

COUNTY OF PALM BEACH } ss
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 2:12 PM THIS 10th DAY OF July 2003, AND DULY RECORDED IN PLAT BOOK NO. 99 AT PAGE(S) 114-116
DOROTHY H. WILKENS, CLERK
BY: [Signature] DEPUTY CLERK

DEDICATION:

STATE OF FLORIDA } ss
COUNTY OF PALM BEACH

"THE HARBORS, A PUD"

A REPLAT OF A PORTION OF LOTS 5 AND 6, SAM BROWN JR.'S HYPOLUXO SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 81, PALM BEACH COUNTY RECORDS, LYING IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS that Centex Homes, a Nevada general partnership, licensed to do business in Florida, owner of the land shown hereon, being in Section 15, Township 45 South, Range 43 East, Palm Beach County, Florida, shown hereon as THE HARBORS, A PUD being more particularly described as follows:

Lot 6, and the west 326.01 feet of the south 67.29 feet of Lot 5, and the south 1.50 feet of the north 70 feet of the west 245.39 feet of Lot 5, of Sam Brown Jr.'s Hypoluxo Subdivision, as recorded in Plat Book 1, page 81, of the Public Records of Palm Beach County, Florida.

Less and Excepting therefrom, a. "the west 94 feet thereof." and b. "those portions as conveyed to the State of Florida for right of way purposes in that Special Warranty Deed recorded in Official Records Book 654, page 167 and Official Records Book 701, page 654."

being more particularly described as follows: Begin at the intersection of the South line of said Lot 6 ad a line 94 feet East of as right angles to and parallel with the West line of said Lot 6; Thence North 07'46'42" East, along said parallel line for 209.71 feet, to the southerly right of way for Vista Hermosa and the South line of Las Palmas Park, as recorded in Plat Book 25, on page 242 of the Public Records of Palm Beach County, Florida; Thence South 89'33'53" East, along said southerly line, for 151.41 feet; Thence South 01'29'33" West, for 1.42 feet; Thence North 89'34'09" East, for 80.45 feet to the westerly line of Lot 2, of said Las Palmas Park; Thence South 00'27'07" West, along the westerly line of said Lot 2, for 66.92 feet to the Southwest corner of said Lot 2; Thence South 89'33'22" East, along the southerly line of said Las Palmas Park and the northerly line of said Lot 6, Sam Brown Jr.'s Hypoluxo Subdivision, for 537.63 feet, the last five mentioned courses being coincident in part with the southerly line of said Las Palmas Park; Thence South 01'09'23" West, along the wet face of the existing bulkhead, 24.53 feet; Thence South 87'32'23" East, for 56.54 feet; Thence South 00'09'37" East, for 16.08 feet; Thence South 88'41'16" East, for 80.75 feet; Thence South 01'10'49" West, for 90.54 feet; Thence South 88'35'07" West, for 12.44 feet, the last six mentioned courses being coincident in part with the wet face of the existing bulkhead; Thence South 58'42'50" West, a distance of 8.17 feet to the southerly line of said Lot 6; Thence North 89'35'50" West, along the southerly line of said Lot 6, for 912.79 feet to the Point of Beginning.

said lands lying and being in the City of Boynton Beach, Palm Beach County, Florida, containing 139,778 square feet, 3.2089 acres, more or less.

has caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

Tract A, as shown hereon, is hereby dedicated to The Harbors Homeowners' Association Inc., a Florida corporation not for profit, its successors and assigns, as a driveway/parking tract serving abutting lots for ingress, egress, utilities, drainage, and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Boynton Beach, Florida.

The Drainage Easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located hereon shall be the perpetual maintenance obligation of The Harbors Homeowners' Association Inc., a Florida corporation, not for profit, its successors and assigns, without recourse to the City of Boynton Beach, Florida.

The City of Boynton Beach, Florida, 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 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.

No buildings or structures shall be placed within the depicted easements.

Tract B, as shown hereon, is hereby dedicated to The Harbors 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 the City of Boynton Beach, Florida.

Tracts C,D,E,F and G, as shown hereon, are hereby dedicated to The Harbors Homeowners' Association Inc., a Florida corporation not for profit, its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Boynton Beach, Florida.

Tracts H and J, as shown hereon, are hereby dedicated to The Harbors Homeowners' Association Inc., a Florida corporation not for profit, 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, Florida.

The Buffer Easement, as shown hereon, is hereby dedicated to the The Harbors Homeowners' Association, a Florida corporation not for profit, its successors and assigns, for buffer purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Boynton Beach, Florida.

DEDICATION CONTINUES:

The Sewer Easement and the Water Easement, as shown hereon, are dedicated to the City of Boynton Beach, Florida, for the installation and maintenance of sewer and water mains, fire hydrants and services together with an easement over, on and under Tracts A, C, D, E, F and G as shown hereon, for the installation and maintenance of sewer and water mains, fire hydrants and services.

The Limited Access Easement (L.A.E.), as shown hereon, is hereby dedicated to the City of Boynton Beach, Florida, for the purposes of control and jurisdiction over access

IN WITNESS WHEREOF, Centex Homes has caused these presents to be signed by Centex Real Estate Corporation, its managing general partner by its Division President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 10 day of July 2003.

