KNOW ALL MEN BY THESE PRESENTS SOUTHERN HOMES OF PALM BEACH III. LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "MURANO BAY P.U.D." BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 2, ACCORDING TO THE PLAT OF "COQUINA COVE". AS RECORDED IN PLAT BOOK 24, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF SHORE DRIVE AND OCEAN INLET DRIVE AS SHOWN ON SAID PLAT; THENCE SOUTHERLY ALONG SAID CENTERLINE OF SHORE DRIVE AND THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 182.40 FEET A CENTRAL ANGLE OF 23 DEGREES 23 MINUTES 56 SECONDS, A RADIAL BEARING AT THIS POINT OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, AN ARC DISTANCE OF 74.49 FEET TO A POINT; THENCE SOUTH OO DEGREES OO MINUTES OO SECONDS EAST A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 184.96 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 2: AS SHOWN ON SAID PLAT OF "COQUINA COVE", A DISTANCE OF 290.46 FEET TO A POINT ON THE EAST LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 606, PAGE 198 AND THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 02 DEGREES 53 MINUTES 56 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 29.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 7589.49 FEET AND A CENTRAL ANGLE OF 01 DEGREES 47 MINUTES 46 SECONDS; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 237.93 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 12.00 FEET AND A CENTRAL ANGLE OF 85 DEGREES 18 MINUTES 18 SECONDS: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.87 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID SHORE DRIVE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID SOUTH RIGHT-ÖF-WAY LINE, A DISTANCE OF 202.88 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 76 DEGREES 18 MINUTES 38 SECONDS; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.30 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 207.40 FEET AND A CENTRAL ANGLE OF 22 DEGREES 29 MINUTES 39 SECONDS; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 81.43 FEET TO THE POINT OF BEGINNING.

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

CONTAINING IN ALL 76,025 SQUARE FEET (1.745 ACRES), MORE OR LESS.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MURANO BAY HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, UTILITY PURPOSES AND OTHER PURPOSES NOT INCONSISTANT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MURANO BAY HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED HEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MURANO BAY HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

THE CITY OF BOYNTON BEACH, FLORIDA, 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 AND MAINTENANCE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEMS.

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.

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

NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN THE DEPICTED EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY - SOUTHERN HOMES OF BROWNED AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY THE - MANAGER OF ITS BOARD OF DIRECTORS, THIS _ Lb _ DAY OF _ A PLIL

PRINT NAME: MICHAEL PEREDO

Our prese Duone PRINT NAME: SUZANNE SORIANO

SOUTHERN HOMES OF PALM BEACH, W, LLC, A FLORIDA LIMITED HABIOTY COMPANY BY: PRINT NAME: HECTOR GARCIA // PRESIDENT - SOUTHERN HOMES OFBROWARD, INC_MANAGER PRINT NAME! GERALDO L. AGUIRRE TITLE: SECRETARY - SOUTHERN ITOMES OF BROWARD, INC. - MANAGER

NOTARY PUBLIC

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF MIAMI DADE

BEFORE ME PERSONALLY APPEARED HECTOR GARCIA, WHO EXECUTED THE FOREGOING INSTRUMENTAS PRESIDENT OF SOUTHERN HOMES OF PALM BEACH III, LLC, A FLORIDA LIMITED LIABILITY COMPANY. AND GENALDO L. AGUILLE WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY - SOUTHERN HOMES OF BROWARD, INC - MANAGER OF SOUTHERN HOMES OF PALM BEACH III, LLC , A FLORIDA LIMITED LIABILITY

COMPANY, 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 WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

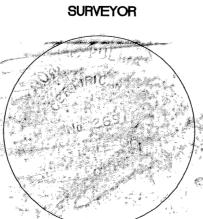
WITNESS MY HAND AND OFFICIAL SEAL THIS ___, 200<u>3</u>. MY/COMMISSION EXPIRES: July 15, 2003

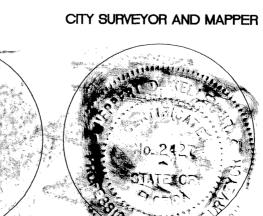
COMMISSION NUMBER CC855607 MY COMMISSION EXPIRE JULY 15,2003

SOUTHERN HOME OF PALM MURANO BAY HOMEOWNERS BANKUNITED, FSB ASSOCIATION

MORTGAGEE'S **ACKNOWLEDGEMENT**

CITY ENGINEER





CITY CLERK

SHEET 1 OF 2 SHEETS

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 12:03 P.M., THIS 6th DAY OF June , 2003, AND DULY RECORDED IN PLAT BOOK NUMBER 99 , AT PAGE 5 27 - 28

DOROTHYNH. WILKEN CLERK OF THE CIRCUIT COU

TITLE CERTIFICATION: STATE OF FLORIDA COUNTY OF PALM BEACH

I. SCOTT WEISBURD 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 THIS PROPERTY IS VESTED TO SOUTHERN HOMES OF PALM BEACH III. 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 HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT

4-23-03 DATED

Hot Personal ATTORNEY-AT-LAW LICENSED IN FLORIDA FLORÍDA LICENSE NUMBER 0309281

SURVEYOR'S NOTES:

1) BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. ASSUMED BEARING OF N00°00'00"E ON THE CENTERLINE OF SHORE DRIVE.

