

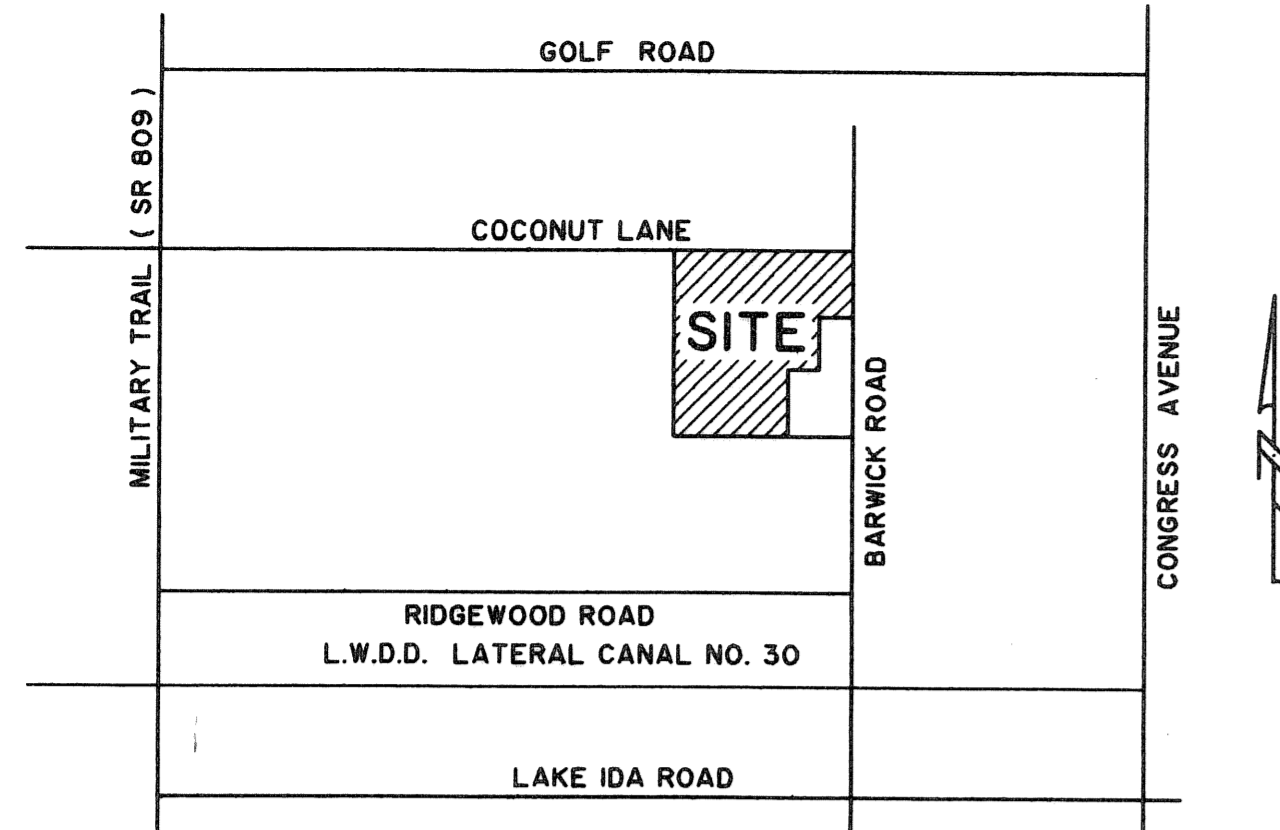
0924-001

MONTREUX II

(FORMERLY KNOWN AS COCONUT LANE PROPERTY)
LYING IN SECTION I, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

MARCH, 2006



LOCATION MAP
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS MONTREUX II, LYING IN SECTION I, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION I, TOWNSHIP 46 SOUTH, RANGE 42 EAST, SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 3/5 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION I, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

LESS THE RIGHT-OF-WAY OF COUNTY ROAD, AND LESS THE NORTH 25.00 FEET RESERVED FOR ROAD RIGHT-OF-WAY OF COCONUT LANE, AND LESS A PORTION OF THE SUBJECT PROPERTY IN THE SOUTHEAST CORNER 200.00 FEET SQUARE, SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION I; THENCE NORTH 0°3'25" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION I, A DISTANCE OF 676.91 FEET; THENCE NORTH 89°10'55" WEST ALONG THE SOUTH LINE OF THE EAST HALF (E 1/2) OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION I, A DISTANCE OF 331.30 FEET; THENCE NORTH 89°10'55" WEST ALONG THE SOUTH LINE OF THE WEST HALF (W 1/2) OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION I, A DISTANCE OF 331.30 FEET; THENCE NORTH 0°35'19" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION I, A DISTANCE OF 332.45 FEET; THENCE SOUTH 0°29'24" EAST ALONG SAID EAST LINE OF THE WEST HALF (W 1/2) OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION I, A DISTANCE OF 25.02 FEET; THENCE SOUTH 89°19'25" EAST, A DISTANCE OF 292.36 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BARWICK ROAD, AN 80 FOOT WIDE RIGHT-OF-WAY; THENCE SOUTH 0°23'29" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BARWICK ROAD, A DISTANCE OF 181.07 FEET; THENCE NORTH 89°14'19" WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 0°23'29" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 89°14'19" WEST ALONG THE SOUTH LINE OF THE NORTH THREE FIFTHS (N 3/5) OF THE EAST HALF (E 1/2) OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION I, A DISTANCE OF 91.72 FEET; THENCE SOUTH 0°29'24" EAST ALONG SAID EAST LINE OF THE WEST HALF (W 1/2) OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION I, A DISTANCE OF 270.46 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 6.78 ACRES, MORE OR LESS.