Witness:(as to both) Centex Homes, a Nevada general partnership
Print Name: Kevin Borkenhagen
By: David E. Abrams
Print Name: David E. Abrams
Division President
Attest: Candice Paulsen
Print Name: Candice Paulsen
Title: Secretary

NOTARY-OWNER:

STATE OF FLORIDA } ss
COUNTY OF PALM BEACH

BEFORE ME personally appeared DAVID E. ABRAMS and Candice Paulsen, who are personally known to me, or have produced as identification, and who executed the foregoing instrument as Division President and Secretary of Centex Real Estate Corporation, a Nevada Corporation and managing general partner of Centex Homes, a Nevada general partnership 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 is 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 10 day of July 2003.

My commission expires February 19, 2006
Notary Public
July M. Seitzman
Print Name: July M. Seitzman

HOMEOWNERS' ASSOCIATION ACCEPTANCE:

STATE OF FLORIDA } ss
COUNTY OF PALM BEACH

The Harbors Homeowners' Association Inc., a Florida corporation not for profit, hereby accepts the dedications or reservation to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated 10 this day of July 2003.

The Harbors Homeowners' Association Inc., a Florida corporation not for profit

Witness:(as to both) Kevin Borkenhagen
Print Name: Kevin Borkenhagen
President
Attest: Candice Paulsen
Print Name: Candice Paulsen
Title: Secretary

NOTARY-HOMEOWNER'S ASSOCIATION:

STATE OF FLORIDA } ss
COUNTY OF PALM BEACH

BEFORE ME personally appeared KEVIN BORKENHAGEN and Candice Paulsen, who are personally known to me, or have produced as identification, and whom executed the foregoing instrument as President and Secretary of The Harbors Homeowners' Association Inc., a Florida corporation not for profit, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, by and with the authority of its board of directors and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it is 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 10 day of July 2003.

Notary Public
July M. Seitzman
Print Name: July M. Seitzman

TITLE CERTIFICATION:

STATE OF FLORIDA } ss
COUNTY OF PALM BEACH

We, COMMERCE TITLE COMPANY, a title insurance company, as duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Centex Homes; that all taxes have been paid on said lands as required by F.S. 197.192, as amended; there are no mortgages of record; and that there are encumbrances of record but these encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: July 12, 2003
Print Name: Kevin Arruda
Title Examination Manager
Title Company License No.: A-177404

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA } ss
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 3rd day of June 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 (l), Florida Statutes.

BY: Herbert D. Kelley, Jr., P.E., P.S.M., City Surveyor and Mapper

THE HARBOR is hereby approved for record this 3rd day of JUNE 2003.

BY: Herbert D. Kelley, Jr., P.E., P.S.M., City Engineer

BY: Gerald Broening, Mayor

ATTEST (as to both): Janet M. Prainito
Janet Prainito, City Clerk

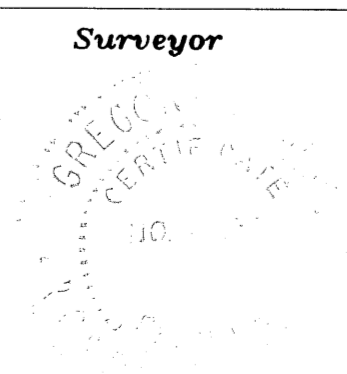
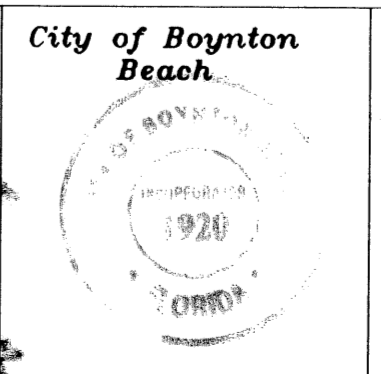
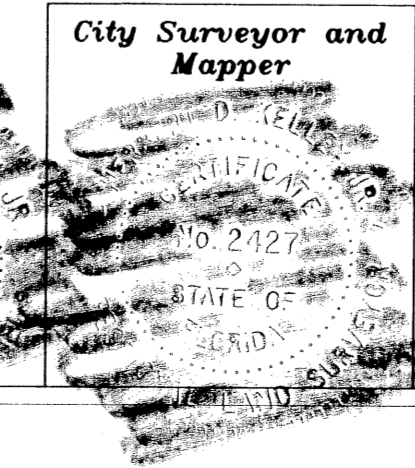
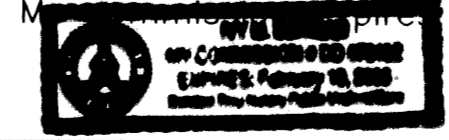
SURVEYORS CERTIFICATION:

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") will be set under the guarantees posted with the City of Boynton Beach, Florida, for the Required Improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended, and with the applicable sections of 61G17-6 Florida Administrative Code, and the ordinances of the City of Boynton Beach, Florida.

Gregory S. Mire, P.S.M.
License No.4437
State of Florida

This instrument was prepared by Gregory S. Mire of Keith & Associates, Inc. located at 301 East Atlantic Boulevard, Pompano Beach, Florida 33060

Table with 4 columns: Centex Real Estate Corporation, Notary Dedication, The Harbors HOA, Notary Acceptance. Each column contains a circular seal or stamp.



PREPARED BY: KEITH consulting engineers
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