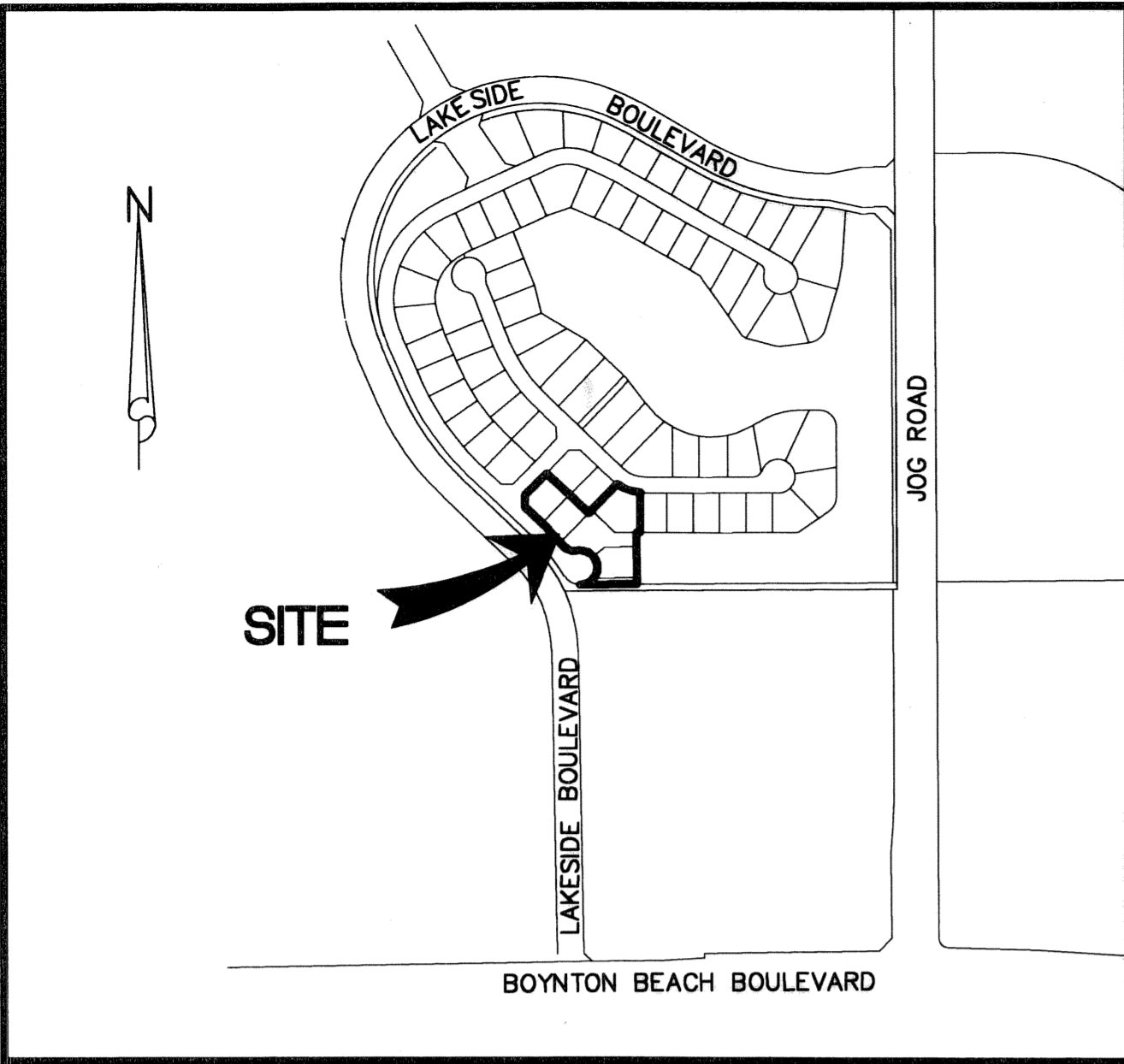


0391-020

ENCLAVE AT BOYNTON WATERS - REPLAT NO. 3

AT LAKES OF BOYNTON BEACH P.U.D., POD B
SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
BEING A REPLAT OF LOTS 66, 69, 70, 71 & 72 OF ENCLAVE AT BOYNTON WATERS, AS RECORDED IN PLAT
BOOK 99, PAGES 105 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
AUGUST, 2005 SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT AM
THIS 20 DAY OF OCTOBER
A.D. 2005 AND DULY RECORDED
IN PLAT BOOK 106
PAGES 93 THROUGH 94
SHARON R. BOCK, CLERK
AND COMPTROLLER
By: Maria P. Johnson
DEPUTY CLERK



LOCATION MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ENCLAVE AT BOYNTON WATERS CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOTS 66, 69, 70, 71 & 72 OF ENCLAVE AT BOYNTON WATERS, AS RECORDED IN PLAT BOOK 99, PAGES 105 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ENCLAVE AT BOYNTON WATERS - REPLAT NO. 3".

CONTAINING 1.53 ACRES (66,541 SQUARE FEET), MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATE AS FOLLOWS:

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 UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, 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, TREE, 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.

TRACT "E1" AS SHOWN HEREON IS HEREBY RESERVED FOR THE ENCLAVE AT BOYNTON WATERS HOMEOWNER'S 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 26 DAY OF July, 2005.

