

MINI ASSEMBLAGE P.U.D. PLAT THREE

ALSO KNOWN AS GREYSTONE P.U.D.

BEING A REPLAT OF A PORTION OF TRACTS 85, 86, 107, 108, 117, 118, AND 120, BLOCK 55, AND A PORTION OF THE 30 FEET WIDE ROAD, DITCH, AND DYKE RESERVATION LYING WITHIN SAID BLOCK 55, PALM BEACH FARMS CO., PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, STATE OF FLORIDA
AUGUST 2006 SHEET 2 OF 4

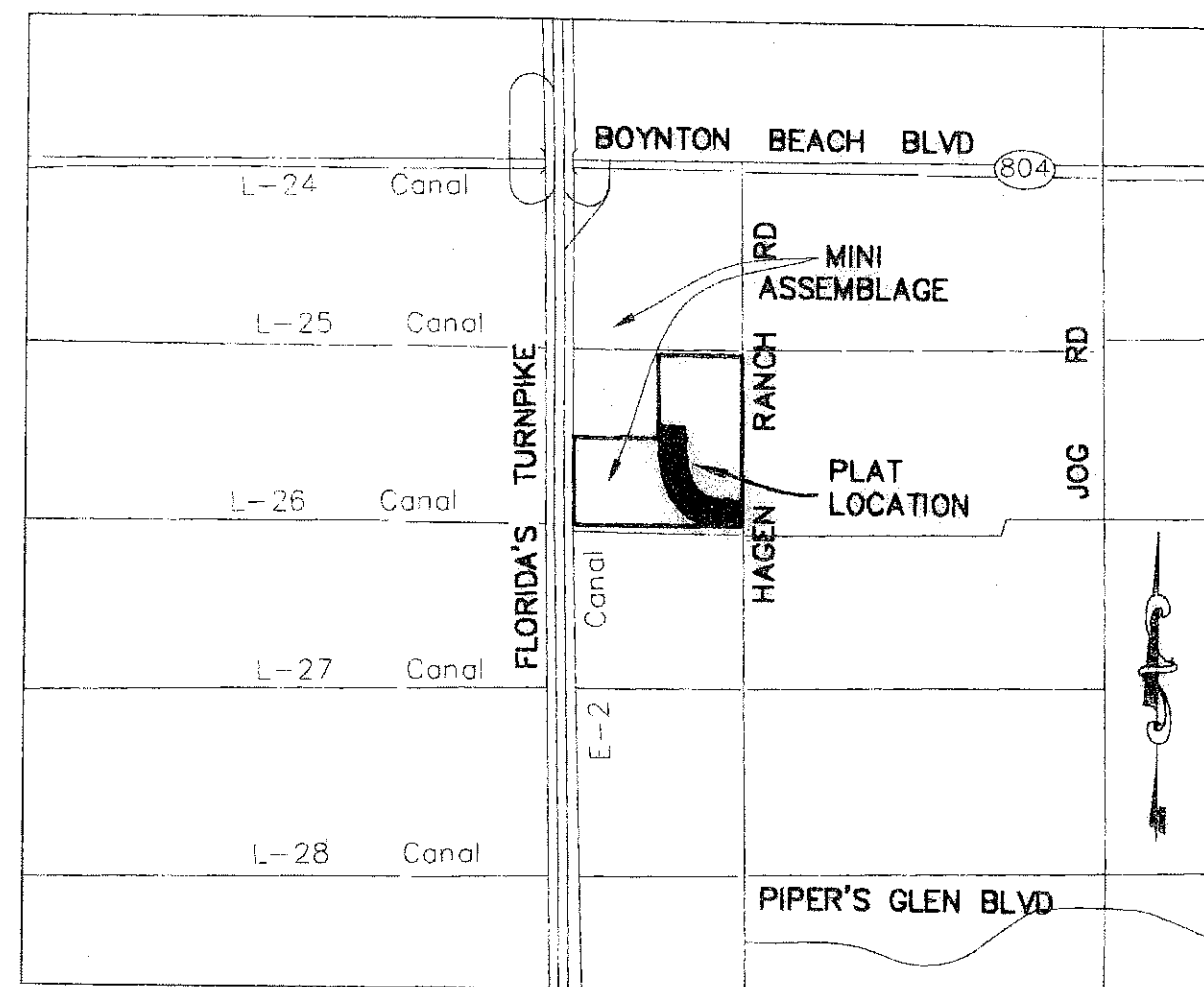
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STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

