

# COLONY AT BOYNTON BEACH

## A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF PORTIONS OF TRACTS 5, 6, 7 & 14, SOUTHEAST QUARTER (SE 1/4) OF THE MARY A. LYMAN ET AL AMENDED PLAT OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST AS RECORDED IN PLAT BOOK 9, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

### DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

KNOW ALL MEN BY THESE PRESENTS THAT COLONY AT BOYNTON BEACH, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF PORTIONS OF TRACTS 5, 6, 7, AND 14, SOUTHEAST QUARTER (SE 1/4) OF THE MARY A. LYMAN ET AL AMENDED PLAT OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 9, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS COLONY AT BOYNTON BEACH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12, THENCE SOUTH 04°39'09" WEST (STATE PLANE GRID BEARING DATUM) ALONG THE NORTH-SOUTH QUARTER SECTION LINE, 2686.04 FEET TO THE CENTER OF SAID SECTION 12 AS ESTABLISHED BY SAID MARY A. LYMAN PLAT, THENCE CONTINUE SOUTH 04°39'09" WEST ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, 664.41 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT 6, THENCE NORTH 89°44'30" EAST ALONG SAID SOUTH LINE, 60.22 FEET TO A POINT ON A LINE THAT IS 60.00 FEET EAST OF AND PARALLEL WITH THE SAID NORTH-SOUTH QUARTER SECTION LINE, BEING THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809), AND TO THE POINT OF BEGINNING OF THAT PARCEL DESCRIBED HEREIN, THENCE CONTINUE NORTH 89°44'30" EAST ALONG SAID SOUTH LINE, 354.83 FEET TO A POINT THAT IS 400 FEET EAST OF THE SOUTHWEST CORNER OF TRACT 6, THENCE NORTH 04°39'09" EAST ALONG A LINE THAT IS PARALLEL WITH THE WEST LINE OF TRACT 6, A DISTANCE OF 290.01 FEET TO A POINT THAT IS 35 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF TRACT 6, THENCE SOUTH 89°40'41" WEST ALONG SAID PARALLEL LINE, 354.87 FEET TO A POINT ON A LINE THAT IS 60.00 FEET EAST OF AND PARALLEL WITH THE SAID NORTH-SOUTH QUARTER SECTION LINE, THENCE NORTH 04°39'09" EAST ALONG SAID PARALLEL LINE BEING THE EAST RIGHT-OF-WAY LINE OF SAID MILITARY TRAIL, 35.13 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF TRACT 6, THENCE NORTH 89°40'41" EAST ALONG SAID NORTH LINE, 542.46 FEET TO A POINT ON A LINE THAT IS 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF TRACT 6, THENCE NORTH 03°59'26" EAST ALONG SAID PARALLEL LINE, 279.92 FEET TO A POINT ON A LINE THAT IS 60 FEET SOUTH OF AND PARALLEL WITH THE PLATTED NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, THENCE NORTH 89°36'49" EAST ALONG SAID PARALLEL LINE, 450.53 FEET TO THE EAST LINE OF TRACT 5, THENCE SOUTH 03°40'08" WEST ALONG SAID EAST LINE, 1271.62 FEET TO THE SOUTHEAST CORNER OF TRACT 5, THENCE SOUTH 89°52'02" WEST ALONG THE SOUTH LINE OF TRACT 5, A DISTANCE OF 357.28 FEET TO THE NORTHEAST CORNER OF TRACT 14, THENCE SOUTH 03°59'26" WEST ALONG THE EAST LINE OF TRACT 14, A DISTANCE OF 665.37 FEET TO THE SOUTHEAST CORNER OF TRACT 14, THENCE SOUTH 89°59'24" WEST ALONG THE SOUTH LINE OF TRACT 14, A DISTANCE OF 688.60 FEET TO A NON-TANGENT POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, THROUGH WHICH A RADIAL LINE BEARS NORTH 75°52'28" WEST; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1989.86 FEET, A CENTRAL ANGLE OF 09°28'23", AN ARC DISTANCE OF 325.69 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°39'09" EAST ALONG SAID RIGHT-OF-WAY LINE, 1007.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.354 ACRES, MORE OR LESS.

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

- TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED FOR COLONY AT BOYNTON BEACH HOMEOWNERS 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.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR COLONY AT BOYNTON BEACH, 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.
- THE DRAINAGE EASEMENTS AND THE SWALE 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 COLONY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- THE PERMANENT CONSTRUCTION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROADS.
- THE BUFFER TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR COLONY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE O.S.T. TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR COLONY 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.
- THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR COLONY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 10344 PAGE 1350. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR COLONY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED LAKE TRACT 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.

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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

\* THE FULL NAME BEING: "THE COLONY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC."

