

PERIMETER

SURVEYING & MAPPING
 Prepared by: Jeff S. Hodapp, P.S.M.
 Certificate of Authorization No. LB7264
 951 Broken Sound Parkway, Suite 320
 Boca Raton, Florida 33487
 Tel: (561) 241-9988
 Fax: (561) 241-5182

DESCRIPTION, DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT LAS VENTANAS AT BOYNTON BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON, BEING ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE LYING AND BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST OF THE TALLAHASSEE BASE MERIDIAN, PALM BEACH COUNTY, FLORIDA, INCLUDING A REPLAT OF LOTS 13 THROUGH 29, AND PORTIONS OF LOTS 6 AND 12 TOGETHER WITH PORTIONS OF ALDEN STREET (NOW KNOWN AS S.E. 3RD STREET) AND RONALD STREET (NOW KNOWN AS S.E. 2ND STREET) OF "CENTRAL PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12 AT PAGE 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "LAS VENTANAS", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE BEARING SOUTH 89°19'55" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 441.90 FEET TO A POINT; THENCE, LEAVING SAID SOUTH LINE, BEARING NORTH 00°40'05" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WOOLBRIGHT ROAD (SE 15TH AVE.), SAID POINT ALSO BEING THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE BEARING SOUTH 89°19'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 85.78 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, BEARING NORTH 07°45'44" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 620.35 FEET TO A POINT; THENCE BEARING NORTH 89°36'09" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 25.46 FEET TO A POINT; THENCE, BEARING NORTH 07°45'44" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 302.78 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. 12TH AVENUE; THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, BEARING NORTH 89°31'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 366.78 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, BEARING SOUTH 00°49'05" EAST, A DISTANCE OF 135.21 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ALDEN STREET; SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 281.18 FEET, A CENTRAL ANGLE OF 12°17'37"; A CHORD LENGTH OF 60.21 FEET; BEARING SOUTH 08°20'39" EAST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.33 FEET TO A POINT; THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, BEARING NORTH 89°33'00" EAST, A DISTANCE OF 5.12 FEET TO A POINT; THENCE, BEARING NORTH 00°49'31" WEST, A DISTANCE OF 37.89 FEET TO A POINT; THENCE, BEARING SOUTH 01°34'49" EAST, A DISTANCE OF 55.02 FEET TO A POINT; THENCE BEARING NORTH 89°36'09" EAST, A DISTANCE OF 49.96 FEET TO A POINT; THENCE BEARING SOUTH 00°49'05" EAST, A DISTANCE OF 5.19 FEET TO A POINT; THENCE BEARING NORTH 89°16'34" EAST, A DISTANCE 96.03 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (FEDERAL HIGHWAY - STATE ROAD NO.5); SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 3,819.83 FEET, A CENTRAL ANGLE OF 04°15'44"; A CHORD LENGTH OF 284.08 FEET BEARING SOUTH 02°53'22" WEST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 284.15 FEET TO A POINT; THENCE BEARING SOUTH 00°45'30" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 352.96 FEET TO A POINT; THENCE, BEARING SOUTH 44°22'15" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 34.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 14.762 ACRES, MORE OR LESS.
 HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

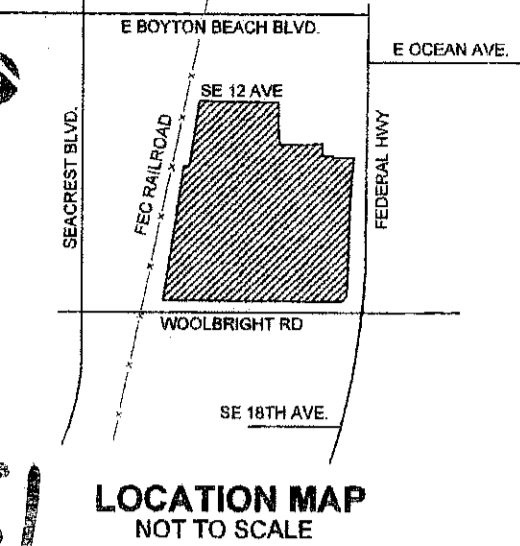
- TRACTS RD-1 AND RD-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LAS VENTANAS AT BOYNTON BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS A PRIVATE ROAD RIGHT-OF-WAY, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID LAS VENTANAS AT BOYNTON BEACH, LTD. SAID TRACTS RD-1 AND RD-2 BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LAS VENTANAS AT BOYNTON BEACH, LTD., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- TRACTS A, D, E, F AND G, AS SHOWN HEREON, ARE HEREBY RESERVED BY LAS VENTANAS AT BOYNTON BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUILDING PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LAS VENTANAS AT BOYNTON BEACH, LTD., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED BY LAS VENTANAS AT BOYNTON BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LAS VENTANAS AT BOYNTON BEACH, LTD., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- THE UTILITY EASEMENTS (U.E.'S), 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 THE CONSTRUCTION, AND MAINTENANCE OF OTHER UTILITIES.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR ACCESS CONTROL PURPOSES.
- THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED BY LAS VENTANAS AT BOYNTON BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A LIFT STATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LAS VENTANAS AT BOYNTON BEACH, LTD., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

