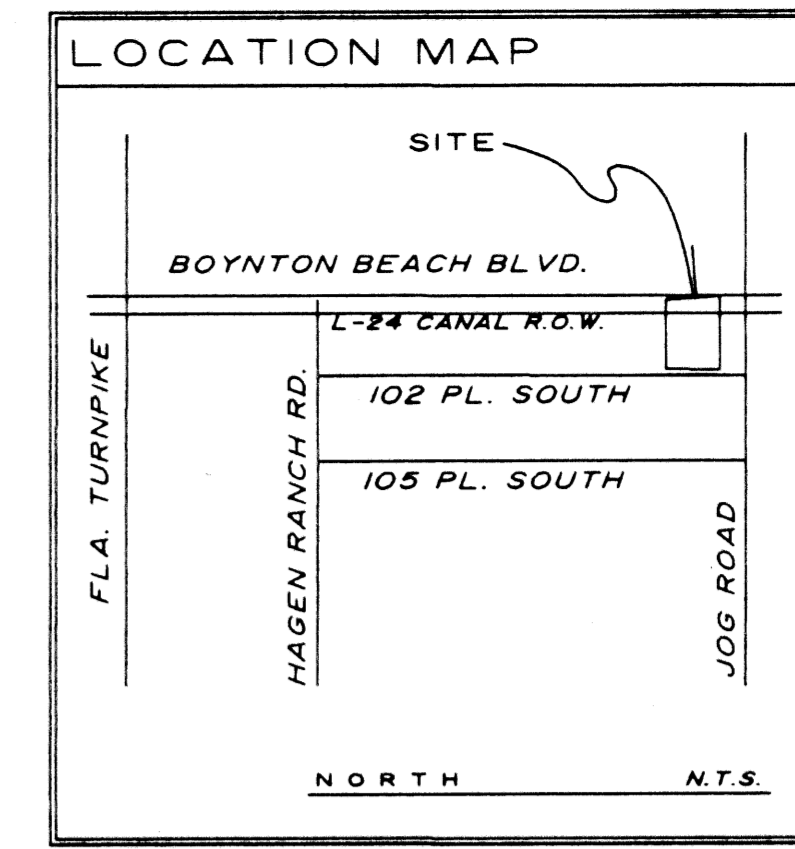


# STONYBROOK SIESTA KEY - P.U.D.

BEING A REPLAT OF A PORTION OF TRACTS 2, 3, 14 AND 15, BLOCK 56, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTIONS 22 AND 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 2

0716-001

103



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 9:08 A.M. THIS 1 DAY OF March AND DULY RECORDED IN PLAT BOOK NO. 87 ON PAGE 103-104  
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT BY: *[Signature]* D.C.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND MELEAR FAMILY INVESTMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTIONS 22 AND 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS STONYBROOK-P.U.D., FORMERLY KNOWN AS SIESTA KEY- P.U.D., AND BEING A REPLAT OF A PORTION OF:

TRACTS 2, 3, 14 AND 15, BLOCK 56, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 15.00 FEET THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 2; THENCE SOUTH 89°26'12" WEST, ALONG THE NORTH LINES OF TRACT 2 AND TRACT 3, A DISTANCE OF 660.02 FEET TO THE NORTHWEST CORNER OF SAID TRACT 3; THENCE SOUTH 00°07'52" EAST, ALONG THE WEST LINES OF SAID TRACT 3 AND TRACT 14, A DISTANCE OF 1476.29 FEET TO A POINT ON A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINES OF SAID TRACTS 14 AND 15; THENCE NORTH 89°04'47" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 660.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 15; THENCE NORTH 00°07'52" WEST, ALONG SAID EAST LINE OF TRACT 15 AND TRACT 2, A DISTANCE OF 1481.78 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 22.41 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS:
- TRACT "W", AS SHOWN HEREON, IS HEREBY RESERVED FOR STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., IT SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 1486, PAGES 1814 - 1816, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - TRACTS "R-1" AND "R-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### EASEMENTS:

- THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT OR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., 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 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 LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF December, 1999.

STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA.  
WITNESS: *[Signature]* BY: *[Signature]* MICHAEL MORTON, MANAGING MEMBER  
WITNESS: *[Signature]*

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED MICHAEL MORTON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ~~IDENTIFICATION~~ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., A FLORIDA CORPORATION, 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 17th DAY OF December, 1999  
MY COMMISSION EXPIRES: OCT. 17, 2003  
*[Signature]*  
NOTARY PUBLIC

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, RICHARD C. MELEAR, A FLORIDA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, THIS 17th DAY OF December, 1999.  
MELEAR FAMILY INVESTMENT COMPANY  
A FLORIDA GENERAL PARTNERSHIP  
WITNESS: *[Signature]* BY: *[Signature]* RICHARD C. MELEAR AS GENERAL PARTNER  
WITNESS: *[Signature]*

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED RICHARD C. MELEAR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ~~IDENTIFICATION~~ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF MELEAR FAMILY INVESTMENT COMPANY A FLORIDA GENERAL PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF December, 1999  
MY COMMISSION EXPIRES: OCT. 17, 2003  
*[Signature]*  
NOTARY PUBLIC

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C. AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17th DAY OF December, 1999.  
WITNESS: *[Signature]* BY: *[Signature]* STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA  
WITNESS: *[Signature]* BY: *[Signature]* MICHAEL MORTON, MANAGING MEMBER

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED MICHAEL MORTON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ~~IDENTIFICATION~~ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C., A FLORIDA CORPORATION, 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 17th DAY OF December, 1999  
MY COMMISSION EXPIRES: OCT. 17, 2003  
*[Signature]*  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
MARCIA H. LANGLEY, A DULY LICENSED ATTORNEY,  
AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C. AND MELEAR FAMILY INVESTMENT COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
Dated: DECEMBER 17, 1999  
*[Signature]*  
MARCIA H. LANGLEY, F.T.H.F. # 502057  
Fla. Bar No. 502057

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-32, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS 23 DAY OF December, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.  
BY: *[Signature]* GEORGE T. WEBB, P.E. COUNTY ENGINEER

### TABULAR DATA

(PETITION NO. 97-0844)	
TOTAL AREA THIS PLAT	22.41 ACRES
AREA FOR DENSITY PURPOSES ONLY	22.64 ACRES
TOTAL DWELLING UNITS	180 D.U.
DENSITY	7.95 D.U./AC.
TRACT "A"	15.944 ACRES
TRACT "W"	5.19 ACRES
TRACT "R-1"	1.094 ACRES
TRACT "R-2"	0.182 ACRES

### SURVEYOR'S NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENTS #5019 (P.R.M.)
- 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
- BEARINGS, AS SHOWN HEREON, ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP OF STATE ROAD 804, SECTION 97931-2347, PAGE 4 OF 10, BASE LINE OF SURVEY HAVING A BEARING OF NORTH 89°26'12" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 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 ENCROACHMENTS.
- LEGEND
  - R DENOTES RADIUS
  - P.B. DENOTES PLAT BOOK
  - PGS. DENOTES PAGES
  - L DENOTES ARC LENGTH
  - Δ DENOTES DELTA ANGLE
  - C/L DENOTES CENTERLINE
  - NR DENOTES NON RADIAL LINE
  - P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
  - O.R.B. DENOTES OFFICIAL RECORD BOOK
  - FND. DENOTES FOUND
  - P.B.C. DENOTES PALM BEACH COUNTY
  - L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
  - U.E. DENOTES UTILITY EASEMENT
  - L.B.E. DENOTES LANDSCAPE BUFFER EASEMENT
  - R/W DENOTES RIGHT-OF-WAY
  - L.A.E. DENOTES LIMITED ACCESS EASEMENT
  - L.S.E. DENOTES LIFT STATION EASEMENT
  - P.U.D. DENOTES PLANNED UNIT DEVELOPMENT
- BEARINGS SHOWN HEREON ARE TO BE ASSUMED AS NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.

### SURVEYOR'S AND MAPPER'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR & MAPPER, THAT SAID SURVEYOR & MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCED MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND MONUMENTS ACCORDING TO SEC. 177.09(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 PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
DATE: 12/21/99  
*[Signature]*  
CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5019  
LANDMARK SURVEYING AND MAPPING, INC.  
1850 FOREST HILL BLVD. SUITE 100  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. # 4396

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.

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.

DEDICATION STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C.

DEDICATION NOTARY

DEDICATION MELEAR FAMILY INVESTMENT COMPANY A FLORIDA GENERAL PARTNERSHIP

DEDICATION NOTARY

ACCEPTANCE OF RESERVATIONS: STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C.

ACCEPTANCE OF RESERVATIONS: NOTARY

COUNTY ENGINEER

SURVEYOR

Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida

STONYBROOK

STONYBROOK APARTMENTS AT BOYNTON BEACH L.L.C.  
PAGE 103  
FLOOD MAP # 186A  
ZONING RS-15C  
RECORD # 35  
ZIP CODE 33437  
L.P.D. NAME