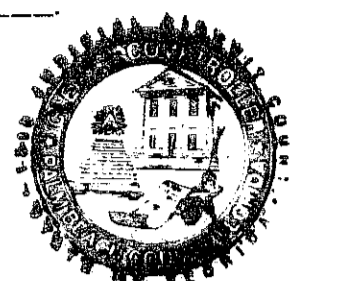


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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record at _____ this _____ day of _____, 2009, and duly recorded in Plat Book _____ Pages _____ Through _____



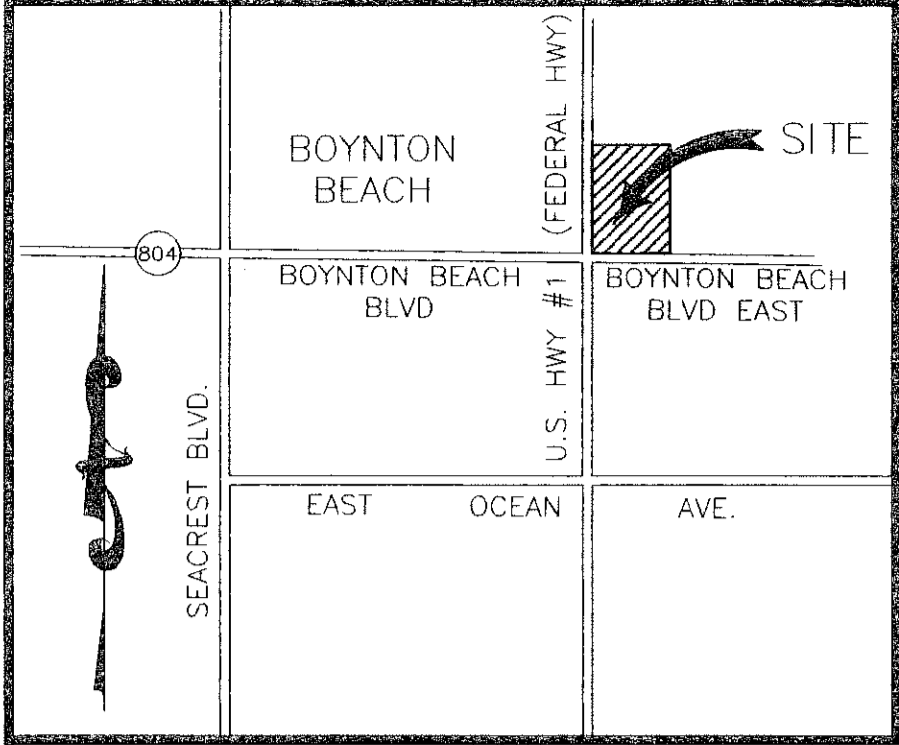
SHARON R. BOCK
 Clerk & Controller
 By: _____

PROMENADE PLACE

BEING A REPLAT OF A PORTION OF LOTS 24 & 25, OF THE PLAT OF DEWEY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2009 SHEET 1 OF 2

00008-055



LOCATION MAP NOT TO SCALE

DESCRIPTION DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON WATERWAYS INVESTMENT ASSOCIATES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS PROMENADE PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 24 AND 25 OF DEWEY'S SUBDIVISION, CITY OF BOYNTON BEACH, RECORDED IN PLAT BOOK 1, PAGE 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT OF COMMENCEMENT #1, THE SOUTHEAST CORNER OF LOT 25, OF THE ABOVE MENTIONED PLAT DEWEY'S SUBDIVISION; THENCE WITH A BEARING NORTH 01°08'50" WEST, ALONG THE EAST LINE OF LOT 25, A DISTANCE OF 45.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BLVD. AND THE POINT OF BEGINNING #1; THENCE WITH A BEARING OF NORTH 89°50'17" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BLVD., SAID LINE LYING 45.00 FEET NORTH OF THE SOUTH LINE OF LOT 25, A DISTANCE OF 291.15 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 00°59'45" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (STATE ROAD #5), A DISTANCE OF 596.97 FEET TO A POINT ON THE NORTH LINE OF LOT 24; THENCE WITH A BEARING SOUTH 89°46'04" EAST, ALONG THE NORTH LINE OF LOT OF 24, A DISTANCE OF 281.58 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 01°08'50" EAST, ALONG A LINE 8.00 FEET WEST OF THE EAST LINE OF LOT 24, 98.03 FEET TO A POINT; THENCE SOUTH 89°46'04" EAST, A DISTANCE OF 8.00 FEET TO A POINT ON THE EAST LINE OF LOT 24; THENCE WITH A BEARING OF SOUTH 01°08'50" EAST, ALONG THE EAST LINE OF LOTS 24 AND 25, A DISTANCE OF 498.62 FEET TO THE POINT OF BEGINNING #1.

