

THIS PLAT WAS FILED FOR RECORD AT 10:24 A.M. THIS 24 DAY OF March 2005, AND DULY RECORDED IN PLAT BOOK NO. 104 ON PAGE 82-83. DOROTHY H. WILKEN CLERK OF CIRCUIT COURT BY *Carrie K. Holder* D.C.

DEDICATIONS

STATE OF FLORIDA AND COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS: THAT WESTBROOKE HOMES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON BEING IN SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "MONTEREY BAY, A PUD", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE RUN NORTH (THE WEST LINE OF SECTION 5 IS ASSUMED TO BEAR NORTH-SOUTH AND ALL OTHER BEARINGS ARE RELATIVE THERETO) ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 110.00 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 48 MINUTES 45 SECONDS EAST, A DISTANCE OF 53.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ON THE PRECEDING DESCRIBED COURSE, A DISTANCE OF 1460.21 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE; THENCE CONTINUE ON THE PRECEDING DESCRIBED COURSE, A DISTANCE OF 18 DEGREES 21 MINUTES 59 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 607.01 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST, A DISTANCE OF 891.35 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 58 SECONDS EAST, A DISTANCE OF 390.75 FEET; THENCE NORTH 48 DEGREES 35 MINUTES 55 SECONDS WEST, A DISTANCE OF 407.05 FEET; THENCE NORTH, A DISTANCE OF 232.00 FEET; THENCE WEST, A DISTANCE OF 455.00 FEET, MORE OR LESS, TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE; A DISTANCE OF 1463.76 FEET TO THE POINT OF BEGINNING, SAID PARCEL SUBJECT TO THE FOLLOWING:

LESS AND EXCEPT: THE NORTH 21.34 FEET OF THE 131.34 FOOT RIGHT-OF-WAY FOR LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-30 AS DESCRIBED IN CHANCERY CASE #407, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, AT PAGE 761, AND THE OFFICIAL RECORDS BOOK 6495, AT PAGE 1165, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

A RIGHT-OF-WAY OVER THE WESTERLY 80 FEET OF THE EASTERLY 190 FEET (AS MEASURED AT RIGHT ANGLES TO) THEREOF FOR THE LAKE WORTH DRAINAGE DISTRICT CANAL NO. E-3-1/2, AS RECORDED IN OFFICIAL RECORDS BOOK 1803, AT PAGE 254, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT RIGHT-OF-WAY FOR CONGRESS AVENUE CONVEYED TO PALM BEACH COUNTY BY DEED FILED IN OFFICIAL RECORDS BOOK 5430, AT PAGE 1725, AND AS DESCRIBED IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 7322, AT PAGE 262, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT: A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE WITH A BEARING OF N00°00'00"E ALONG THE WEST LINE OF SAID SECTION 5, FOR A DISTANCE OF 110.00 FEET TO A POINT;

THENCE WITH A BEARING OF S89°48'45"E ALONG A LINE LYING 110.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 5, FOR A DISTANCE OF 1397.43 FEET TO A POINT;

THENCE WITH A BEARING OF N18°21'59"E, ALONG THE EAST LINE OF 80 FOOT RIGHT-OF-WAY FOR LAKE WORTH DRAINAGE DISTRICT CANAL NO. E-3-1/2 AS RECORDED IN OFFICIAL RECORDS BOOK 1803, PAGE 254 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALSO THE WEST LINE OF 110 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 602, PAGE 623 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A DISTANCE OF 158.79 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH A BEARING OF N18°21'59"E, ALONG THE EAST LINE DID ASSOCIATION SAID 80 FOOT RIGHT-OF-WAY FOR LAKE WORTH DRAINAGE DISTRICT, CANAL NO. E-3-1/2 AND ALSO THE WEST LINE OF SAID 110 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT, FOR A DISTANCE OF 26.53 FEET TO A POINT;

THENCE WITH A BEARING OF S63°28'06"E, FOR A DISTANCE OF 32.44 FEET TO A POINT;

THENCE WITH A BEARING OF S12°34'28"W, FOR A DISTANCE OF 9.58 FEET TO A POINT;

THENCE WITH A BEARING OF S87°49'54"W, FOR A DISTANCE OF 35.32 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 590 SQUARE FEET (0.014 ACRES), MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

SAID LANDS LYING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 1,370,970 SQUARE FEET (31.473 ACRES) MORE OR LESS.

