

0940-008

MINI ASSEMBLAGE P.U.D. PLAT SEVEN

ALSO KNOWN AS GREYSTONE P.U.D.

BEING A REPLAT OF ALL OF TRACTS 54, AND 55 AND A PORTION OF TRACTS 53 AND 56, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN 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
FEBRUARY 2009 SHEET 1 OF 4

167
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR RECORD AT _____ THIS _____ DAY OF _____ 200____ AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____ SHARON R. BOCK CLERK & COMPTROLLER BY _____ DC.

This Instrument Prepared By:
Ronnie L. Furniss, P.S.M.
Certificate of Authorization No. LB 6701
FEBRUARY 2009

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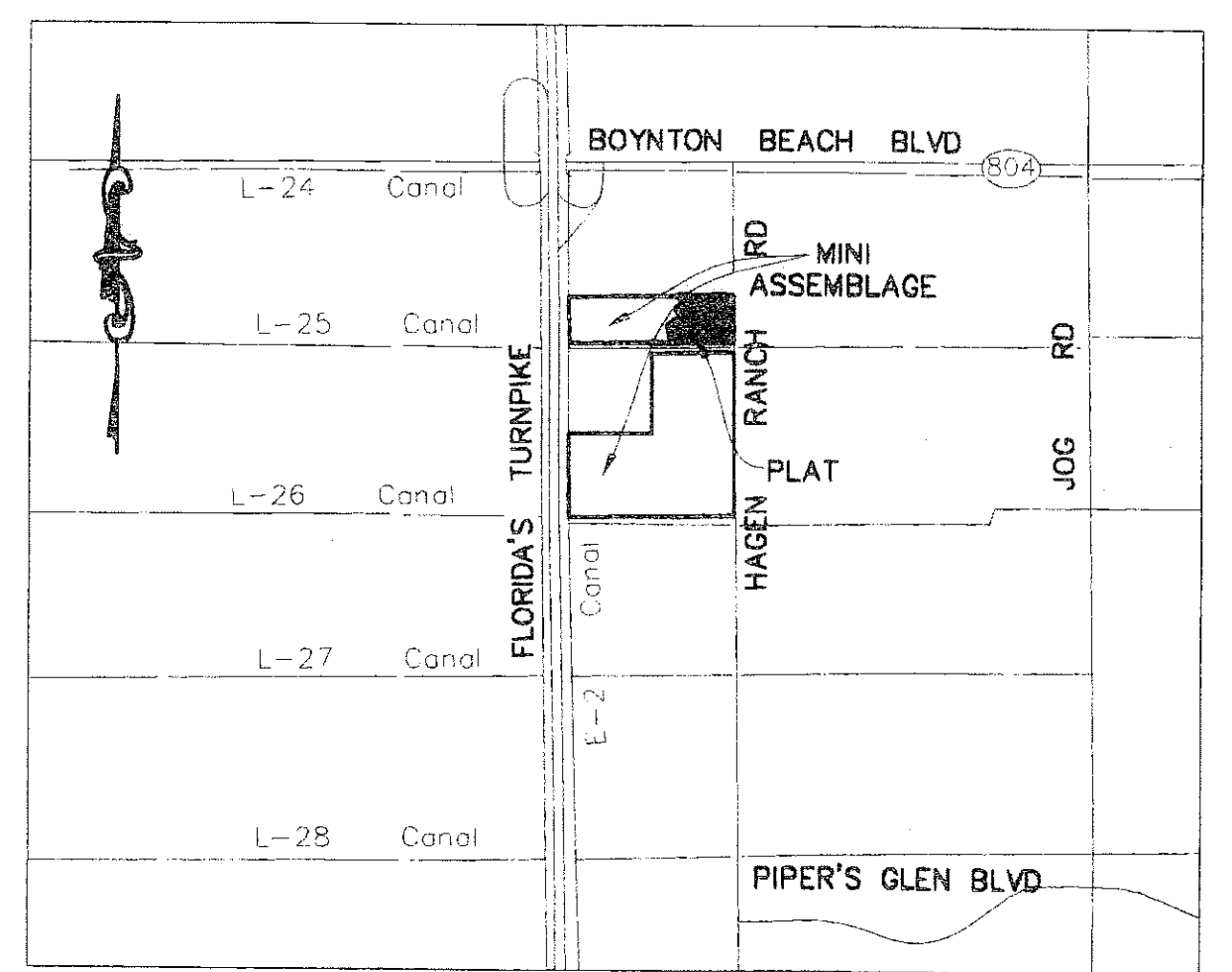
DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS THAT, BOYNTON BEACH ASSOCIATES XXI, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS MINI ASSEMBLAGE P.U.D. PLAT SEVEN, ALSO KNOWN AS GREYSTONE, BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF

