

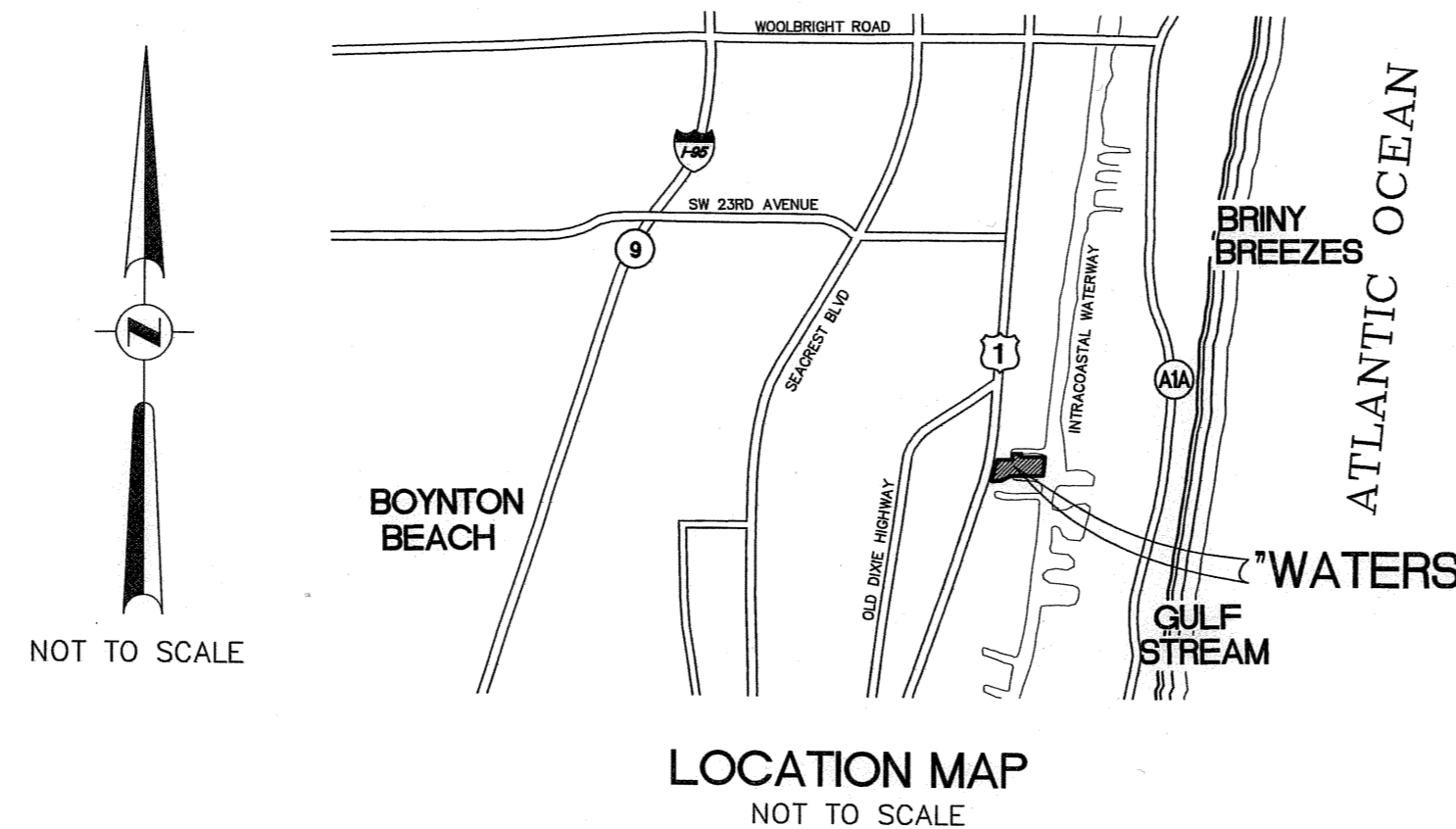
"WATERSIDE VILLAGE P.U.D."