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

EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MONTREUX COMMUNITY ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY 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 LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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 THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT 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, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF BOYNTON BEACH UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

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, TELECOMMUNICATION 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, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF BOYNTON BEACH UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE LANDSCAPE BUFFERS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE MONTREUX COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS

TRACTS "0-1", "0-2" and "0-3" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE MONTREUX COMMUNITY ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "S-1", AS SHOWN HEREON, IS HEREBY RESERVED TO THE MONTREUX COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET 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 PALM BEACH COUNTY.

TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MONTREUX COMMUNITY 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 PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, DAVID M. BASELICE, THIS 4TH DAY OF MAY, 2006.

WITNESS: [Signature] BY: [Signature]
LENNAR HOMES, INC., A FLORIDA CORPORATION
DAVID M. BASELICE, VICE PRESIDENT
PRINTED NAME: Derek Lubsen
WITNESS: [Signature]
PRINTED NAME: Joel Rottman

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID M. BASELICE WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LENNAR HOMES, INC., 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 4TH DAY OF MAY, 2006.
MY COMMISSION EXPIRES: 01-02-2009
COMMISSION NO.: DD383044
[Signature]
CAROLYN K. CORDEIRO
NOTARY PUBLIC

DEDICATION NOTARY
LENNAR HOMES INC. SEAL
CAROLYN K. CORDEIRO
MONTREUX COMMUNITY ASSOCIATION, INC. SEAL

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE MONTREUX COMMUNITY ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 4TH DAY OF MAY, 2006.

WITNESS: [Signature] MONTREUX COMMUNITY ASSOCIATION, INC.
PRINTED NAME: Catherine Moore FOR PROFIT
WITNESS: [Signature] BY: [Signature]
SHARON CAPUTO, PRESIDENT
PRINTED NAME: David Spennacchio

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHARON CAPUTO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE MONTREUX COMMUNITY ASSOCIATION INC., A FLORIDA CORPORATION, NOT FOR PROFIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 4TH DAY OF MAY, 2006.
MY COMMISSION EXPIRES: 01-02-2009
COMMISSION NUMBER: DD383044
[Signature]
CAROLYN K. CORDEIRO
NOTARY PUBLIC
PRINT NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

I, GERALD L. KNIGHT, 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 LENNAR HOMES, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD;

AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: May 2, 2006
[Signature]
GERALD L. KNIGHT, ATTORNEY AT LAW

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33 AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 19TH DAY OF MAY, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

[Signature]
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

AREA TABULATION

PETITION NUMBER 04-270

TRACT "A"	0.017 ACRES
TRACT "B"	0.091 ACRES
TRACT "R"	0.820 ACRES
TRACT "S-1"	0.779 ACRES
TRACT "0-1"	0.554 ACRES
TRACT "0-2"	0.218 ACRES
TRACT "0-3"	0.088 ACRES
LOTS 1 - 18	4.211 ACRES
NUMBER OF DWELLING UNITS (18)	
DENSITY (GROSS)	2.66 DWELLING UNITS PER ACRE
TOTAL ACREAGE	6.778 ACRES

MONTREUX COMMUNITY ASSOCIATION, INC. NOTARY
CAROLYN K. CORDEIRO
COUNTY ENGINEER
SURVEYOR

STATE OF FLORIDA SS
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 8:51
A.M., THIS 6 DAY OF July 2006
AND DULY RECORDED IN PLAT BOOK NO. 028
ON PAGE 15-16
SHARON R. BOCK
CLERK AND COMPTROLLER
BY [Signature] D.C.

SURVEYOR'S NOTES:

- 1. DENOTES SET PERMANENT REFERENCE MONUMENTS (P.R.M.) LB # 4396
 DENOTES FOUND PERMANENT REFERENCE MONUMENTS (P.R.M.) LB # 4396
 DENOTES SET PERMANENT CONTROL POINTS (P.C.P.) LB # 4396
- 2. 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.
- 3. BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION I, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 0°23'29" WEST, GRID AZIMUTH NAD 83, 1990 ADJUSTMENT AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT OR WITHIN ANY PRIVATE STREET TRACTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 5. LEGEND

- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- P.B. DENOTES PLAT BOOK
- PGS. DENOTES PAGES
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- Δ DENOTES DELTA ANGLE
- ⊖ DENOTES CENTERLINE
- P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- FD. DENOTES FOUND
- P.S.C. DENOTES PALM BEACH COUNTY
- L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- RL. DENOTES RADIAL LINE
- D.E. DENOTES DRAINAGE EASEMENT
- L.A.E. DENOTES LIMITED ACCESS EASEMENTS
- C.M. DENOTES CONCRETE MONUMENT
- S.S. DENOTES SHIP SPIKE
- W.C. DENOTES WITNESS CORNER

SURVEYOR'S CERTIFICATION

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 THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SEC. 177.081 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE 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.

DATE: May 19, 2006
[Signature]
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019
LANDMARK SURVEYING AND MAPPING, INC.
1650 FOREST HILL BLVD, SUITE 100
WEST PALM BEACH, FLORIDA 33406

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 LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

MONTREUX II

SUBDIVISION MONTREUX II
BOOK 15
PAGE 15
FLOOD MAP # 05 B
ZONING RT
QUAD 96
ZIP CODE 33416
SR
TAX 542
PG# NAME