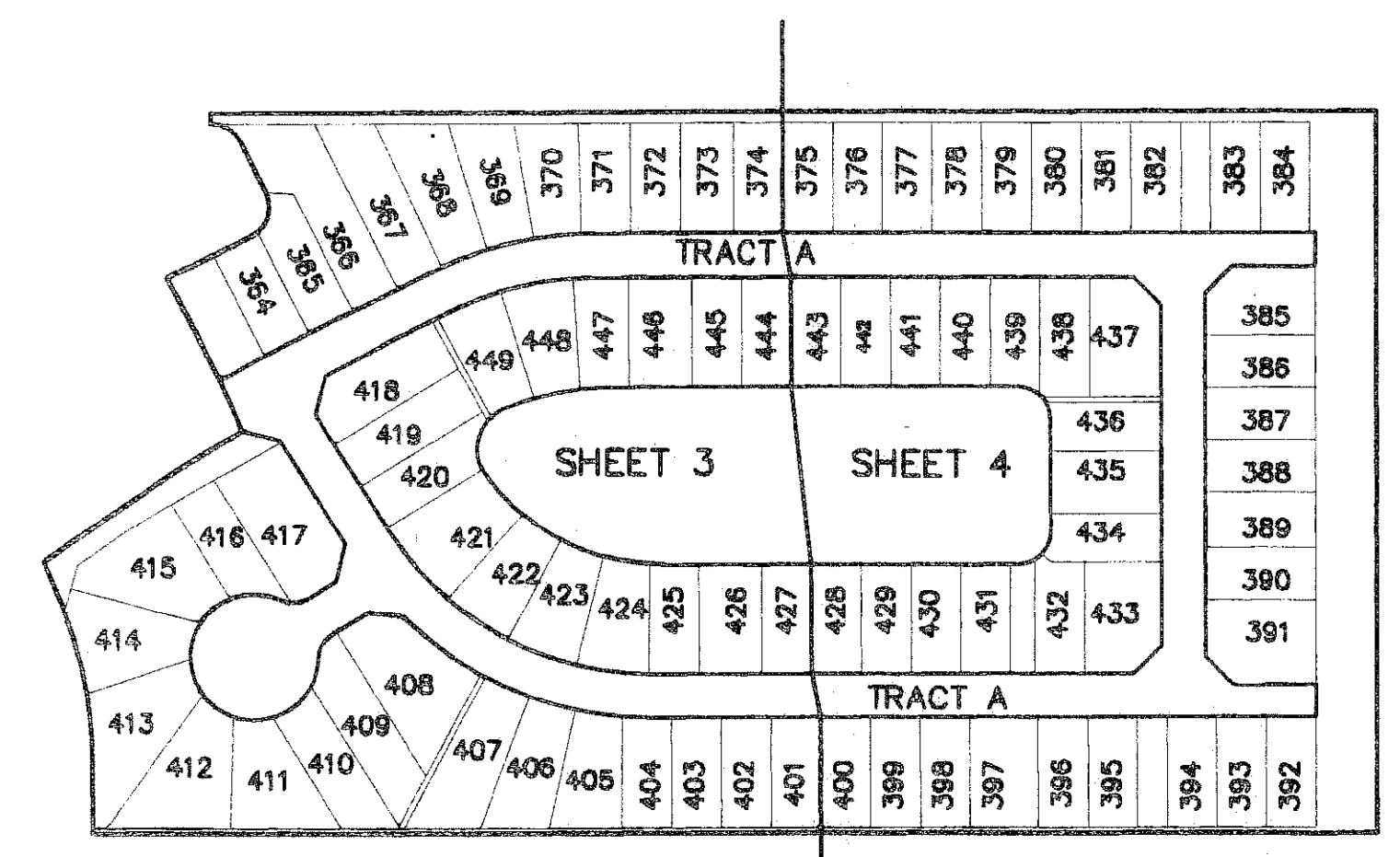
A PARCEL OF LAND IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF TRACTS 54, AND 55 AND A PORTION OF TRACTS 53 AND 56, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 152 THROUGH 155, INCLUSIVE, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS DESCRIBED IN DEED BOOK 1133, PAGE 563 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°23'08" EAST, A DISTANCE OF 660.00 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED TRACT 56; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG THE SOUTH LINE OF AFOREMENTIONED TRACTS 56 THROUGH 53, INCLUSIVE, SOUTH 89°10'01" WEST, A DISTANCE OF 1,165.42 FEET TO THE SOUTHEAST CORNER OF MINI ASSEMBLAGE P.U.D. PLAT SIX, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 110, PAGES 147 THROUGH 150, INCLUSIVE, OF THE AFOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE DEPARTING THE SOUTH LINE AND ALONG THE EAST LINE OF SAID MINI ASSEMBLAGE P.U.D. PLAT SIX, NORTH 00°23'04" WEST, A DISTANCE OF 67.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 370.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°20'38", AN ARC DISTANCE OF 137.83 FEET; THENCE NORTH 21°47'08" WEST, A DISTANCE OF 49.61 FEET; THENCE NORTH 54°04'19" EAST, A DISTANCE OF 80.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1475.00 FEET; THENCE CURVE CONCAVE TO THE SOUTH THROUGH A CENTRAL ANGLE OF 05°18'10", AN ARC DISTANCE OF 136.51 FEET; THENCE NORTH 24°23'30" WEST, A DISTANCE OF 50.29 FEET; THENCE NORTH 27°04'11" WEST, A DISTANCE OF 106.54 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 250.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 22°13'55" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'50", AN ARC DISTANCE OF 19.04 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°24'15" EAST, A DISTANCE OF 65.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°28'28", AN ARC DISTANCE OF 47.37 FEET TO THE POINT OF TANGENCY; THENCE NORTH 27°04'11" WEST, A DISTANCE OF 50.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°18'38", AN ARC DISTANCE OF 33.15 FEET; THENCE ALONG A LINE RADIAL TO THE PREVIOUSLY DESCRIBED CURVE, NORTH 00°22'49" WEST, A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED MINI ASSEMBLAGE P.U.D. PLAT SIX, SAID POINT BEING ON THE SOUTH LINE OF THE AFOREMENTIONED BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2; THENCE ALONG THE SAID SOUTH LINE, NORTH 89°37'11" EAST, A DISTANCE OF 1,056.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 731,891 SQUARE FEET OR 16.8019 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS MINI ASSEMBLAGE P.U.D. PLAT SEVEN, ALSO KNOWN AS GREYSTONE P.U.D. AS SHOWN HEREON AND HEREBY DEDICATED AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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.
- 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 THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- THE UTILITY EASEMENTS (UE) RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, DRIVEWAY/PARKING TRACTS AND HAGEN RANCH ROAD, 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 IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AS DRIVEWAY TRACTS SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.



LOCATION MAP
NOT TO SCALE



SHEET INDEX MAP
NOT TO SCALE

4. TRACT LK-7, THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANTS AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 111, PAGE 1708 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. TRACTS OS1, OS2, OS3, OS4, OS5, OS6, OS7, OS8, AND OS9 AS SHOWN HEREON, ARE HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 3.

7. 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 GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. 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, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

8. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

9. THE UTILITY EASEMENTS (UE), 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 FACILITIES.

10. THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

11. 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY BOYNTON BEACH XXI CORPORATION, ITS GENERAL PARTNER, THIS 6 DAY OF May, 2009.

BY: BOYNTON BEACH XXI CORPORATION, ITS GENERAL PARTNER

BY: [Signature]
PRINT NAME AND TITLE: Alan Fant
WITNESS: [Signature]

PRINT NAME: Rick Egan
WITNESS: [Signature]
PRINT NAME: Kathleen M Coffman

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Alan Fant WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOYNTON BEACH XXI CORPORATION, THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XXI, L.L.P. A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP 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 6 DAY OF May, 2009.

NOTARY PUBLIC: [Signature]
PRINT NAME: Kathleen M Coffman
MY COMMISSION NUMBER: DD 855384
MY COMMISSION EXPIRES: Mar 17, 2012

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 12 DAY OF May, 2009.

GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
BY: [Signature]
PRESIDENT

WITNESS: [Signature]
PRINTED NAME: Charles Wick
WITNESS: [Signature]
PRINTED NAME: Rick Egan

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Nicole Muscarella WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, RESPECTIVELY, 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 12 DAY OF May, 2009.

NOTARY PUBLIC: [Signature]
PRINT NAME: Kathleen M Coffman
MY COMMISSION NUMBER: DD 855384
MY COMMISSION EXPIRES: Mar 17, 2012

SITE DATA
ZONING PETITION No.: 2005-0008 (AKA GREYSTONE)
NUMBER OF UNITS: 86
TOTAL ACREAGE: 16.8019 ACRES, MORE OR LESS
DENSITY: 5.12 UNITS PER ACRE