DENOTES: PERMANENT REFERENCE MONUMENTS. DENOTES: PERMANENT CONTROL POINTS. BM DENOTES: BENCH MARK ELEVATION 5) **Q**

DENOTES: CENTERLINE

DENOTES: SECTION CORNER DENOTES: QUARTER SECTION CORNER

DENOTES: POINT OF COMMENCEMENT 9) POB DENOTES: POINT OF BEGINNING 10) D.B. DENOTES: DEED BOOK O.R.B. DENOTES: OFFICIAL RECORD BOOK

P.B. PG. DENOTES: PLAT BOOK AND PAGE 13) F.S. DENOTES: FLORIDA STATUTES 14) CB DENOTES: CHORD BEARING

15) FPL DENOTES: FLORIDA POWER AND LIGHT COMPANY 16) P.B.C.R. DENOTES: PALM BEACH COUNTY RECORDS

17) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 18) 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. 19) DATUM = NAD 83, 1990 ADJUSTMENT

ZONE = FLORIDA EASTLINEAR UNIT = US SURVEY FOOT TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR=1.0000501

GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE 20) ZONING PETITION NUMBER:

DENOTES: RADIUS 22) CA DENOTES: CENTRAL ANGLE 23) L DENOTES: ARC DISTANCE

PREPARING SURVEYOR AND MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY: JOHN F. PULICE PROFESSIONAL SURVEYOR AND MAPPER NO. 2691 PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD. SUNRISE, FLORIDA 33351

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'), PERMANENT CONTROL POINTS ('P.C.P.S'), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FZORIDA STATUTES, AS AMENDED. AND WITH THE APPLICABLE SECTIONS OF 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCE BEACH, FLORIDA.

> JOHN F. PULICE, PRESIDENT REGISTERED LAND SURVEYOR LICENSE NO. 2691 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 3870

PULICE LAND SURVEYORS, INC. CERTIFICATE OF AUTHORIZATION LB3870

5381 NOB HILL ROAD

"MURANO BAY P.U.D."

A REPLAT OF A PORTION OF SECTION 2 OF "COQUINA COVE", P.B. 24, PAGE 14

SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST

CITY OF BOYNTON BEACH-PALM BEACH COUNTY-FLORIDA

SUNRISE, FLORIDA 33351 (954) 572-1777 FAX (954) 572-1778 DECEMBER 2002 OCEAN INLET DRIVE NE 14TH AVENUE "MURANO BAY P.U.D." SHORE DRIVE BOYNTON BEACH CANAL NE 13TH AVENUE NORTH ROAD SOUTH ROAD NE 12TH AVENUE NE 11TH AVENUE NOT TO SCALE

LOCATION MAP

NOT TO SCALE

ACCEPTANCE OF RESERVATIONS:

THIS 16 DAY OF APRIL

WITNESS: Michaelergh

PRINT NAME: MICHAEL PENEDO

WITNESS: Drawn Johans

PRINT NAMED SUZANNE SORIANO

CITY OF BOYNTON BEACH APPROVAL:

WITH SECTION 177.081(1), FLORIDA STATUTES.

HERBERT D. KELLEY, JR. P.E. R.S.M.

Church Of aller

CITY SURVEYOR AND MAPPER

Umband aller

STATE OF FLORIDA

MAYOR

COUNTY OF PALM BEACH

THE MURANO BAY HOMEOWNERS ASSOCIATION HEREBY ACCEPTS THE DEDICATIONS

MURANO BAY HOMEOWNERS

PRINT NAME: FRANCISCO PENEZ

ASSOCIATION

TITLE: PRESIDENT

OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND

HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED, DATED

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES

EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE

MURANO BAY IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF MAY

OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER

5, LAND DEVELOPMENT REGULATIONS, THIS O DAY OF MAY, 2003

AND HAVE BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND (MAPPER UNDER

STATE OF FLORIDA

COUNTY OF YOUR BEACH

MORTGAGEE'S CONSENT STATE OF FLORIDA COUNTY OF MIAMI-DADE

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 RECORDS BOOK 14906 AT PAGE 1260 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT AND ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORIT OF ITS BOARD OF DIRECTORS THIS __ AI DAY OF APRIL

WITNESS: MOUCO LINGUO PRINT NAME: MONICA SERRANO WITNESS: PRINT NAME: Temando X. Gomez

BANKUNITED, FSB BY:/4/lela NAME CLAY WILSON TITLE: SENIOR VICE-PRESIDENT NAME: DOTTIE CAPRON TITLE: ASSISTANT SECRETARY

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF MIAMI-DADE

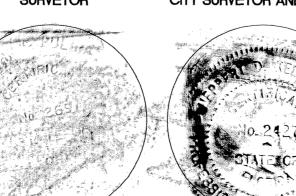
BEFORE ME PERSONALLY APPEARED CLAY WILSON, WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE—PRESIDENT OF BANKUNITED, FSB AND DOTTLE CAPRON WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT SECRETARY OF BANKUNITED, FSB, WHO ARE PERSONALLY KNOWN TO ME, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

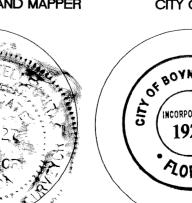
____, 200<u>3</u>. MY COMMISSION EXPIRES: 12/23/04

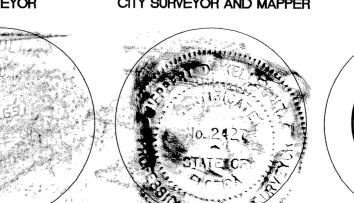
Barbara S. Bauta

Commission # CC 987115 Expires Dec. 23, 2004

DEPUTY CITY CLERK









BOYNTON /INCORPORATED 1920



BEACH III. LLC

DEPUTY