AND
 A PARCEL OF LAND BEING A PORTION OF LOT 24 OF DEWEY'S SUBDIVISION, CITY OF BOYNTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 24, POINT OF BEGINNING #2; THENCE ON AN ASSUMED BEARING OF SOUTH 01°08'50" EAST ALONG THE EAST LINE OF SAID LOT 24, A DISTANCE OF 98.03 FEET; THENCE NORTH 89°46'04" WEST, A DISTANCE OF 8.00 FEET TO A POINT ON A LINE BEING 8.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF LOT 24; THENCE NORTH 01°08'50" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 98.03 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 24; THENCE SOUTH 89°46'04" EAST ALONG THE NORTH LINE A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING #2. SAID LANDS BEING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

TO ALSO BE KNOWN AS:
 A PARCEL OF LAND BEING A PORTION OF LOTS 24 AND 25 OF DEWEY'S SUBDIVISION, CITY OF BOYNTON BEACH, RECORDED IN PLAT BOOK 1, PAGE 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT OF COMMENCEMENT #2, THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 22 AND SAID LOT 25, SOUTH 89°46'16" EAST, A DISTANCE OF 341.26 FEET TO THE SOUTHEAST CORNER OF LOT 25, OF THE ABOVE MENTIONED PLAT DEWEY'S SUBDIVISION; THENCE NORTH 01°07'01" WEST, ALONG THE EAST LINE OF LOT 25, A DISTANCE OF 45.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BLVD. AND THE POINT OF BEGINNING #1; THENCE NORTH 89°46'16" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BLVD., SAID LINE LYING 45.00 FEET NORTH OF THE SOUTH LINE OF LOT 25, A DISTANCE OF 291.15 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 00°59'45" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (STATE ROAD #5), A DISTANCE OF 596.87 FEET TO A POINT ON THE NORTH LINE OF LOT 24; THENCE WITH A BEARING SOUTH 89°42'41" EAST, ALONG THE NORTH LINE OF LOT OF 24, A DISTANCE OF 289.89 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 01°07'01" EAST, ALONG THE EAST LINE OF SAID LOTS 24 AND 25, A DISTANCE OF 596.60 FEET TO THE POINT OF BEGINNING #1.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINS 1773,318.852 SQUARE FEET OR 3.979 ACRES MORE OR LESS.

IN WITNESS WHEREOF, THE ABOVE - NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY PANTHER WATERWAYS, L.L.C., ITS MANAGER MEMBER BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND BY WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 2009.

BOYNTON WATERWAYS INVESTMENT ASSOCIATES, L.L.C.
 A FLORIDA LIMITED LIABILITY COMPANY
 BY: PANTHER WATERWAYS, L.L.C.
 A FLORIDA LIMITED LIABILITY COMPANY
 ITS MANAGER MEMBER
 BY: JEFF KRINSKY, VICE-PRESIDENT

WITNESS: Jim Kuskoel
 PRINT NAME: Jim Kuskoel

WITNESS: Stari Simms
 PRINT NAME: Stari Simms

ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED JEFF KRINSKY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AND _____ RESPECTIVELY AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF PANTHER WATERWAYS, L.L.C., 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 CORPORATE SEAL OF SAID LIMITED LIABILITY COMPANY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2009.
 MY COMMISSION EXPIRES: 4/19/10
 JERRYANN MILLS
 NOTARY PUBLIC
 PRINTED NAME: Jerryann Mills

MORTGAGEE'S CONSENT

COMMONWEALTH OF MASSACHUSETTS)
 COUNTY OF SUFFOLK)
 THE UNDERSIGNED HEREBY CERTIFIES THAT ANGLO IRISH BANK CORPORATION LIMITED (F/K/A ANGLO IRISH BANK CORPORATION PLC), A BANKING CORPORATION ORGANIZED UNDER THE LAWS OF THE REPUBLIC OF IRELAND 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 21428 AT PAGE 214 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 _____ AND _____ AND _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2009.
 ANGLO IRISH BANK CORPORATION LIMITED, A BANKING CORPORATION ORGANIZED UNDER THE LAWS OF THE REPUBLIC OF IRELAND.