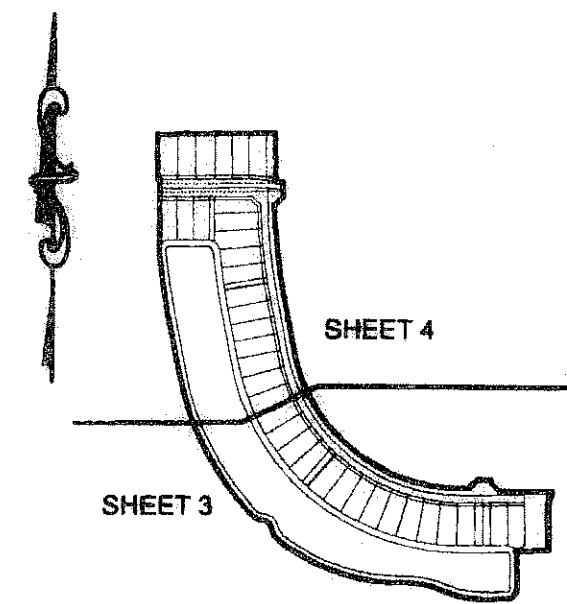
THIS PLAT WAS FILED FOR RECORD AT _____ THIS _____ DAY OF _____ 2007, AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____ SHARON R. BOCK CLERK & COMPTROLLER BY _____ DC.

This Instrument Prepared By:
Kevin M. Beck, P.S.M.
Certificate of Authorization No. LB 6791
AUGUST 2007

GA Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
560 Village Boulevard, Suite 340
West Palm Beach, Florida 33409
Phone: 561.684.6161 Fax 561.684.6580



LOCATION MAP
NOT TO SCALE



SHEET INDEX MAP
NOT TO SCALE

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED UPON STATE PLANE GRID, FLORIDA EAST NAD 83, 1990 ADJUSTMENT OF THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS SHOWN HEREON, SAID LINE HAVING A BEARING OF S00°23'06"E, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
 - 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.
 - NO BUILDINGS OR AND KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - RIGHT-OF-WAYS INCLUDED IN THE BOUNDARY OF THIS PARCEL ARE CONTAINED WITHIN THE LAWSUIT: GARY NICKOLITS VS. WEST PENINSULAR TITLE. THE RESULT OF THE LAWSUIT WAS THAT THE RIGHTS-OF-WAY WERE SPLIT BETWEEN THE ADJOINING OWNERS AND THEY HAVE FEE TITLE TO THE LAND.
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OR PALM BEACH COUNTY UTILITY EASEMENTS OVERLAP.
 - COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNITS = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000252
PLAT BEARING = GRID BEARING
NO ROTATION
 - THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 - ALL LINES WHICH INTERSECTING CIRCULAR CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED AS FOLLOWS:
(R) = RADIAL
(RF) = RADIAL TO FRONT
(RR) = RADIAL TO REAR
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

SURVEYOR'S CERTIFICATION

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 SECTION 177.091(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

THIS 1st DAY OF August, 2007.
KEVIN M. BECK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6166

MORTGAGEE'S CONSENT

STATE OF Florida
COUNTY OF Palm Beach

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 19793 AT PAGES 1582 THROUGH 1604, INCLUSIVE, 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 Vice President AND ITS CORPORATE SEAL TO BE AFFIXED, HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF July, 2007.