WITNESS: Justin Kennelly ENCLAVE AT BOYNTON WATERS CORPORATION
JUSTIN KENNELLY A FLORIDA CORPORATION

WITNESS: Samuel A. Moore, Jr. BY: John B. Kennelly
SAMUEL A. MOORE, JR. JOHN B. KENNELLY, PRESIDENT

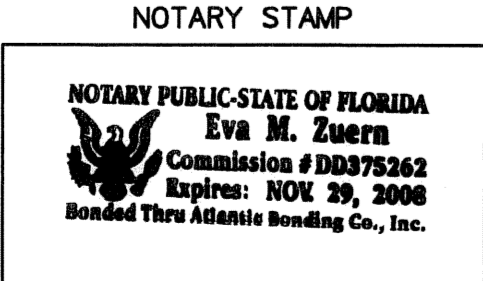
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN B. KENNELLY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ENCLAVE AT BOYNTON WATERS CORPORATION, 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 26 DAY OF July, 2005.

MY COMMISSION EXPIRES: Nov 29, 2008 BY: [Signature]



NOTARY PUBLIC
PRINT NAME: Eva M. Zuern
LICENSE NUMBER: DD375262

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ENCLAVE AT BOYNTON WATERS HOMEOWNER'S ASSOCIATION, INC. DOES HEREBY ACCEPT 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 26 DAY OF July, 2005.

WITNESS: [Signature] BY: John S. Kennelly
THE ENCLAVE AT BOYNTON WATERS HOMEOWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT JOHN S. KENNELLY, PRESIDENT

WITNESS: [Signature]

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN S. KENNELLY, 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 TO ENCLAVE AT BOYNTON WATERS CORPORATION, A FLORIDA CORPORATION; 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.

DATED THIS DAY 26 OF July, 2005. BY: John S. Kennelly
JOHN S. KENNELLY ATTORNEY AT LAW

MORTGAGEE'S CONSENT

STATE OF SOUTH CAROLINA
COUNTY OF Columbia

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 ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 12582 AT PAGE 1052 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 SR. VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS DATED

THIS 27 DAY OF July, 2005.

WITNESS: [Signature] MERCANTILE BANK A SOUTH CAROLINA CORPORATION

WITNESS: [Signature] BY: [Signature]
SR. VICE PRESIDENT

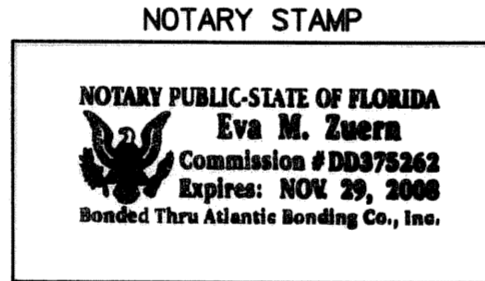
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN S. KENNELLY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ENCLAVE AT BOYNTON WATERS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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 26 DAY OF July, 2005.

MY COMMISSION EXPIRES: Nov. 29, 2008 BY: [Signature]



NOTARY PUBLIC
PRINT NAME: Eva M. Zuern
LICENSE NUMBER: DD375262

LEGEND

- D.E. = DRAINAGE EASEMENT
- R = RADIUS
- Δ = CENTRAL ANGLE/DELTA
- L.A.E. = LIMITED ACCESS EASEMENT
- L = ARC LENGTH
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PGS. = PAGES
- U.E. = UTILITY EASEMENT
- = PERMANENT REFERENCE MONUMENT (PRM)
- SET PRM LB 7055

SITE TABULAR DATA

LOT NO.	ACREAGE	SF*
66	0.35	15,140
69	0.26	11,387
70	0.22	9,647
71	0.37	16,016
72	0.29	12,832
TRACT "E1"	0.03	1,519

*NOTE: SF DENOTES SQUARE FOOTAGE

PALM BEACH COUNTY APPROVAL

COUNTY ENGINEER OF
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 29 DAY OF October, A.D. 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYORS NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF NORTH 44°03'00" EAST ALONG THE CENTERLINE OF PRESTANCIA DRIVE, AS SHOWN ON THE PLAT OF ENCLAVE AT BOYNTON WATERS, RECORDED IN PLAT BOOK 99, PAGES 105 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.

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 RIGHTS GRANTED.

THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

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 MARTIN J. SHATTO, P.S.M., IN THE OFFICES OF THE WANTMAN GROUP, INC., 2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FLORIDA 33411.

ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
(R.) DENOTES RADIAL
(R.F.) DENOTES RADIAL TO FRONT LOT LINE
(R.R.) DENOTES RADIAL TO REAR LOT LINE

COORDINATES SHOWN HEREON ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.0000306
GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)

SURVEYORS CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED THIS 29 DAY OF August, 2005.

[Signature]
MARTIN J. SHATTO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5219

SUBDIVISION ENCLAVE AT BOYNTON WATERS - REPLAT 3
BOOK 106 PAGE 93
FLOOD ZONE B FLOOD MAP #185A
QUAD # 25 ZONING R-3
SE ZIP CODE 33427
TAZ 443
SUBNAME LAKES OF BOYNTON BEACH



Wantman Group, Inc.
Engineering ♦ Surveying ♦ Mapping
2035 VISTA PARKWAY, SUITE 100
WEST PALM BEACH, FL 33411
(561) 687-2220 phone (561) 687-1110 fax
CERT No. 6091 - LB No. 7055