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

OPEN SPACE TRACTS A THROUGH U, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MONTEREY BAY COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

WATER MANAGEMENT TRACT L-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CONGRESS/MONTEREY COMMUNITY DEVELOPMENT DISTRICT, FOR WATER MANAGEMENT AND LITTORAL PLANTING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CONGRESS/MONTEREY COMMUNITY DEVELOPMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

PRESERVE TRACT P-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MONTEREY BAY COMMUNITY ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSERVATION LANDSCAPE AND WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MONTEREY BAY COMMUNITY ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

RECREATION TRACT B-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MONTEREY BAY COMMUNITY ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

RESIDENTIAL TRACT C-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MONTEREY BAY CONDOMINIUM ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

OPEN SPACE TRACT D-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MONTEREY BAY COMMUNITY ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

ROAD TRACT R-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MONTEREY BAY COMMUNITY ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, AS A TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR UTILITY PURPOSES. THE MAINTENANCE OF ALL UTILITIES LOCATED WITHIN SAID UTILITY EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MONTEREY BAY COMMUNITY ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF SAID ASSOCIATION.

DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED WITHIN SAID DRAINAGE EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CONGRESS/MONTEREY COMMUNITY DEVELOPMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

EMERGENCY ACCESS EASEMENT (E.A.E.), AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR EMERGENCY ACCESS. THE MAINTENANCE OF SAID EASEMENT AREA SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MONTEREY BAY COMMUNITY ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

LAKE MAINTENANCE EASEMENT (L.M.E.) AND THE LAKE MAINTENANCE ACCESS EASEMENT (L.M.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE MAINTENANCE AND ACCESS OF THE WATER MANAGEMENT TRACT L-1, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE MONTEREY BAY COMMUNITY ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENT TO BE SIGNED BY THE DULY AUTHORIZED OFFICERS OF ITS GENERAL PARTNER, THIS 10th DAY OF MARCH, 2005.

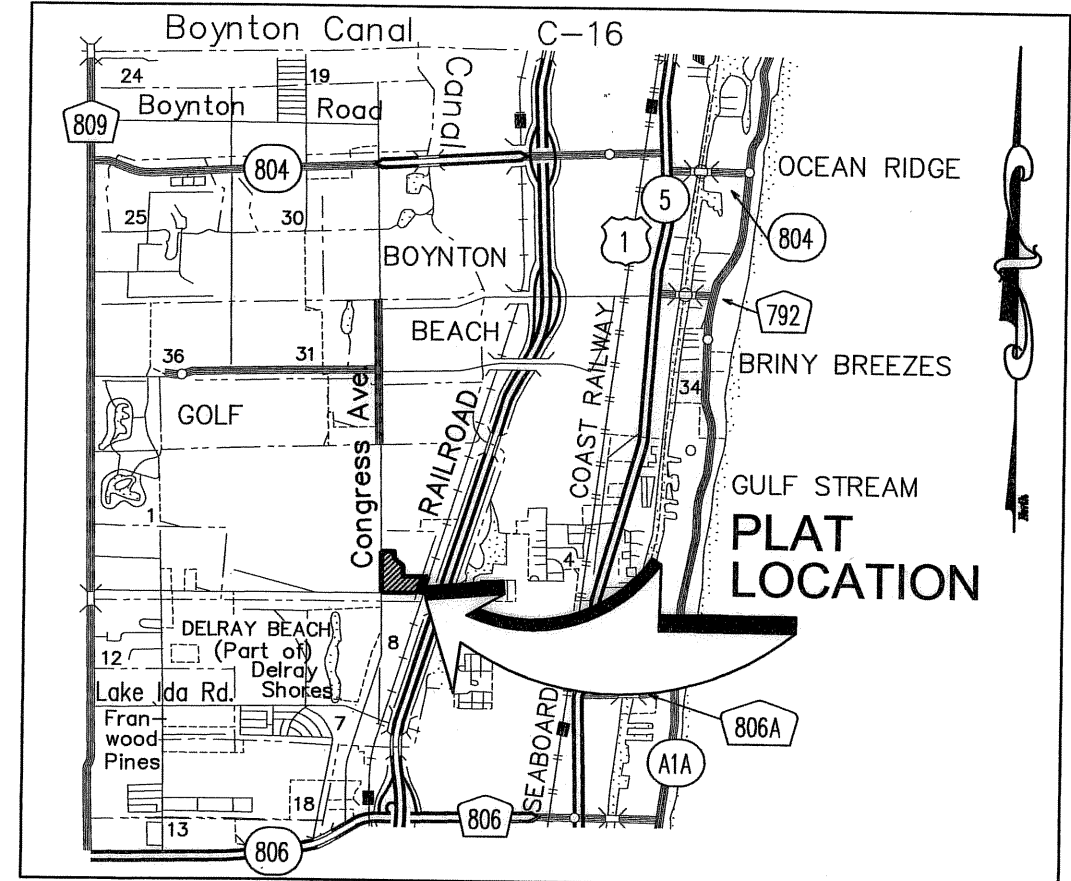
WESTBROOKE HOMES A FLORIDA GENERAL PARTNERSHIP BY: WESTBROOKE COMPANIES, INC A DELAWARE CORPORATION, AS ITS GENERAL PARTNER

WITNESS: *David F. Webster* BY: *David F. Webster* WITNESS: *M. DeBor* BY: *Russell Barnes* WITNESS: *M. DeBor* BY: *Russell Barnes*

MONTEREY BAY, A PUD 20050170356

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, STATE OF FLORIDA

SEPTEMBER 2004 SHEET 1 OF 7



ACKNOWLEDGMENT

STATE OF FLORIDA AND COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED *David Webster* AND *Russell Barnes* WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AND OF

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 10 DAY OF March 2005. MY COMMISSION EXPIRES: 5-12-07 NOTARY PUBLIC *Sandra Kremer*

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA AND COUNTY OF PALM BEACH } SS

MONTEREY BAY COMMUNITY ASSOCIATION INC, A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 10th DAY OF MARCH, 2005.

