

0008-034

175

DEDICATIONS AND RESERVATIONS:

GULFSTREAM GARDENS

A REPLAT OF ALL OF LOTS 41 THROUGH 48, A PORTION OF LOTS 49 AND 50, ALL OF LOTS 51 THROUGH 55, TOGETHER WITH A PORTION OF THAT PARCEL SHOWN AS NOT INCLUDED AND LABELED TRACT "A", IN THE AMENDED PLAT OF TRADE WINDS ESTATES (PB 21, PG 73, PBCR) ALL LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA } COUNTY OF HILLSBOROUGH

KNOW ALL MEN BY THESE PRESENTS THAT GULFSTREAM GARDENS, 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 GULFSTREAM GARDENS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A: LOTS 41 AND 42, AND LOTS 54 AND 55, LESS THE EAST 300 FEET OF SAID LOTS 54 AND 55 "AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B: LOTS 43, 53, 53A, AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL C: THE EAST 300 FEET OF LOTS 54 AND 55, AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL D: TRACT 1 LOT 44 OF AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT 2 LOT 45 OF AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT 3 LOT 46 OF AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND ALSO THE FOLLOWING DESCRIBED TRACT OF LAND: COMMENCING AT THE SE CORNER OF LOT 47 OF AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RUN NORTHERLY ALONG THE EAST LINE OF SAID LOT 47, A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, THENCE RUN EASTERLY PARALLEL TO THE NORTH LINE OF LOT 51 OF SAID AMENDED PLAT OF TRADE WINDS ESTATES, A DISTANCE OF 100 FEET TO A POINT; THENCE RUN SOUTHERLY, PARALLEL TO THE EAST LINE OF THE SAID LOT 47, A DISTANCE OF 15 FEET TO A POINT IN THE NORTH LINE OF THE SAID LOT 51; THENCE RUN NORTHERLY, AT AN ANGLE OF 107°37' (TURNED FROM WEST TO NORTH) WITH THE NORTH LINE OF THE SAID LOT 51, A DISTANCE OF 200 FEET, TO A POINT; THENCE RUN WESTERLY, PARALLEL WITH THE NORTH LINE OF THE SAID LOT 51, A DISTANCE OF 318.39 FEET TO THE NORTHEAST CORNER OF LOT 46 OF THE SAID AMENDED PLAT OF TRADE WINDS ESTATES; THENCE RUN SOUTHERLY A DISTANCE OF 177.70 FEET TO THE POINT OF BEGINNING.

AND: THE SOUTH 200 FEET (AS MEASURED ALONG THE EAST LINE) OF THE WEST 150 FEET (AS MEASURED ALONG THE SOUTH LINE) OF THE EAST 167.83 FEET (AS MEASURED ALONG THE SOUTH LINE) OF TRACT A, OF AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND: START AT THE SOUTHWEST CORNER OF LOT 52 OF AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN EASTERLY 484.20 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTHERLY 100 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE WESTERLY PARALLEL TO THE NORTH BOUNDARY ABOVE DESCRIBED TO THE NORTHEAST CORNER OF LOT 46 OF AMENDED PLAT OF TRADE WINDS ESTATES; THENCE NORTHERLY 96.43 FEET TO THE POINT OF BEGINNING.

TRACT 4: LOT 47 OF AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT 5: LOTS 48, 49, 50 AND 51 OF AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 47 OF AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE EAST ALONG THE NORTH LINE OF SAID AMENDED PLAT OF TRADE WINDS ESTATES, A DISTANCE OF 100 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF LOT 47 OF SAID AMENDED PLAT OF TRADE WINDS ESTATES A DISTANCE OF 15 FEET TO A POINT; THENCE WEST ON A LINE PARALLEL TO THE NORTH LINE OF LOT 51 OF SAID AMENDED PLAT OF TRADE WINDS ESTATES, A DISTANCE OF 100 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF LOT 47; THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 47, A DISTANCE OF 15 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE SOUTH 1.00 FOOT OF LOTS 49 AND 50 OF AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT 6: LOT 52 OF AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS CONTAINING A CALCULATED NET AREA OF 673,459.95 SQUARE FEET (15.461 ACRES) MORE OR LESS.

