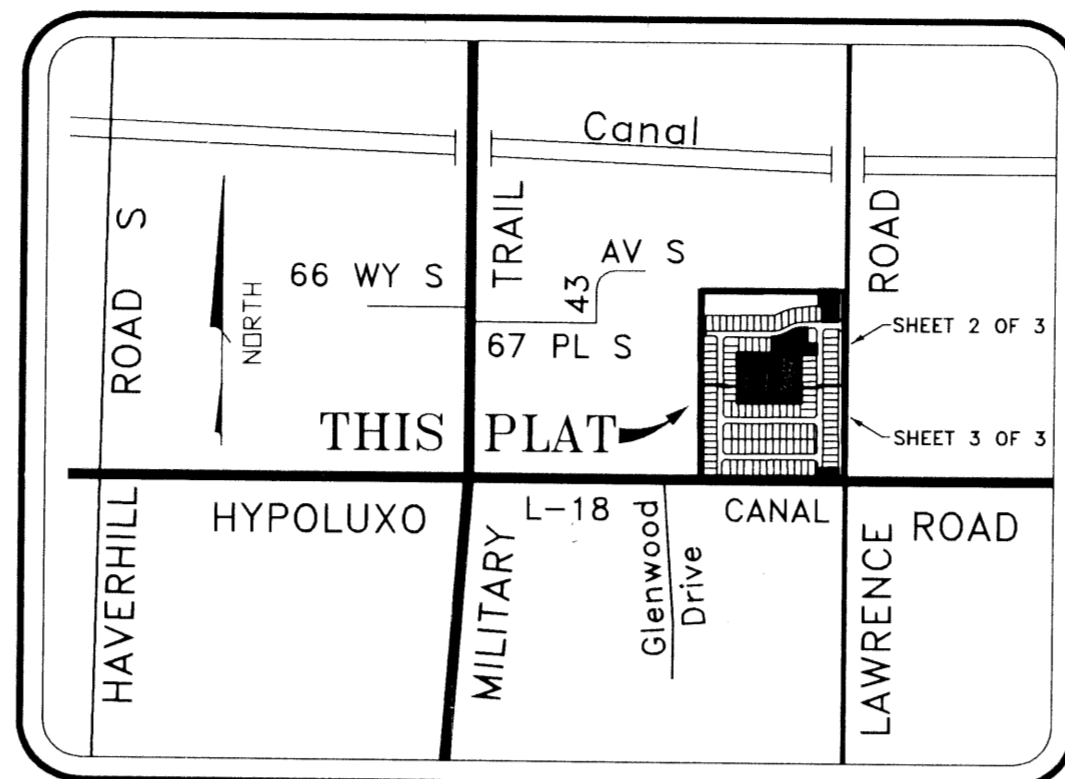


BOYNTON ESTATES II - REPLAT ONE

A REPLAT OF A PORTION OF BOYNTON ESTATES II (P.B. 85, PAGES 49, 50 & 51, P.B.C.R.) LYING IN THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



LOCATION & INDEX MAP NOT TO SCALE

DEDICATION:

State of Florida }
County of Miami-Dade } SS

Know all men by these presents that Brighton at Boynton Beach, L.C., a Florida limited liability company, owners of the land shown hereon, as BOYNTON ESTATES II - REPLAT ONE, being a portion of the Southeast Quarter (S.E. 1/4) of Section 1, Township 45 South, Range 42 East, lying and being in Palm Beach County, Florida, being more particularly described as follows:

Tracts C, D and L, together with Lots 105 through 109, inclusive, BOYNTON ESTATES II, according to the Plat thereof as recorded in Plat Book 85, Pages 49, 50 and 51 of the Public Records of Palm Beach County, Florida.

TOGETHER WITH Tract 5 and a portion of Tract R, of said BOYNTON ESTATES II, being more particularly described as follows:

BEGINNING at the Northeast corner of said Tract 5; thence South 00°28'10" East along the easterly boundary of said Tract 5, a distance of 19.87 feet; thence South 44°36'14" West along a southeasterly boundary of said Tract 5, a distance of 35.85 feet; thence South 89°40'39" West along a southerly boundary of said Tract R and Tract 5, a distance of 109.62 feet; thence North 00°28'10" West along a westerly boundary of said Tract R, a distance of 44.92 feet; thence North 89°31'50" East, along the northerly boundary of said Tract 5 and the westerly extension thereof, a distance of 135.00 feet to the POINT OF BEGINNING.

Said lands lying in Palm Beach County, Florida, and containing 4.484 acres, more or less.

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

Tract L-A, as shown hereon, is hereby reserved for The Vineyards at Palm Beach Homeowners Association, Inc., a Florida corporation, not for profit, 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, and subject to existing Littoral Zone Restrictive Covenant Agreement, as recorded in Official Records Book 12129, Page 1770, Public Records of Palm Beach County, Florida.

The lake maintenance easement as shown hereon is hereby reserved for The Vineyards at Palm Beach Homeowners Association Inc., a Florida corporation, not for profit, 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.

The lake maintenance access easement as shown hereon is hereby reserved for The Vineyards at Palm Beach Homeowners Association Inc., a Florida corporation, not for profit, 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.

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, lake maintenance access easements and private roads 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 buffer easements as shown hereon are hereby reserved for The Vineyards at Palm Beach Homeowners Association, Inc., a Florida corporation, not for profit, its successors and assigns, for landscape buffer purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

The roof overhang easements as shown hereon are hereby reserved for the abutting lot owner, its successors and assigns, for roof overhang and building maintenance purposes without recourse to Palm Beach County.