WITNESS: *David Webster* BY: *David Webster* WITNESS: *M. DeBor* BY: *Russell Barnes* WITNESS: *M. DeBor* BY: *Russell Barnes*

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA AND COUNTY OF PALM BEACH } SS

MONTEREY BAY CONDOMINIUM ASSOCIATION INC, A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 10th DAY OF MARCH, 2005.

WITNESS: *David Webster* BY: *David Webster* WITNESS: *M. DeBor* BY: *Russell Barnes* WITNESS: *M. DeBor* BY: *Russell Barnes*

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA AND COUNTY OF PALM BEACH } SS

CONGRESS/MONTEREY COMMUNITY DEVELOPMENT DISTRICT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF MARCH, 2005.

WITNESS: *David Webster* BY: *David Webster* WITNESS: *M. DeBor* BY: *Russell Barnes* WITNESS: *M. DeBor* BY: *Russell Barnes*

ACKNOWLEDGMENT

STATE OF FLORIDA AND COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED *David Webster* AND *Russell Barnes* WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AND OF

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 10 DAY OF March 2005. MY COMMISSION EXPIRES: 5-12-07 NOTARY PUBLIC *Sandra Kremer*

ACKNOWLEDGMENT

STATE OF FLORIDA AND COUNTY OF PALM BEACH } SS

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WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF March 2005. MY COMMISSION EXPIRES: 5-12-07 NOTARY PUBLIC *Sandra Kremer*

ACKNOWLEDGMENT

STATE OF FLORIDA AND COUNTY OF PALM BEACH } SS

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BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE DISTRICT SEAL OF SAID DISTRICT AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF March 2005. MY COMMISSION EXPIRES: 5-12-07 NOTARY PUBLIC *Sandra Kremer*

This Instrument Prepared By: Robert W. Jackson, Jr., P.S.M. Certificate of Authorization No. LB 6791 September 2004

Calvin, Giordano & Associates, Inc. Engineers Surveyors Planners 1800 Eller Drive, Suite 800 Ft. Lauderdale, Florida 33316 Phone: 954.921.7761 Fax 954.921.8807

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH } SS

I, STEVEN J. VANDER 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 WESTBROOKE HOMES, A FLORIDA GENERAL PARTNERSHIP; THAT ALL TAXES HAVE BEEN PAID, AS REQUIRED BY F.S. 197.192 AS AMENDED, THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED 3-14-05

STEVEN J. VANDER LICENSE NUMBER: 095915

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA COUNTY OF PALM BEACH } SS

MONTEREY BAY, A PUD, IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS 10th DAY OF MARCH, 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.

BY: *Herbert D. Kelley, Jr.* HERBERT D. KELLEY, JR. PE/PSM CITY SURVEYOR AND MAPPER

MONTEREY BAY, A PUD IS HEREBY APPROVED FOR RECORD THIS 21st DAY OF MARCH, 2005.

BY: *Herbert D. Kelley, Jr.* HERBERT D. KELLEY, JR. PE/PSM CITY ENGINEER

BY: *Jerry Taylor* JERRY TAYLOR MAYOR

ATTEST: (AS TO BOTH) *Janet M. Prainito* JANET M. PRAINITO CITY CLERK

SURVEYOR'S NOTES 1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. LINE BEARS N00°00'00"E (PER LEGAL) 2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES WILL BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. 3. NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN EASEMENTS.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEYS CLOSE WITHIN ONE HUNDRETH (0.01) OF A FOOT; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEYS DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 77, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61-17-6 FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

THIS 9th DAY OF MARCH 2005.

BY: *Robert W. Jackson, Jr.* ROBERT W. JACKSON, JR. PROFESSIONAL SURVEYOR & MAPPER No. 4158 STATE OF FLORIDA

Table with 8 columns: CONGRESS/MONTEREY COMMUNITY DEVELOPMENT DISTRICT, WESTBROOKE COMPANIES, INC, MONTEREY BAY COMMUNITY ASSOCIATION INC., MONTEREY BAY CONDOMINIUM ASSOCIATION INC., CITY SURVEYOR AND MAPPER, CITY ENGINEER, CITY OF BOYNTON BEACH, SURVEYOR. Each column contains a circular seal.