BY: Aidan Hume
 PRINT NAME, TITLE: Aidan Hume, EVP

WITNESS: Marissa Mahall
 PRINT NAME: Marissa Mahall

WITNESS: Richard Monaghan
 PRINT NAME: Richard Monaghan

ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS)
 COUNTY OF SUFFOLK)
 BEFORE ME PERSONALLY APPEARED Aidan Hume and Edward Murray WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AND _____ RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AND _____ OF ANGLO IRISH BANK CORPORATION LIMITED, 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 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 _____ DAY OF _____, 2009.
 MY COMMISSION EXPIRES: 06/15/2013
 KATH FELDEL
 NOTARY PUBLIC
 PRINTED NAME: Katherine Felpel

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)
 I, E. RICHARD ALHADEFF, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT BASED SOLELY UPON MY EXAMINATION OF THAT CERTAIN OWNER'S POLICY OF TITLE INSURANCE ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, POLICY NO. 041-0011406 AND THAT CERTAIN TIME PERIOD SEARCH REPORT DATED OCTOBER 27, 2008 ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, FILE NO. 2660338 THAT I FIND THAT AS OF OCTOBER 20, 2008, THE TITLE TO THE HEREON DESCRIBED PROPERTY IS VESTED IN BOYNTON WATERWAYS INVESTMENT ASSOCIATES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE ALL TAXES HAVE BEEN PAID; 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 DEVELOPMENT DEPICTED BY THIS PLAT.
 DATE: 03/19/09
 E. RICHARD ALHADEFF, ATTORNEY AT LAW
 BAR NO. 103395

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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'s) ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, WITH THE APPLICABLE SECTIONS OF 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATE: 3/23/09
 GARY P. WILLIAMS, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LICENSE NO. 4817
 F.R.S. & ASSOCIATES, INC.
 901 NORTHPOINT PARKWAY, SUITE 301
 WEST PALM BEACH, FLORIDA 33407
 CERTIFICATE OF AUTHORIZATION No. LB 4241

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF U.S. HIGHWAY #1 (FEDERAL HIGHWAY) ALSO BEING THE WEST LINE OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID LINE HAVING A BEARING OF NORTH 00°59'45" WEST.
- ▲ = DENOTES SET MAG NAIL AND DISK (L.B.) 4241 P.R.M. UNLESS NOTED OTHERWISE
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL BENEFICIARIES AND THE CITY OF BOYNTON BEACH.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF BOYNTON BEACH, FLORIDA AND PALM BEACH COUNTY.
- THE PLAT MAP MATHEMATICALLY CLOSES WITHIN ONE HUNDREDTH (0.01') OF A FOOT.
- PLAT POSITION AND ORIENTATION:
 A. COORDINATES SHOWN ARE GRID
 B. ZONE = FLORIDA EAST ZONE
 C. LINEAR UNIT = U.S. SURVEY FEET
 D. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 E. ALL DISTANCES SHOWN ARE GROUND DISTANCES
 F. SCALE FACTOR = 1.000049825
 G. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE ASSEMBLED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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.

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 _____ DAY OF _____, 2009, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.
 BY: Herbert D. Kelley, Jr., City Surveyor and Mapper
 PROMENADE PLACE IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 2009.
 BY: Herbert D. Kelley, Jr., City Engineer
 BY: Jerry Taylor, Mayor
 ATTEST (AS TO BOTH): Janet Prainito, City Clerk

THIS INSTRUMENT PREPARED BY DAVID L. SMITH, P.S.M. IN THE OFFICES OF F.R.S. & ASSOCIATES INC., 901 NORTHPOINT PARKWAY, SUITE 301, WEST PALM BEACH, FLORIDA PHONE: (561) 478-7178

F.R.S. & ASSOCIATES, INC.
 LAND SURVEYORS AND LAND PLANNERS
 CERTIFICATE OF AUTHORIZATION NO. LB 4241
 901 NORTHPOINT PARKWAY, SUITE 301
 WEST PALM BEACH, FLORIDA 33407-1953
 PHONE (561) 478-7178 FAX (561) 478-7922

SCALE: N/A	DRAWN BY: DLS	F.B. P-3/PG 30-31	CADD REF. T: DRAW PROMENADE AUTOCAD2009\PLAT.DWG
DATE: 3/2009	APPR. BY: GPW		JOB NUMBER: D 07-012.A
PROMENADE PLACE SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA			SHEET 1 OF 2