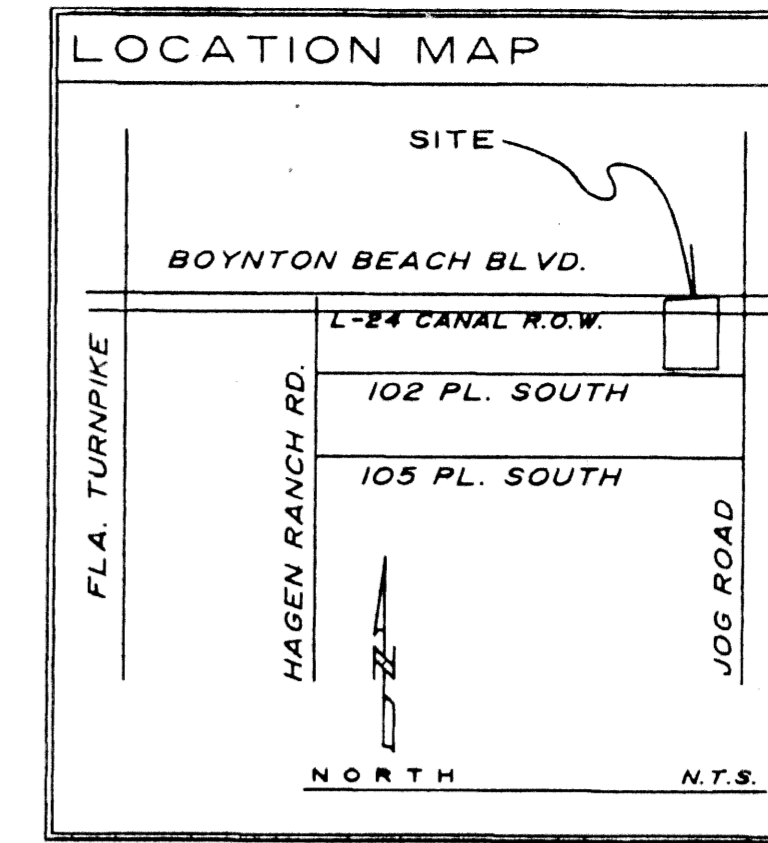


KEY MAP NOT TO SCALE

STONYBROOK PLAT NO. 2

SIESTA KEY - P.U.D.

BEING A REPLAT OF TRACT 4 AND A PORTION OF TRACT 13, BLOCK 56, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A REPLAT OF ALL OF STONYBROOK SIESTA KEY - P.U.D. AS RECORDED IN PLAT BOOK 87 PAGES 103 AND 104, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTIONS 22 AND 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 3



123

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:05 A.M. THIS 9 DAY OF May AND DULY RECORDED IN PLAT BOOK NO. 90 ON PAGE 133-135
CRAIG S. PUSEY, CLERK OF THE CIRCUIT COURT BY: [Signature]

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS STONYBROOK PLAT NO. 2, FORMERLY KNOWN AS SIESTA KEY - P.U.D., BEING A REPLAT OF TRACT 4 AND A PORTION OF TRACT 13, BLOCK 56, 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, AND A REPLAT OF ALL OF STONYBROOK SIESTA KEY - P.U.D. AS RECORDED IN PLAT BOOK 87, PAGES 103 AND 104 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTIONS 22 AND 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT OF STONYBROOK SIESTA KEY - P.U.D.; THENCE SOUTH 89°26'12" WEST ALONG THE NORTH LINE OF SAID PLAT AND NORTH LINE OF A PORTION OF SAID TRACT 4, BLOCK 56, PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 989.30 FEET; THENCE SOUTH 00°07'10" EAST ALONG THE WEST LINE OF SAID TRACTS 4 AND 13, BLOCK 56, PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 1473.55 FEET; THENCE NORTH 89°54'47" EAST ALONG THE NORTHERLY LINE OF A 15 FOOT STRIP FOR ADDITIONAL RIGHT-OF-WAY FOR 102ND PLACE SOUTH AS RECORDED IN OFFICIAL RECORD BOOK 9720, PAGE 311 AND OFFICIAL RECORD BOOK 9686, PAGE 1610 AND THE SOUTH LINE OF SAID PLAT OF STONYBROOK SIESTA KEY - P.U.D., A DISTANCE OF 989.57 FEET; THENCE NORTH 00°07'52" WEST ALONG THE EAST LINE OF SAID PLAT OF STONYBROOK SIESTA KEY - P.U.D., A DISTANCE OF 1481.78 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.
CONTAINING 33.56 ACRES MORE OR LESS.

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

TRACTS:

1. TRACTS "W-1" AND "W-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND ARE SUBJECT TO THE EXISTING LITTORAL ZONE PERPETUAL COVENANT AGREEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 11486, PAGES 1814-1823, AND OFFICIAL RECORD BOOK 12430, PAGES 1644 THRU 1654, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS "R-1", "R-2", "R-3" AND "R-4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. TRACTS "B" AND "C" AS SHOWN HEREON, ARE HEREBY RESERVED FOR STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

EASEMENTS:

1. THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., 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, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

2. 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.

3. THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

4. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. THE POD BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., 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 ATTESTED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6TH DAY OF MARCH, 2001.

WITNESS: [Signature]
BY: [Signature]
MICHAEL MORTON
MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MICHAEL MORTON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., 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 6TH DAY OF MARCH, 2001
MY COMMISSION EXPIRES: April 10, 2004
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, [Signature], 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 IN STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NEEDED 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.

DATED: 2/2/01 BY: [Signature]

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON 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 11751 AT PAGES 951 THROUGH 968 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6TH DAY OF MARCH, 2001.