Tracts C-A and C1-A, as shown hereon, are hereby reserved for The Vineyards at Palm Beach Homeowners Association Inc., a Florida corporation not for profit, 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 WITNESS WHEREOF: The above named Brighton at Boynton Beach, L.C., a Florida limited liability company has caused these presents to be signed this 4th day of August 2000.

Witnesses: Brighton at Boynton Beach, L.C. a Florida limited liability company L.A.

Debbora Jay Debbora Jay
Print name: Debbora Jay
By: Robert Stiegele
Print name: Robert Stiegele
Title: V.P.
Sandra Arvelo
Print name: Sandra Arvelo

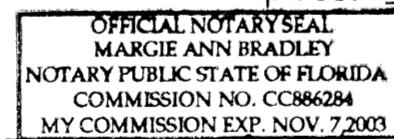
ACKNOWLEDGEMENT:

State of Florida }
County of Miami-Dade } SS

BEFORE ME personally appeared Robert Stiegele who is personally known to me, or has produced N/A as identification, and who executed the foregoing instrument as Vice President of Brighton at Boynton Beach, L.C., a Florida limited liability company, 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 limited liability company seal of said limited liability company and that it was affixed to said instrument by due and regular limited liability company authority, and that said instrument is the free act and deed of said limited liability company.

WITNESS my hand and official seal this 4th day of August, 2000.

My commission expires: 11/7/2003



Margie Ann Bradley
Print name: Margie Ann Bradley
Notary Public

SURVEYOR'S CERTIFICATE:

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 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 Sec. 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 plat complies with all the survey requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

David E. Rohal
David E. Rohal, PSM
Professional Surveyor and Mapper No. 4315
State of Florida
CCL CONSULTANTS, INC.
2200 Park Central Blvd., North, Suite 100
Pompano Beach, FL 33064
Certification of Authorization No. 5610

ACCEPTANCE OF RESERVATION:

State of Florida }
County of Miami-Dade } SS The Vineyards at Palm Beach Homeowners Association Inc., a Florida corporation, not for profit, 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 4th day of August, 2000.

Witnesses: The Vineyards at Palm Beach Homeowners Association Inc., a Florida corporation, not for profit

Debbora Jay Debbora Jay
Print name: Debbora Jay
By: Robert Stiegele
Print name: Robert Stiegele
Title: President
Sandra Arvelo
Print name: Sandra Arvelo

ACKNOWLEDGEMENT:

State of Florida }
County of Miami-Dade } SS Before me personally appeared Robert Stiegele who is personally known to me, or has produced N/A as identification,

and who executed the foregoing instrument as PRESIDENT of The Vineyards at Palm Beach Homeowners Association Inc., a Florida corporation, not for profit, 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 by hand and official seal this 4th day of August, 2000.

My commission expires: 11/7/2003

Margie Ann Bradley
Print name: Margie Ann Bradley
Notary Public

COUNTY ENGINEER:

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 11th day of April, 2001, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

By: George T. Webb, P.E.,
County Engineer

TABULATION: PETITION No. 95-115

TRACT C-A (FOR RECREATIONAL USE)	23,150 S.F. = 0.531 ACRES
TRACT C1-A (FOR RECREATIONAL USE)	9,360 S.F. = 0.215 ACRES
TRACT L -A (LAKE)	133,639 S.F. = 3.068 ACRES
LOTS 20A, 105A-109A (5.0 UNITS/ACRE)	29,200 S.F. = 0.670 ACRES
TOTAL	195,349 S.F. = 4.484 ACRES

TITLE CERTIFICATION:

State of Florida }
County of Miami-Dade } SS

I, Norman Leopold, 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 Brighton at Boynton Beach, L.C. a Florida limited liability company 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.

Leopold & Leopold, P.A.

Dated: Nov 3, 2000
MARCH 2, 2001

By: Norman Leopold
Print Name: NORMAN LEOPOLD
Attorney at Law licensed in Florida

MORTGAGEE'S CONSENT:

State of Florida }
County of Palm Beach } 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 11126 at Page[s] 1636 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

City National Bank of Florida

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 7th day of August, 2000.

Witnesses:

Gloria S. Branch
Print Name: Gloria S. Branch
Doris Corcoran
Print Name: Doris Corcoran

City National Bank of Florida, a Florida corporation National Banking

By: David Albright
Print Name: David Albright
Title: Senior Vice President

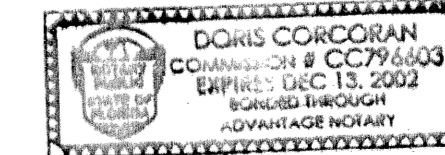
ACKNOWLEDGEMENT:

State of Florida }
County of Palm Beach } SS

BEFORE ME personally appeared David Albright who is personally known to me, or has produced N/A as identification, and who executed the foregoing instrument as Senior Vice President of City National Bank of Florida, 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 7th day of August, 2000.

My commission expires: 12/10/2002



Doris Corcoran
Print Name: Doris Corcoran
Notary Public

BRIGHTON AT BOYNTON ESTATES	NOTARY	CITY NATIONAL BANK	NOTARY	SURVEYOR
	N/A		N/A	

This Instrument Prepared By:

CCL CONSULTANTS
David E. Rohal
2200 PARK CENTRAL BLVD. NORTH
SUITE 100
POMPANO BEACH, FLORIDA 33064
(954) 974-2200

ENGINEERS SURVEYORS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS