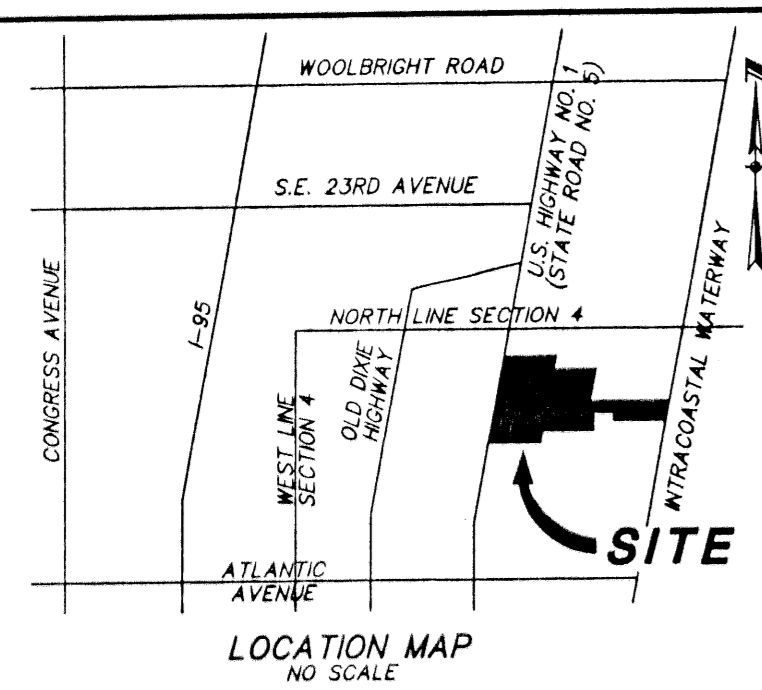


DAKOTA LOFTS, A P.U.D.

BEING A PORTION OF THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

JULY 2002
SHEET 1 OF 3

132



COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 1:48 PM
THIS 11th DAY OF March
2003, AND DULY RECORDED IN PLAT BOOK NO. 97 ON PAGES 132 thru 134
DOROTHY H. WILKEN, CLERK OF CIRCUIT COURT
BY Janet M. Prainito Sec.

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"), PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF BOYNTON BEACH, FLORIDA.

Paul D. Engle 4/20/03
PAUL D. ENGLE
SURVEYOR AND MAPPER #5708
O'BRIEN, SUITER & O'BRIEN, INC.
2601 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CERTIFICATE OF AUTHORIZATION #LB 353



NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF N.89°18'46"E.
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.
THE CITY OF BOYNTON BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND UTILITY MAINTENANCE PURPOSES.
THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501.
PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [Symbol]
THERE SHALL BE NO BUILDING ON UTILITY OR DRAINAGE EASEMENTS, CONSTRUCTION OR LANDSCAPING UPON UTILITY, DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF BOYNTON BEACH.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS, LANDSCAPING OR ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

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 6th DAY OF March, 2003, AND HAVE BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.
BY: Herbert D. Kelley, Jr., PE, PSM
HERBERT D. KELLEY, JR., PE, PSM
DAKOTA LOFTS, A P.U.D. IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF March, 2003.

BY: Gerald Broening
GERALD BROENING
MAYOR
ATTEST (AS TO BOTH): Janet M. Prainito
JANET PRAINITO
CLERK

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DAKOTA LOFTS DEVELOPMENT, CORP., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "DAKOTA LOFTS", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A LINE PARALLEL TO AND 612 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF SAID SECTION 4, AT A DISTANCE OF 150 FEET EASTERLY, MEASURED ALONG SAID PARALLEL LINE, FROM EASTERLY LINE OF THE SIXTY-SIX FOOT RIGHT OF WAY OF STATE ROAD NO. 5; THENCE WESTERLY ALONG SAID PARALLEL LINE, 150 FEET TO A POINT IN SAID EASTERLY RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, 230 FEET; THENCE EASTERLY 150 FEET TO A POINT WHICH IS 267 FEET SOUTHERLY FROM THE POINT OF BEGINNING; THENCE NORTHERLY 267 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR ROAD PURPOSES ON THE EASTERLY 10 FEET OF THE FOREGOING PREMISES; AND:

PARCEL 2:

A PARCEL OF LAND IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN A LINE PARALLEL TO AND 76.1 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 4, AT A DISTANCE OF 290 FEET SOUTH 89°18'46" WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE SOUTH 89°18'46" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 225.9 FEET MORE OR LESS TO A POINT IN THE EASTERLY LINE OF LAND DESCRIBED IN DEED RECORDED IN DEED BOOK 915, PAGE 286, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 237.83 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 308.76 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 4; THENCE NORTH 89°18'46" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 247 FEET MORE OR LESS, TO A POINT 300 FEET SOUTH 89°18'46" WEST OF THE WESTERLY RIGHT OF WAY LINE OF SAID INTRACOASTAL WATERWAY; THENCE NORTH 5°26'06" EAST, PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 94.5 FEET; THENCE SOUTH 89°18'46" WEST, PARALLEL TO THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 70 FEET; THENCE NORTH 5°26'06" EAST, PARALLEL TO SAID WESTERLY RIGHT OF WAY OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 50 FEET; THENCE NORTH 89°18'46" EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 80 FEET; THENCE NORTH 5°26'06" EAST, PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 89.5 FEET TO THE POINT OF BEGINNING; LESS A PARCEL OF LAND IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, AS SHOWN ON PLAT OF AND AS RECORDED IN PLAT BOOK 17, AT PAGE 17A, PALM BEACH COUNTY PUBLIC RECORDS, AND A LINE PARALLEL TO AND 76.1 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 4; THENCE IN A WESTERLY DIRECTION, ALONG SAID PARALLEL LINE A DISTANCE OF 280 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A WESTERLY DIRECTION, ALONG SAID PARALLEL LINE, A DISTANCE OF 140 FEET; THENCE IN A SOUTHERLY DIRECTION AND PARALLEL TO SAID WEST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 89.5 FEET; THENCE IN AN EASTERLY DIRECTION AND PARALLEL TO SAID NORTH LINE OF SECTION 4, A DISTANCE OF 140 FEET; THENCE IN A NORTHERLY DIRECTION AND PARALLEL TO SAID WEST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 89.5 FEET TO THE POINT OF BEGINNING.

RESERVING FOR STREET, ROAD AND PUBLIC UTILITY PURPOSES THE WESTERLY 10 FEET THEREOF.

PARCEL 3:

DESCRIPTION OF CANAL. A PARCEL OF LAND IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY WITH A LINE PARALLEL TO AND 612 FEET SOUTHERLY MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 4, AT A DISTANCE OF 52°06' WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 104.5 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 89°18'46" WEST, PARALLEL TO THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 370 FEET; THENCE SOUTH 5°26'06" WEST, PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 50 FEET; THENCE NORTH 89°18'46" EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 370 FEET TO A POINT IN SAID WESTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 5°26'06" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

LESS AND NOT INCLUDING THE FOLLOWING DESCRIBED PARCELS (LOTS 2A AND 3D)

LOT 2A:

THAT PART OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY WITH A LINE 308.76 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 4; THENCE SOUTH 89°18'46" WEST, ALONG SAID LINE 308.76 FEET SOUTH OF THE NORTH LINE OF SECTION 4, 300 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°18'46" WEST, 82.00 FEET; THENCE NORTH 0°41'14" WEST, 93.96 FEET; THENCE NORTH 89°18'46" EAST, 92.00 FEET; THENCE SOUTH 5°26'05" WEST, PARALLEL WITH THE WEST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, 94.50 FEET TO THE SAID POINT OF BEGINNING.

LOT 3D:

THAT PART OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY OF THE INTRACOASTAL WATERWAY WITH A LINE 612 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 4; THENCE SOUTH 5°26'06" WEST, ALONG SAID WEST RIGHT OF WAY LINE, 154.40 FEET; THENCE SOUTH 89°18'46" WEST, PARALLEL TO THE NORTH LINE OF SAID SECTION 4, 300.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 5°26'06" EAST, PARALLEL WITH THE SAID WEST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, 25.00 FEET; THENCE SOUTH 89°18'46" WEST, PARALLEL WITH THE SAID NORTH LINE OF SECTION 4, 94.75 FEET; THENCE SOUTH 0°41'14" EAST, 24.86 FEET; THENCE NORTH 89°18'46" EAST, 92.08 FEET TO THE SAID POINT OF BEGINNING.

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

LOTS 1 THROUGH 19, 13A, 14A, 18A AND 19A ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF BOYNTON BEACH.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE DAKOTA LOFTS AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY AND PARKING TRACT SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH. TRACT "A" IS ALSO RESERVED FOR THE HOMEOWNERS ALONG VIRGINIA GARDENS DRIVE FOR INGRESS-EGRESS AND UTILITY ACCESS.

TRACTS B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE DAKOTA LOFTS AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED EXCLUSIVELY TO THE CITY OF BOYNTON BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

THE LANDSCAPE EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE DAKOTA LOFTS AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, 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 VICE PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF February, 2003.

ATTEST: [Signature]
NAME: DROR TRIGGER
SECRETARY

DAKOTA LOFTS DEVELOPMENT CORP.
A FLORIDA CORPORATION
[Signature]
NAME: DROR TRIGGER
VICE PRESIDENT:

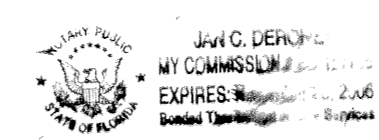
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DROR TRIGGER AND DROR TRIGGER, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF DAKOTA LOFTS DEVELOPMENT CORP., A FLORIDA CORPORATION 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 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 28 DAY OF Feb, 2003.

MY COMMISSION EXPIRES: 11-23-06



NOTARY PUBLIC
NAME: Jan C. DeRoner
COMMISSION NO.: 2015126

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Jeffrey A. Lejwa 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 TO DAKOTA LOFTS DEVELOPMENT CORP., A FLORIDA CORPORATION; THAT THE CURRENT 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 SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 3/1/03

Jeffrey A. Lejwa
NAME: Jeffrey A. Lejwa
ATTORNEY AT LAW
STATE OF FLORIDA
FJ Bar
200689