WITNESS: [Signature]
BY: [Signature]
PAUL I. WILLSON
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED PAUL I. WILLSON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST UNION NATIONAL BANK, 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 6TH DAY OF MARCH, 2001.
MY COMMISSION EXPIRES: April 10, 2004
[Signature]
NOTARY PUBLIC

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S. THIS INSTRUMENT IS HEREBY APPROVED AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.

BY: [Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

TABULAR DATA

(PETITION NO. 97-84B)

TOTAL AREA THIS PLAT	33.56 ACRES
AREA FOR DENSITY PURPOSES ONLY	33.91 ACRES
TOTAL DWELLING UNITS	264 D.U.
DENSITY	7.78 D.U./AC.
TRACT "A"	18.698 ACRES
TRACT "W-1"	5.12 ACRES
TRACT "W-2"	4.50 ACRES
TRACT "R-1"	1.094 ACRES
TRACT "R-2"	0.182 ACRES
TRACT "R-3"	0.62 ACRES
TRACT "R-4"	0.38 ACRES
TRACT "B"	1.60 ACRES
TRACT "C"	1.372 ACRES

SURVEYOR'S NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENTS #5019 (P.R.M.)
- 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
- BEARINGS, AS SHOWN HEREON, ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP OF STATE ROAD 804, SECTION 97931-2347, PAGE 4 OF 10, BASE LINE OF SURVEY HAVING A BEARING OF NORTH 89°26'12" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THE EASEMENTS AND TRACTS "A", "R-1" AND "R-2", AS SHOWN ON SHEET 3, ARE AS PER THE PLAT OF STONYBROOK (PLAT BOOK 87, PAGES 103 AND 104).

LEGEND

- P.B.E. DENOTES POD BUFFER EASEMENT
- R DENOTES RADIUS
- P.B. DENOTES PLAT BOOK
- PGS. DENOTES PAGES
- L DENOTES ARC LENGTH
- Δ DENOTES DELTA ANGLE
- C/L DENOTES CENTERLINE
- NR DENOTES NON-RADIAL LINE
- P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- FND. DENOTES FOUND
- P.B.C. DENOTES PALM BEACH COUNTY
- L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- L.B.E. DENOTES LANDSCAPE BUFFER EASEMENT
- R/W DENOTES RIGHT-OF-WAY
- L.S.E. DENOTES LIFT STATION EASEMENT
- P.U.D. DENOTES PLANNED UNIT DEVELOPMENT
- OA. DENOTES OVERALL

7. BEARINGS SHOWN HEREON ARE TO BE ASSUMED AS NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.

SURVEYOR'S AND MAPPER'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 REFERENCED MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND MONUMENTS ACCORDING TO SECTION 177.09(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: APRIL 6, 2001
[Signature]
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019
LANDMARK SURVEYING AND MAPPING, INC.
1850 FOREST HILL BLVD., SUITE 100
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B. #4396

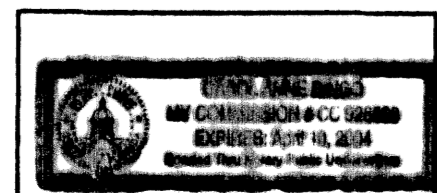
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.

DEDICATION
STONYBROOK APARTMENTS
AT BOYNTON BEACH L.L.C.

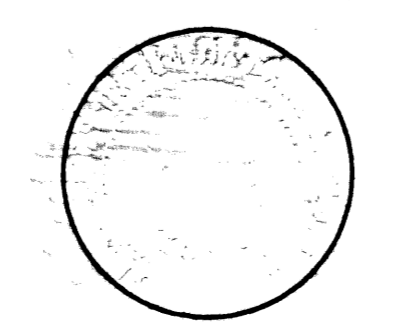


DEDICATION
NOTARY

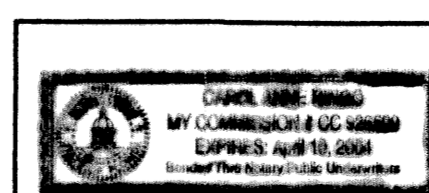


COMM.# CC926500
EXP. APRIL 10, 2004

MORTGAGEE
FIRST UNION NATIONAL BANK,
A FLORIDA CORPORATION



MORTGAGEE
NOTARY

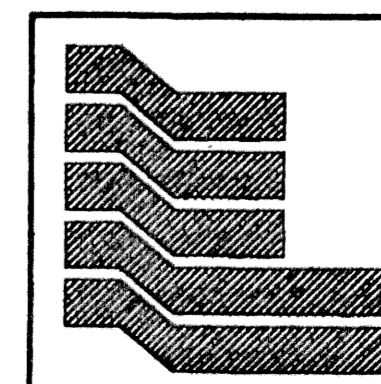
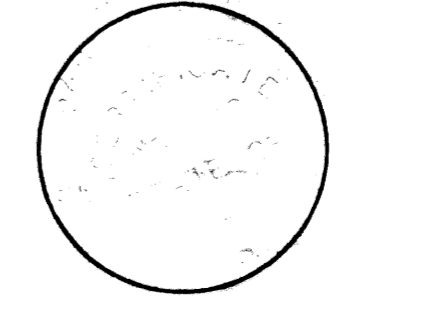


COMM.# CC926500
EXP. APRIL 10, 2004

COUNTY ENGINEER



SURVEYOR



Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida

STONYBROOK PLAT NO. 2

Vertical text on the left margin: PAGE 103, RECORDED IN PLAT BOOK 87, SECTION 97931-2347, PLAT NO. 2, PAGES 103 AND 104, ZONING: P.U.D., ZONING CODES: 33437, L.L.C., BOYNTON BEACH L.L.C., STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C.