF PALM BEACH II, LLC., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF January, 2005.

SOUTHERN HOMES OF PALM BEACH II, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: *Francisco Perez*
FRANCISCO PEREZ, PRESIDENT
BY: *Mediosa Aramboll*
MEDIOSA ARAMBOLL, SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF MIAMI-DADE }

BEFORE ME PERSONALLY APPEARED HECTOR GARCIA, WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SOUTHERN HOMES OF BROWARD, INC., A FLORIDA CORPORATION, AND GERARDO L. AGUIRRE WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY OF SOUTHERN HOMES OF BROWARD, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, 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 4th DAY OF January, 2005.

MY COMMISSION EXPIRES: October 21, 2008

NOTARY PUBLIC: *Patricia Lubian*

MORTGAGEE'S CONSENT:

STATE OF FLORIDA } S.S.
COUNTY OF MIAMI-DADE }

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY 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 RECORD BOOK 15008 AT PAGE 970 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF January, 2005.

WITNESS: *Lucy W*
PRINT NAME: Lucy W
BY: *Patricia Lubian*
PRINT NAME: Patricia Lubian
TITLE: SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF MIAMI-DADE }

BEFORE ME PERSONALLY APPEARED MARIANNA E. PEREZ AND *Patricia Lubian* WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND SENIOR VICE PRESIDENT OF UNION PLANTERS BANK, N.A., 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 6th DAY OF January, 2005.

MY COMMISSION EXPIRES: April 1, 2007

NOTARY PUBLIC: *Patricia Lubian*

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA } S.S.
COUNTY OF MIAMI-DADE }

THE COASTAL BAY HOMEOWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS 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 4th DAY OF January, 2005.

COASTAL BAY HOMEOWNERS ASSOCIATION,
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *Francisco Perez*
PRINT NAME: FRANCISCO PEREZ
TITLE: PRESIDENT
WITNESS: *Ann Decicco*
PRINT NAME: ANN DECICCO
TITLE: SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF MIAMI-DADE }

BEFORE ME PERSONALLY APPEARED FRANCISCO PEREZ AND ANN DECICCO WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF COASTAL BAY HOMEOWNERS ASSOCIATION, A FLORIDA 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 4th DAY OF January, 2005.

MY COMMISSION EXPIRES: October 21, 2008

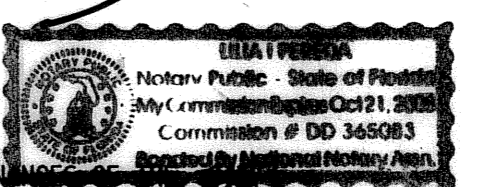
NOTARY PUBLIC: *Patricia Lubian*

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES AND REGULATIONS OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS ORDINANCE OF 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES AS AMENDED.

BY: *Herbert D. Kelley, Jr.*
HERBERT D. KELLEY, JR., P.E., P.S.M.
CITY SURVEYOR AND MAPPER
BY: *Herbert D. Kelley, Jr.*
HERBERT D. KELLEY, JR., P.E., P.S.M.
CITY ENGINEER
BY: *Jerry Taylor*
JERRY TAYLOR
MAYOR
ATTEST (AS TO BOTH): *Janet M. Prainito*
JANET M. PRAINITO
CITY CLERK



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES MAY BE SUPPLANTED IN AUTHORITY BY ANY 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.



TITLE CERTIFICATION:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }

I, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THIS PROPERTY IS VESTED TO SOUTHERN HOMES OF PALM BEACH II, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 197.192 AS AMENDED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREIN; AND THAT THERE ARE ENCUMBRANCES BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 3-1-05

ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA LICENSE NUMBER 045849

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE TRANSFORMATION OF THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT OF THE FLORIDA COORDINATE SYSTEM EAST ZONE, GRID NORTH, TRANSVERSE MERCATOR PROJECTION AS ESTABLISHED BY PALM BEACH COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS, WITH A REFERENCE BEARING OF SOUTH 89°04'23" EAST ALONG THE LINE BETWEEN THE PALM BEACH COUNTY VERTICAL CONTROL STATIONS "1-95; GOLF ROAD" AND "CHUCK".
- 2. COORDINATES SHOWN HEREON ARE GRID COORDINATES
(A.) DATUM = NAD 83 (1990 ADJUSTMENT)
(B.) ZONE = FLORIDA EAST ZONE
(C.) LINEAR UNIT = U.S. SURVEY FOOT
(D.) COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
(E.) ALL DISTANCES ARE GROUND
(F.) SCALE FACTOR = 1.00004885
(G.) SOUTH 89°04'23" WEST (PLAT BEARING)
(H.) SOUTH 89°04'23" WEST (GRID BEARING) (PLAT = GRID)
- 3. NO TREES OR SHRUBS SHALL BE PLACED IN EASEMENTS WITHOUT THE WRITTEN CONSENT OF THE CITY OF BOYNTON BEACH.
- 4. 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 THE USE RIGHTS GRANTED.
- 5. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS.

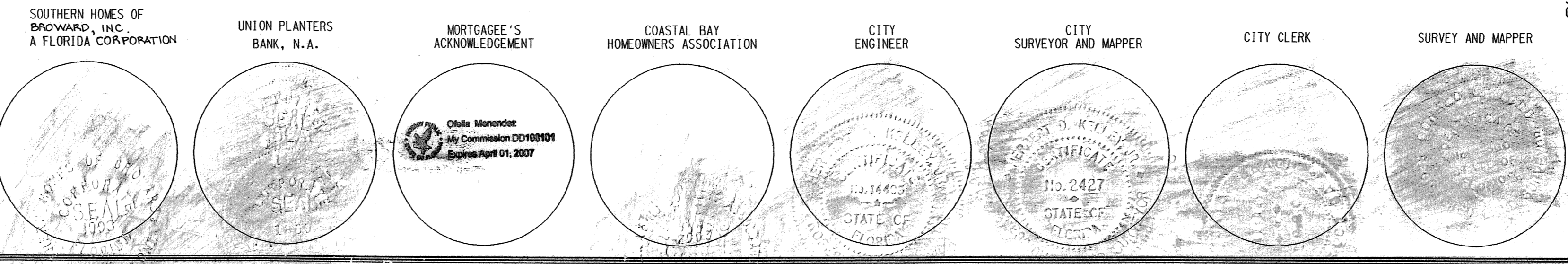
PREPARING SURVEYOR AND MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:
DONALD L. TODD
ATLANTIC CARIBBEAN MAPPING, INC.
3070 JOG RD.
GREENACRES, FLORIDA 33467

SURVEYOR AND MAPPER'S CERTIFICATE:

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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61G17-6, FLORIDA-ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATE: 12/31/04
DONALD L. TODD, P.S.M.
LICENSE NO. 4380
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION NO. 4820



PROFESSIONAL SURVEYORS AND MAPPERS LB4820
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(561) 964-7884; FAX (561) 964-1969; WWW.ACMINC.COM