- THE RECREATION TRACT AS SHOWN HEREON, IS HEREBY RESERVED FOR COLONY AT BOYNTON BEACH HOMEOWNERS 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 ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR COLONY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., THE ZERO LOT LINE MAINTENANCE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING EACH EASEMENT, AND TO THE UTILITY COMPANIES PROVIDING SERVICE TO SUCH ABUTTING LOT, FOR THE ROOF OVERHANG, DRAINAGE AND MAINTENANCE OF ABUTTING RESIDENCE, AS WELL AS CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SERVING THE ABUTTING LOT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO CITY OF BOYNTON BEACH, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27<sup>th</sup> DAY OF July, 1998.

WITNESS: *Joyce Lang* COLONY AT BOYNTON BEACH, INC.,  
A FLORIDA CORPORATION  
BY: *Richard A. Spirio*  
RICHARD A. SPIRIO  
VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED RICHARD SPIRIO, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COLONY AT BOYNTON BEACH, INC., A CORPORATION, AND 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 27<sup>th</sup> DAY OF July, 1998.  
MY COMMISSION EXPIRES: Feb. 1, 2000  
*Joyce Lang*  
JOYCE LANG  
Notary Public, State of Florida  
Qualified in Nassau County  
Commission Expires Feb. 01, 2000

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

\* COLONY 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 27<sup>th</sup> DAY OF July, 1998.

WITNESS: *Joyce Lang* \* COLONY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.  
a Florida corporation not for profit  
BY: *Richard A. Spirio*  
RICHARD A. SPIRIO  
VICE PRESIDENT

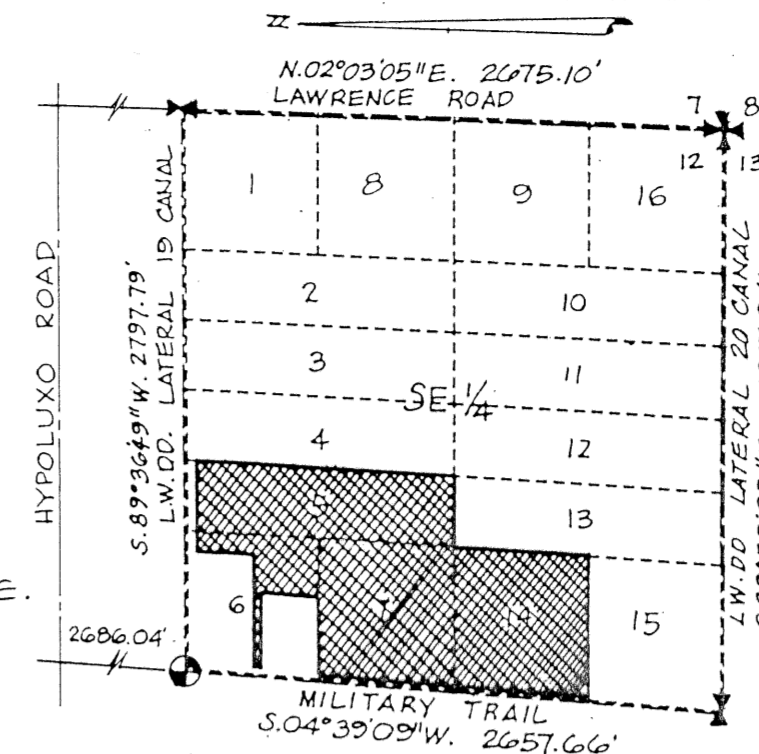
### ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

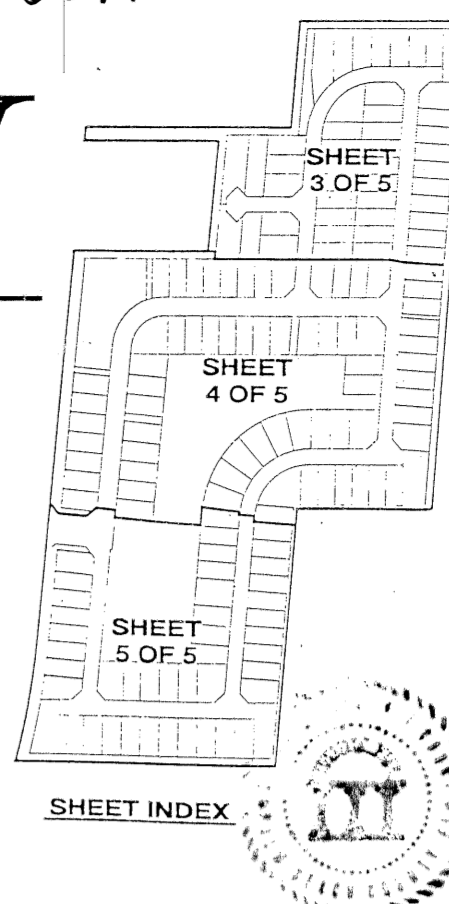
BEFORE ME PERSONALLY APPEARED RICHARD SPIRIO, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE COLONY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, OF SAID 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 27<sup>th</sup> DAY OF July, 1998.  
MY COMMISSION EXPIRES: Feb. 1, 2000  
*Joyce Lang*  
JOYCE LANG  
Notary Public, State of Florida  
Qualified in Nassau County  
Commission Expires Feb. 01, 2000

LOCATION SKETCH  
SE 1/4 SEC. 12 T.45S, R.42E.  
(AS PLATTED)  
N.T.S.