REGIONS BANK,
AN ALABAMA BANKING CORPORATION

WITNESS: Matthew Woods
PRINT NAME: Matthew Woods

BY: Jenny L. Parrish
JENNEY L. PARRISH
VICE PRESIDENT

WITNESS: Sandra L. Amsterdam
PRINT NAME: SANDRA L. AMSTERDAM

ACKNOWLEDGMENT

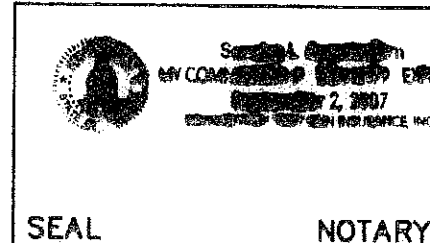
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JENNEY L. PARRISH WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF REGIONS BANK, AN ALABAMA BANKING CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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 20 DAY OF July, 2007.

NOTARY PUBLIC: Sandra L. Amsterdam
PRINT NAME: SANDRA L. AMSTERDAM

MY COMMISSION NUMBER: 7912107
MY COMMISSION EXPIRES: DD246499



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS 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 20 DAY OF July, 2007.

GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

BY: Barbara Smith
BARBARA SMITH
PRESIDENT

WITNESS: Matthew Woods
Matthew Woods
PRINTED NAME

WITNESS: Denise Lerner
Denise Lerner
PRINTED NAME

ACKNOWLEDGMENT

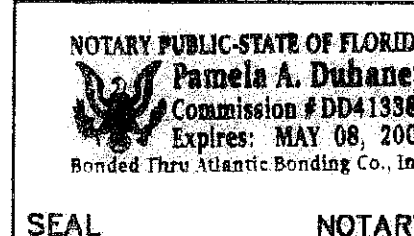
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BARBARA SMITH WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS AN 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 20 DAY OF July, 2007.

NOTARY PUBLIC: Pamela A. Duhaney
PRINT NAME: Pamela A. Duhaney

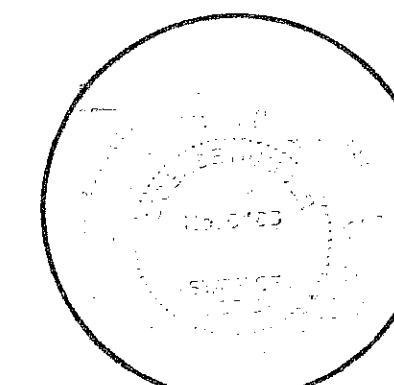
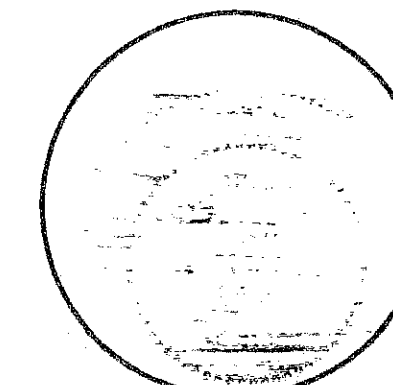
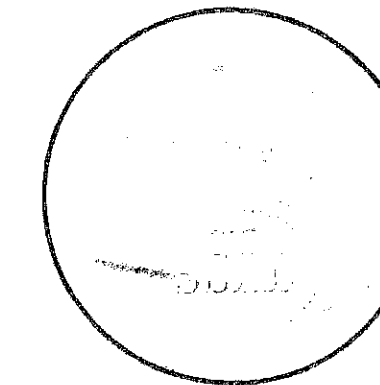
MY COMMISSION NUMBER: DD 413388
MY COMMISSION EXPIRES: May 8, 2009



SEAL
REGIONS BANK

SEAL
GREYSTONE AT BOYNTON BEACH
HOMEOWNERS ASSOCIATION, INC.

SEAL
SURVEYOR AND MAPPER



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