STATE OF FLORIDA

COUNTY OF PALM BEACH SS

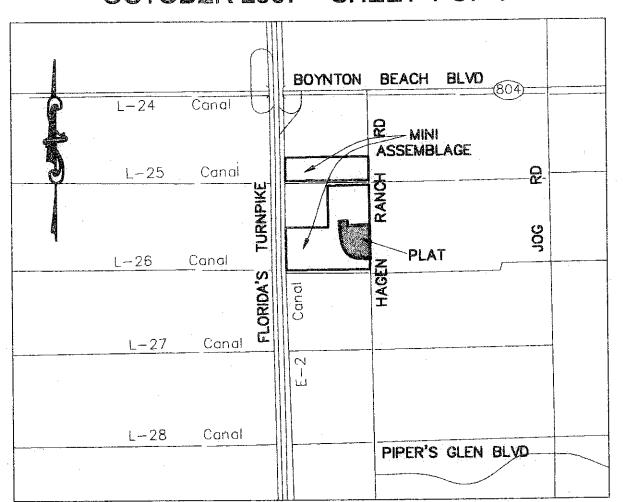
THIS PLAT WAS FILED FOR RECORD
AT _______ THIS _____ DAY
OF ______ 200 , AND DULY,
RECORDED IN PLAT BOOK NO.______

ON PAGE WESHARON R. BOCK CLERK & COMPTROLLER BY

MINI ASSEMBLAGE P.U.D. PLAT FOUR

ALSO KNOWN AS GREYSTONE P.U.D.

BEING A REPLAT OF ALL OF TRACT 106 AND A PORTION OF TRACTS 86, 87, 88, 105, 107, 118, 119 AND 120, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 E AST PALM BEACH COUNTY, STATE OF FLORIDA OCTOBER 2007 SHEET 1 OF 4



LOCATION MAP

220 188 SHEET 3 245 221 222 170 223 242 224 225 173 226 174 227 176 228 177 178 230 231 179 SHEET INDEX MAP

DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS THAT, BOYNTON BEACH ASSOCIATES LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF ALL OF TRACT 106, AND A PORTION OF TRACTS 86, 87, 88, 105, 107, 118, 119 AND 120, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "MINI ASSEMBLAGE P.U.D. PLAT FOUR", MORE PARTICULARLY DESCRIBED AS

BEGINNING AT THE SOUTHEAST CORNER OF TRACT SS, MINI ASSEMBLAGE P.U.D. PLAT EIGHT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE(S) 9-13, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS DESCRIBED IN DEED BOOK 1135, PAGE 92 OF THE AFOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SOUTH 00 23 06 EAST, A DISTANCE OF 338.55 FEET TO A POINT ON THE NORTHERN MOST POINT OF TRACT E OF MINI ASSEMBLAGE PLAT ONE, RECORDED IN PLAT BOOK 109, PAGE(S) 145 THROUGH 152, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE DEPARTING SAID THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE AND ALONG THE AFOREMENTIONED TRACT E, SOUTH 00°44'51" WEST, A DISTANCE OF 430.08 FEET; THENCE SOUTH 00°23'06" EAST, A DISTANCE OF 147.72 FEET; THENCE SOUTH 13°30'06" WEST, A DISTANCE OF 11.16 FEET; THENCE DEPARTING THE AFOREMENTIONED TRACT E SOUTH 89°36'30" WEST, A DISTANCE OF 153.32 FEET; THENCE NORTH 45°23'18" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 00°23'06" WEST, A DISTANCE OF 9.99 FEET; THENCE SOUTH 89°36'54" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 44°36'42" WEST, A DISTANCE OF 35.35 FEET; THENCE SOUTH 89°36'30" WEST, A DISTANCE OF 26.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 493.00 FEET; CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 493.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79.09.03", A DISTANCE OF 681.05 FEET TO THE POINT OF TANGENCY: THENCE NORTH 11'14'26" WEST, A DISTANCE OF 158.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1593.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°48'51", A DISTANCE OF 272.86 FEET; THENCE NORTH 44°05'37" EAST, A DISTANCE OF 35.67 FEET; THENCE NORTH 00°23'10" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 84°02'49" WEST, A DISTANCE OF 22.37 FEET; THENCE NORTH 00°23'10" WEST, A DISTANCE OF 137.53 FEET; THENCE NORTH 89"36"50" EAST, A DISTANCE OF 225.40 FEET; THENCE SOUTH 00°23'06" EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 89°36'50" EAST, A DISTANCE OF 595.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 695,464 SQUARE FEET OR 15,9657 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATED AS FOLLOWS:

. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., 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, SUBJECT TO AN INGRESS/EGRESS EASEMET IN FAVOR OF THE MOODY BIBLE INSTITUTE OF CHICAGO SET FORTH IN OFFICIAL RECORD BOOK 2067, PAGE 563, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

2. ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS (UE) RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, DRIVEWAY/PARKING TRACTS AND HAGEN RANCH ROAD, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND

HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMMATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANTS AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 22285, PAGE 298, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

4. TRACTS OS1 AND OS2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. TRACT OS3. AS SHOWN HEREON. IS HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS 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, SUBJECT TO AN INGRESS/EGRESS EASEMENT SET FORTH IN ORB 2067, PG 563, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S

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 GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. 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 AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

B. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMMATER 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.

9. THE UTILITY EASEMENTS (UE), 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 FACILITIES.

10. THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

11. 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.

12. THE PALM BEACH COUNTY UTILITY EASEMENTS (PBCUE) IDENTIFIED HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION.
OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE
WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY BOYNTON BEACH XXI CORPORATION, ITS GENERAL PARTNER, THIS DAY OF

BOYNTON BEACH ASSOCIATES XXI, LLLP A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: BOYNTON BEACH XXI CORPORATION, ITS GENERAL PARTNER

BY: WIND
Rahad M Normalk, Vic
WITNESS:
PRINT NAME: ALCOHOLO GO CONTROLO
WITNESS:
PRINT NAME: C Panidad

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICTOR OF BOYNTON BEACH XXI CORPORATION, THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XXI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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

WITNESS MY HAND AND OFFICIAL SEAL THIS LO DAY	OF MARKET.
NOTARY PUBLIC:	NOTABY PUBLIC-STATE OF FLORIDA Pamela A. Duhaney Commission # DD413386
VY COMMISSION NUMBER:	Commission 9 DD 410000 Expires: MAY 06, 2000 Bonded Thru Atlande Bonding Co., lac
MY COMMISSION EXPIRES: Your 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	SEAL NOTARY

TITLE CERTIFICATION

STATE OF COUNTY OF

WE, LAWYERS TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOYNTON BEACH ASSOCIATES XXI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

This Instrument Prepared By:

Certificate of Authorization No. LB 6791

Calvin, Giordano & Associates, Inc.

Phone: 581.684.6161 Fax 561.684.6360

Engineers Surveyors Pleasers

680 Village Boulevard, Suite 340 West Palm Beach, Florida 33409

RONNIE L. FURNISS. P.S.M.

OCTOBER 2007

	VISTON DELTOILE L
DATED	
	4/47/91
	·

PRINT NAME AND TITLE

COUNTY APPROVAL

STATE OF FLORIDA AND COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS DAY
OF 2003 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER
EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA

BY: WWW	allonall
GEORGE	T. WEBB, P.E.
COUNTY	ENGINEER

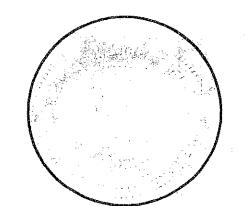
LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP PSEAL

SEAL

BOYNTON BEACH

ASSOCIATES XXI

COUNTY ENGINEER



SITE DATA

ZONING PETITION No .: 2005-0008 (AKA GREYSTONE)

NUMBER OF UNITS: 57 (ZLL)

TOTAL ACREAGE: 15.9657 ACRES, MORE OR LESS

DENSITY: 3.57 UNITS PER ACRE

REVISED: 03-04-08