LAS VENTANAS

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, INCLUDING A REPLAT OF LOTS 13 THROUGH 29 AND PORTIONS OF LOTS 6 AND 12, TOGETHER WITH PORTIONS OF ALDEN STREET (N/K/A S.E. 3RD STREET) AND RONALD STREET (N/K/A S.E. 2ND STREET) OF THE PLAT OF "CENTRAL PARK" (P.B. 12, PG. 12, P.B.C.R.) CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

JUNE, 2007

00008-051



20070388003

89

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 3:15 PM
 THIS 13th DAY OF August,
 2007, AND DULY RECORDED
 IN PLAT BOOK 112 ON PAGES
 89 AND 90.
 SHARON R. BOCK, CLERK
 AND CONTROLLER
 BY: Michelle Spivey

SHEET 1 OF 2

IN WITNESS WHEREOF, LAS VENTANAS AT BOYNTON BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, EPI - BOYNTON EQUITY, INC. A FLORIDA CORPORATION AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF June, 2007.

LAS VENTANAS AT BOYNTON BEACH, LTD.,
 A FLORIDA LIMITED PARTNERSHIP
 BY ITS GENERAL PARTNER
 EPI - BOYNTON EQUITY, INC.
 A FLORIDA CORPORATION

BY: *[Signature]*
 KYLE RIVA, VICE PRESIDENT

WITNESS (AS TO BOTH)
 PRINT NAME: *[Signature]*
 MURIELLE BROWN

WITNESS (AS TO BOTH)
 PRINT NAME: *[Signature]*
 GREG JACOBY, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED KYLE RIVA AND GREG JACOBY, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF EPI - BOYNTON EQUITY, INC. A FLORIDA CORPORATION, AS GENERAL PARTNER TO LAS VENTANAS AT BOYNTON BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP 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 22nd DAY OF June, 2007.

MY COMMISSION EXPIRES:

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, 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 INSTRUMENT TO THE CITY OF BOYNTON BEACH, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS SENIOR VICE-PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH REGULAR BANK AUTHORITY, THIS 22nd DAY OF June, 2007.

BANK OF AMERICA, N.A.
 A NATIONAL BANKING ASSOCIATION

BY: *[Signature]*
 PRINT NAME: MARK J. CONTE
 VICE PRESIDENT

WITNESS (AS TO BOTH)
 PRINT NAME: *[Signature]*
 SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED MARK J. CONTE AND *[Signature]*, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND SECRETARY, RESPECTIVELY OF BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK, AND IT WAS AFFIXED TO SAID INSTRUMENT WITH DUE AND REGULAR BANK AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK. WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF June, 2007.

MY COMMISSION EXPIRES:

NOTARY PUBLIC:
 PRINT NAME: *[Signature]*
 PRINT NUMBER: *[Number]*

CITY OF BOYNTON BEACH APPROVAL

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

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 22nd DAY OF June, 2007, 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: *[Signature]*
 HERBERT D. KELLEY, JR.,
 P.E., P.S.M., CITY SURVEYOR AND MAPPER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF June, 2007.

BY: *[Signature]*
 HERBERT D. KELLEY, JR.,
 P.E., P.S.M., CITY ENGINEER

BY: JERRY TAYLOR, MAYOR

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

TITLE CERTIFICATION

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

I, GENE GOBBOLD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LAS VENTANAS AT BOYNTON BEACH, LTD. A FLORIDA LIMITED PARTNERSHIP; 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.

DATE: 6-25-07
 BY: *[Signature]*
 GENE GOBBOLD, ATTORNEY AT LAW
 MEMBER OF THE FLORIDA BAR
 LICENSE NUMBER 029366

NOTES:

- THE BEARING BASE FOR THIS SURVEY, AS OUTLINED ABOVE, IS STATE PLANE GRID NORTH-MORE SPECIFICALLY THE SOUTH LINE OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, HAVING A GRID AZIMUTH OF SOUTH 89°19'55" WEST.
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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 PALM BEACH COUNTY, FLORIDA.
- DISTANCES SHOWN ARE GROUND DISTANCES UNLESS NOTED OTHERWISE.
- PLANTINGS WITHIN CUT CORNERS OF PRIVATE RIGHT-OF-WAY CANNOT EXCEED 30 INCHES IN HEIGHT.

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 THE PLAT DESCRIPTION CLOSES WITHIN ONE HUNDREDTH OF A FOOT; THAT SAID SURVEY IS ACCURATE; 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 THE APPLICABLE SECTIONS OF 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATE: 6-20-2007
 BY: *[Signature]*
 JEFF S. HODAPP,
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS5111

BANK OF AMERICA, N.A.	EPI-BOYNTON EQUITY, INC.	CITY OF BOYNTON BEACH	CITY ENGINEER	CITY SURVEYOR AND MAPPER	SURVEYOR AND MAPPER