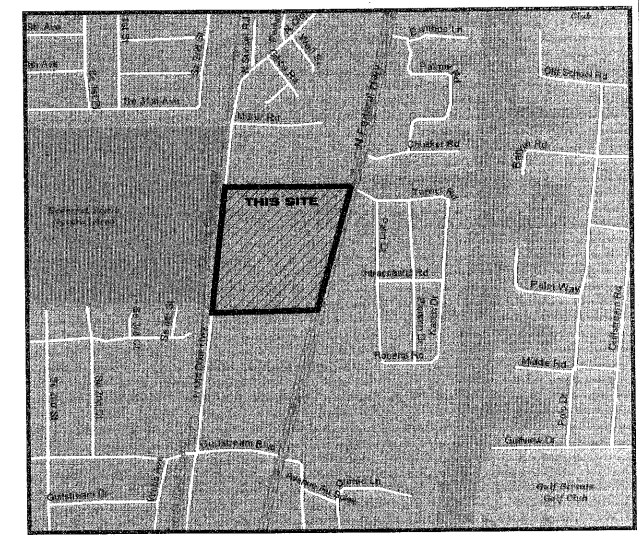
ALSO KNOWN AS: A REPLAT OF ALL OF LOTS 41 THROUGH 48, A PORTION OF LOTS 49 AND 50, ALL OF LOTS 51 THROUGH 55, TOGETHER WITH A PORTION OF THAT PARCEL SHOWN AS NOT INCLUDED AND LABELED TRACT "A", IN THE AMENDED PLAT OF TRADE WINDS ESTATES (PB 21, PG 73, PBCR) ALL LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (N1/4) CORNER OF SAID SECTION 4; THENCE NORTH 88°53'00" EAST, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 367.71 FEET; THENCE SOUTH 01°07'00" EAST, 1368.97 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY AND THE POINT OF BEGINNING. THENCE NORTH 89°12'18" EAST, 856.72 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 16°45'18" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 899.07 FEET; THENCE SOUTH 89°12'18" WEST, 714.56 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY; THENCE NORTH 07°43'33" EAST, ALONG SAID EAST RIGHT-OF-WAY, 866.86 FEET TO THE POINT OF BEGINNING.

THIS INSTRUMENT PREPARED BY: MICHAEL D. ROSE, P.S.M.

SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING CERTIFICATE OF AUTHORIZATION NO. LB6456 3410 North Andrews Avenue Ext. • Pompano Beach, FL 33064 PH: 954-943-9433 • FAX: 954-783-4754

JANUARY 2006



VICINITY MAP (NOT TO SCALE)

TITLE CERTIFICATION:

STATE OF FLORIDA } COUNTY OF HILLSBOROUGH

I, PRESTON O. COCKEY, JR., 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 PROPERTY IS VESTED TO GULFSTREAM GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID ON SAID LAND PURSUANT TO CHAPTER 197.192 FLORIDA STATUTES AS AMENDED; ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT. DATED: APRIL 21, 2006

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA } COUNTY OF PALM BEACH

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 21st DAY OF APRIL, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

BY: HERBERT D. KELLEY, JR., PE/PSM CITY SURVEYOR AND MAPPER

GULFSTREAM GARDENS IS HEREBY APPROVED FOR RECORD THIS 21st DAY OF APRIL, 2006.

BY: HERBERT D. KELLEY, JR., PE/PSM CITY ENGINEER

BY: JERRY TAYLOR, MAYOR

ATTEST (AS TO BOTH): JANET M. PRANITO CITY CLERK

SURVEYOR'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) 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 SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH ALL APPLICABLE SECTIONS OF 61G17-6 FLORIDA ADMINISTRATIVE CODE AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATE: 04/21/06

MICHAEL D. ROSE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 03-0669

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS SEAL TO BE AFFIXED HERETO, THIS 21st DAY OF APRIL, 2006

GULFSTREAM GARDENS, LLC A FLORIDA LIMITED LIABILITY COMPANY BY: RICHARD M. LOCOCO MANAGER

WITNESS: PRESTON O. COCKEY, JR. PRINTED NAME: PRESTON O. COCKEY, JR. WITNESS: J.R. SCHMIDT PRINTED NAME: J.R. SCHMIDT

ACKNOWLEDGEMENT

STATE OF FLORIDA } COUNTY OF HILLSBOROUGH

BEFORE ME PERSONALLY APPEARED RICHARD M. LOCOCO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GULFSTREAM GARDENS, LLC A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF APRIL, 2006. MY COMMISSION EXPIRES: 5-22-2010



MORTGAGEE'S CONSENT

STATE OF FLORIDA } COUNTY OF HILLSBOROUGH

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 11609 AT PAGE 21 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 VICE PRESIDENT AND ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF APRIL, 2006.

WITNESS: MICHAELE THILMAN M & I MARSHALL & ILSLEY BANK SUCCESSOR BY MERGER TO GOLD BANK PRINTED NAME: MICHAELE THILMAN TITLE: SENIOR VICE PRESIDENT WITNESS: MICHELE NORBERG PRINTED NAME: MICHELE NORBERG TITLE: V.P. MANAGER

MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF FLORIDA } COUNTY OF HILLSBOROUGH

BEFORE ME PERSONALLY APPEARED M & I MARSHALL & ILSLEY BANK AND BEVERLY BANNER WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF M & I MARSHALL & ILSLEY BANK, SUCCESSOR BY MERGER TO GOLD BANK, A CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE CORPORATE 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 21st DAY OF APRIL, 2006. MY COMMISSION EXPIRES: 5-22-2010



Seal area containing: DEDICATION GULFSTREAM GARDENS LLC (NO SEAL), ACKNOWLEDGEMENT (NO SEAL), MORTGAGEE'S CONSENT (NO SEAL), ACKNOWLEDGEMENT, CITY ENGINEER, CITY SURVEYOR AND MAPPER, CITY OF BOYNTON BEACH, SURVEYOR.