A PORTION OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF BOYNTON BEACH-PALM BEACH COUNTY-FLORIDA

DEDICATION

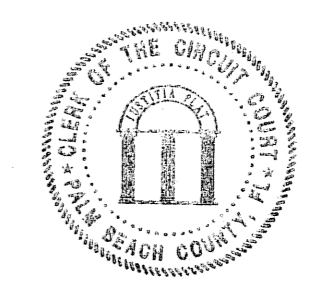
KNOW ALL MEN BY THESE PRESENTS THAT SOUTHERN HOMES OF PALM BEACH LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "WATERSIDE VILLAGE P.U.D.", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 48, "TRADE WINDS ESTATES FIRST ADDITION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 05°26'06" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE 365.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°18'46" WEST 385.00 FEET; THENCE NORTH 05°26'06" EAST 4.08 FEET; THENCE SOUTH 89°18'46" WEST 35.00 FEET; THENCE SOUTH 05°26'06" WEST 174.98 FEET; THENCE SOUTH 89°18'46" WEST 236.14 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEAST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 102.47 FEET AND A CENTRAL ANGLE OF 34°34'00" AN ARC DISTANCE OF 61.82 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWEST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 82.59 FEET AND A CENTRAL ANGLE OF 34°34'00" AN ARC DISTANCE OF 49.83 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89°18'46" WEST 94.20 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5), SAID INTERSECTION BEING ON THE ARC OF A CIRCULAR CURVE, CONCAVE WEST, THE RADIUS POINT OF WHICH BEARS NORTH 73°25'48" WEST; THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY AND ON THE ARC OF SAID CURVE, WITH A RADIUS OF 11,509.20 FEET AND A CENTRAL ANGLE OF 02°23'09" AN ARC DISTANCE OF 479.27 FEET; THENCE NORTH 89°14'41" EAST 245.48 FEET; THENCE NORTH 05°26'06" EAST 95.70 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 578.97 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 4; THENCE NORTH 89°18'46" EAST ON SAID PARALLEL LINE 274.00 FEET; THENCE SOUTH 06°36'55" WEST 40.21 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 618.85 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 4; THENCE NORTH 89°18'46" EAST ON SAID PARALLEL LINE 250.00 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE SOUTH 05°26'06" WEST ON SAID WESTERLY RIGHT-OF-WAY LINE 315.29 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 317,676 SQUARE FEET, 7.2928 ACRES.



PULICE LAND SURVEYORS, INC.

PREPARED BY
CERTIFICATE OF AUTHORIZATION LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
(954) 572-1777
FAX (954) 572-1778
AUGUST 2004



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:36 P.M., THIS 13 DAY OF January, 2004 AND DULY RECORDED IN PLAT BOOK NUMBER 106, AT PAGE 195-196
SHARON R. BOCK
CLERK OF THE CIRCUIT COURT
BY: *Sharon R. Bock*
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE } S.S.
I, William Garcia 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, 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.
10-20-05
DATED
NAME: William Garcia
ATTORNEY-AT-LAW
LICENSED IN PALM BEACH COUNTY, FLORIDA
FLORIDA LICENSE NUMBER 84384

SURVEYOR'S NOTES:

- BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT HOLDING PALM BEACH COUNTY CONTROL POINT "CHUCK" WITH A ROTATION ANGLE OF 0°31'05". ASSUMED BEARING OF N89°18'46"E ON THE NORTH LINE OF NE 1/4 OF SECTION 4-46-43.
- PRM DENOTES: PERMANENT REFERENCE MONUMENTS.
- PCP DENOTES: PERMANENT CONTROL POINTS.
- BM DENOTES: BENCH MARK ELEVATION
- CL DENOTES: CENTERLINE
- SC DENOTES: SECTION CORNER
- QSC DENOTES: QUARTER SECTION CORNER
- POC DENOTES: POINT OF COMMENCEMENT
- POB DENOTES: POINT OF BEGINNING
- D.B. DENOTES: DEED BOOK
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- P.B. PG. DENOTES: PLAT BOOK AND PAGE
- F.S. DENOTES: FLORIDA STATUTES
- CB DENOTES: CHORD BEARING
- FPL DENOTES: FLORIDA POWER AND LIGHT COMPANY
- P.B.C.R. DENOTES: PALM BEACH COUNTY RECORDS
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 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. DATUM = NAD 83, 1990 ADJUSTMENT ZONE = FLORIDA EAST ZONE LINEAR UNIT = US SURVEY FOOT TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR=1.0000485 GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE ZONING PETITION NUMBER: NWSP 04-003 & ANNEX 04-002.
- R DENOTES: RADIUS
- CA DENOTES: CENTRAL ANGLE
- L DENOTES: ARC DISTANCE
- NO TREES OR SHRUBS SHALL BE PLACED IN EASEMENTS WITHOUT THE WRITTEN CONSENT OF THE CITY OF BOYNTON BEACH.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS.
- L.A.E. DENOTES: LIMITED ACCESS EASEMENT
- AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE AND VACATE THE PORTIONS OF THOSE CERTAIN PRIVATE INGRESS/EGRESS UTILITY EASEMENTS IN O.R.B. 215, PG 230, O.R.B. 869, PG 557, D.B. 1143, PG 622, D.B. 1131, PG 304, D.B. 1143, PG 626 WITHIN THE LIMITS OF THIS PLAT.
- LIMITS DENOTES: CITY LIMITS
- P.A.E. DENOTES: PEDESTRIAN ACCESS EASEMENT

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE } S.S.
THE WATERSIDE AT BOYNTON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED, DATED THIS 11th DAY OF May, 2005.