0694-001



111

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

This Plat was filed for record at 2:04 PM on October 15, 1998, A.D., and duly recorded in Plat Book 111 on Pages 111 through 113.  
DOROTHY H. WILKIN, Clerk  
By: *George T. Webb*

### COUNTY APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 14 DAY OF Oct, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

By: *George T. Webb*  
GEORGE T. WEBB, P.E., COUNTY ENGINEER

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, HARRY L. SEATON, 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 COLONY AT BOYNTON BEACH, INC., THAT THE CURRENT TAXES HAVE BEEN PAID, AND 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: July 21, 1998  
By: *Harry L. Seaton*  
HARRY L. SEATON, ESQ.  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### LAND 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 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 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.

ADAIR & BRADY, INC.  
DATE: July 24, 1998  
By: *Dennis Painter*  
DENNIS PAINTER  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3542

### LAND SURVEYOR'S NOTES

THE BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE GRID DATUM; THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, BEING NORTH 04°39'09" EAST.

NO BUILDING OR ANY 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 ENCRAGEMENT.

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.

BUILDING SETBACKS WILL BE IN COMPLIANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS, AND LINES THAT ARE DRAWN AS RADIAL LINES ARE RADIAL LINES UNLESS NOTED OTHERWISE.

INDICATES PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. ADAIR & BRADY 3542"

INDICATES PERMANENT CONTROL POINT STAMPED "P.C.P. ADAIR & BRADY 3542"

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.

### ACCEPTANCE OF LIFT STATION EASEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

CITY OF BOYNTON BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID CITY AS STATED AND SHOWN HEREON, DATED THIS 27<sup>th</sup> DAY OF August, 1998.

CITY OF BOYNTON BEACH  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST: *John A. Guidry*  
JOHN A. GUIDRY  
UTILITIES DIRECTOR

### ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED John A. Guidry, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Utilities Dir., AND OF THE CITY OF BOYNTON BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CITY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27<sup>th</sup> DAY OF August, 1998.

MY COMMISSION EXPIRES: 6/20/01

### MORTGAGEE'S CONSENT

STATE OF NEW YORK )  
COUNTY OF Nassau ) SS

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 10006, AT PAGE 1769 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20<sup>th</sup> DAY OF July, 1998.

WITNESS: *John R. Bransfield, Jr.*  
JOHN R. BRANSFIELD, JR.  
SENIOR VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF NEW YORK )  
COUNTY OF ) SS

BEFORE ME APPEARED JOHN R. BRANSFIELD, JR., WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF ROSLYN SAVINGS BANK, A CORPORATION, AND 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 29 DAY OF July, 1998.

MY COMMISSION EXPIRES: 6/30/99

WITNESS: *May M. Ehrlich*  
MAY M. EHRLICH  
NOTARY PUBLIC  
STATE OF NEW YORK  
COMMISSION EXPIRES JUNE 30, 1999

AREA TABULATIONS	
TOTAL ROAD RIGHT-OF-WAY	5.436 AC
LOT AREA	18.920 AC
OPEN SPACE AREA	0.597 AC
LAKE TRACT AREA	4.733 AC
RECREATION TRACT AREA	0.871 AC
BUFFER AREA	2.797 AC
TOTAL SITE AREA	33.354 AC
NUMBER OF LOTS (UNITS)	159

This instrument was prepared by:  
Dennis Painter, R.L.S.  
ADAIR & BRADY, INC.  
195B South Congress Avenue  
West Palm Beach, FL 33406  
(561) 964-1221

ADAIR & BRADY, INC. CONSULTING ENGINEERS - LAND SURVEYORS - LAND PLANNERS 195B South Congress Avenue West Palm Beach, Florida 33406 (561) 964-1221	
Dr. K.C. F.B.	
Ck. D.P. Pg.	Date: AUG, 1998
Ap. D.P.	Job. No. 96022C

COLONY AT BOYNTON BEACH

FP1849E SHEET 1 OF 5

BOOK 83  
FLOOD ZONE  
QUAD # 34  
SS 96-71  
TAG 415  
PUD NAME  
The Colony

COLONY AT BOYNTON BEACH, INC.	NOTARY COLONY AT BOYNTON BEACH, INC.	* COLONY AT BOYNTON HOMEOWNERS ASSOCIATION	NOTARY * COLONY AT BOYNTON HOMEOWNERS ASSOCIATION	ROSLYN SAVINGS BANK	NOTARY ROSLYN SAVINGS BANK	COUNTY ENGINEER	LAND SURVEYOR
<i>Joyce Lang</i>	<i>Joyce Lang</i>	<i>Joyce Lang</i>	<i>Joyce Lang</i>	<i>Richard A. Spirio</i>	<i>Richard A. Spirio</i>	<i>George T. Webb</i>	<i>Dennis Painter</i>