WATERSIDE AT BOYNTON HOMEOWNERS' ASSOCIATION, INC.
BY: *Francisco Perez*
PRINT NAME: Francisco Perez
TITLE: PRESIDENT
BY: *Alexander Aguirre*
PRINT NAME: Alexander Aguirre
TITLE: TREASURER

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE } S.S.
BEFORE ME PERSONALLY APPEARED FRANCISCO PEREZ, PRESIDENT AND ALEXANDER AGUIRRE, TREASURER OF WATERSIDE AT BOYNTON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, WHO EXECUTED THE FOREGOING INSTRUMENT AND 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 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 11 DAY OF May, 2005.
Virginia Ann Decicco
Commission # DD316038
Expires May 4, 2008
Notary Public - State of Florida
MY COMMISSION EXPIRES: May 4, 2008
PRINT NAME: Virginia Ann Decicco

CITY OF BOYNTON BEACH APPROVAL

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS PLAT 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 11th DAY OF January, 2006, 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 AS AMENDED.

BY: *Herbert D. Kelley, Jr.*
HERBERT D. KELLEY, JR., P.E., P.S.M.
CITY SURVEYOR AND MAPPER

WATERSIDE VILLAGE P.U.D. IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF January, 2006

BY: *Herbert D. Kelley, Jr.*
HERBERT D. KELLEY, JR., P.E., P.S.M.
CITY ENGINEER

BY: *Jerry Taylor*
JERRY TAYLOR
MAYOR

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

MORTGAGEE CONSENT

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE } S.S.
KNOW ALL MEN BY THESE PRESENTS: COMMERCEBANK, N.A., A NATIONAL BANKING ASSOCIATION, OWNER AND HOLDER OF THOSE CERTAIN MORTGAGES RECORDED IN THE OFFICIAL RECORDS BOOK 16298, AT PAGE 0504, BOOK 15254, AT PAGE 1740, BOOK 14292, AT PAGE 0248, BOOK 14012, AT PAGE 0741, BOOK 16508, AT PAGE 1570, BOOK 16782, AT PAGE 0073, AND BOOK 17225, AT PAGE 1180, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "WATERSIDE VILLAGE P.U.D.", AND TO THE DEDICATION AS SHOWN HEREON AND SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF: THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *Asst. Vice Pres.* AND ITS SECRETARY, AND ITS CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18 DAY OF May, 2005.

COMMERCEBANK N.A.
A NATIONAL BANKING ASSOCIATION
BY: *Julio C. Fernandez*
PRINT NAME: Julio C. Fernandez
TITLE: Senior Vice President
BY: *Gerardo A. Ramos*
PRINT NAME: Gerardo A. Ramos
TITLE: SECRETARY - AVP.

ACKNOWLEDGEMENT OF MORTGAGEE

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE } S.S.
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, José L. Fernandez, Gerardo A. Ramos AS SENIOR VICE PRESIDENT AND ASSISTANT VICE PRESIDENT, RESPECTFULLY OF COMMERCEBANK, N.A., A NATIONAL BANKING ASSOCIATION, WHO ARE PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING 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 THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 18 DAY OF May, A.D., 2005.
Dulce Socorro
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES: OCT 24, 2005 PRINT NAME: Dulce Socorro

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

TRACTS A, C, D, E, F, G & H, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WATERSIDE AT BOYNTON HOMEOWNERS' ASSOCIATION, INC.'S SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, UTILITY AND DRAINAGE 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 THE CITY OF BOYNTON BEACH, FLORIDA.

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WATERSIDE VILLAGE HOMEOWNERS' ASSOCIATION, INC., 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 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 PRIVATE STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE AND MAINTENANCE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEMS.

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO 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.

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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY WHO OWNS THE LAND IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND IS LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SOUTHERN HOMES OF BROWARD, INC., A FLORIDA CORPORATION, ITS MANAGER, BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF MAY, 2005.

SOUTHERN HOMES OF PALM BEACH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: *Hector Garcia*
SOUTHERN HOMES OF BROWARD, INC.,
A FLORIDA CORPORATION, ITS MANAGER
BY: *Hector Garcia*
PRINT NAME: HECTOR GARCIA,
TITLE: PRESIDENT, SOUTHERN HOMES OF BROWARD, INC.

BY: *Gerardo L. Aguirre*
PRINT NAME: GERARDO L. AGUIRRE
TITLE: SECRETARY, SOUTHERN HOMES OF BROWARD, INC.

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE } S.S.
BEFORE ME PERSONALLY APPEARED HECTOR GARCIA, WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SOUTHERN HOMES OF BROWARD, INC., A FLORIDA CORPORATION, AND GERARDO L. AGUIRRE WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY OF SOUTHERN HOMES OF BROWARD, INC., A FLORIDA CORPORATION, MANAGER OF SOUTHERN HOMES OF PALM BEACH, 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 11 DAY OF May, 2005.

MY COMMISSION EXPIRES: May 4, 2008
Virginia Ann Decicco
Virginia Ann Decicco
Commission # DD316038
Expires May 4, 2008
Notary Public

