

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD 4:21 P.M. July 28th DAY OF July AD, 2003 AND DULY RECORDED IN PLAT BOOK 99 ON PAGES 126 AND 128
DOROTHY WILKIN, CLERK BY: [Signature]

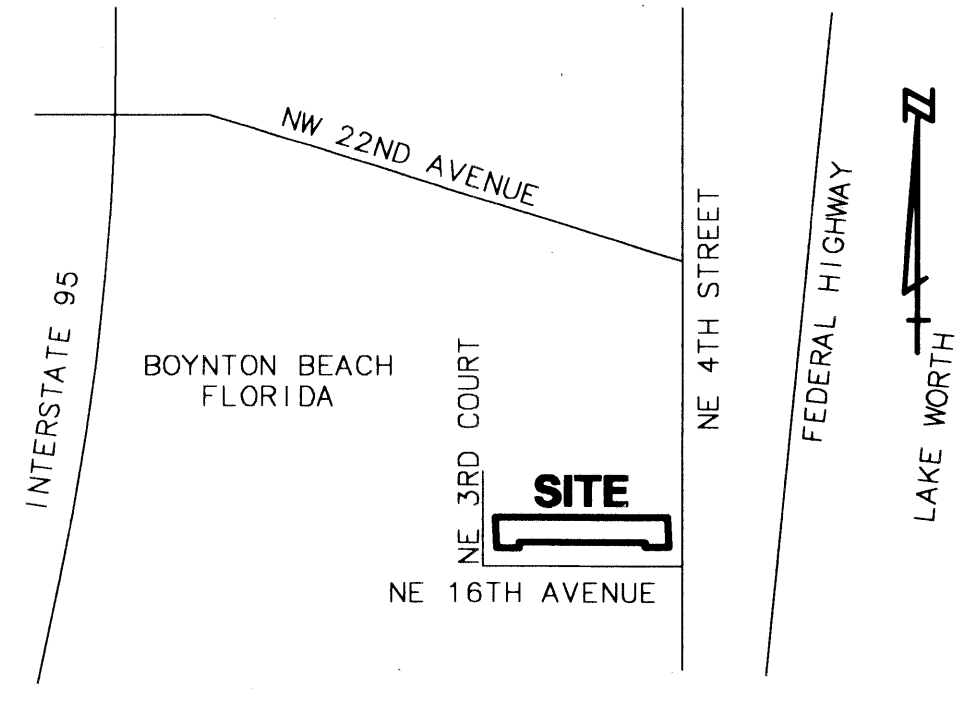


HAWK'S LANDING P.U.D.

BEING A REPLAT OF LOTS 4, 17, 18 AND A PORTION OF LOT 5, PLAT OF BOYNTONBOROUGH, PLAT BOOK 25 PAGE 174 AND A PORTION OF LOT 19, SAM BROWN JR'S HYPOLUXO SUBDIVISION, PLAT BOOK 1, PAGE 81, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LYING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 43 EAST CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

FEBRUARY 2003 SHEET 1 OF 3



LOCATION MAP N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GRAYHAWK DEVELOPMENT CORPORATION, A FLORIDA CORPORATION AND COMMUNITY ASSOCIATION FOR HAWK'S LANDING, PUD, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOTS 4, 17, 18 AND A PORTION OF LOT 5, PLAT OF BOYNTONBOROUGH, PLAT BOOK 25, PAGE 174, AND A PORTION OF LOT 19, SAM BROWN JR'S HYPOLUXO SUBDIVISION, PLAT BOOK 1, PAGE 81 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "HAWK'S LANDING P.U.D." BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4 AND 5 (LESS THE SOUTH 5.00 FEET THEREOF), AND LOTS 17 AND 18, BOYNTONBOROUGH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 174, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALSO, THE EAST 540.00 FEET OF THE WEST 1187.38 FEET OF THE NORTH 107.38 FEET OF LOT 19, SAM BROWN JR'S HYPOLUXO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 81, PALM BEACH COUNTY RECORDS. CONTAINING 1.941 ACRES, MORE OR LESS.

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

TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO COMMUNITY ASSOCIATION FOR HAWK'S LANDING, PUD, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

THE DRAINAGE AND UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COMMUNITY ASSOCIATION FOR HAWK'S LANDING, PUD, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO COMMUNITY ASSOCIATION FOR HAWK'S LANDING, PUD, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

THE ROOF AND MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, THEIR SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, BUILDING MAINTENANCE AND MINOR STRUCTURAL ENCROACHMENTS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

VICE - PRESIDENT

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF July, 2003.

GRAYHAWK DEVELOPMENT CORPORATION A FLORIDA CORPORATION,

WITNESS: [Signature] BY: [Signature] LAWRENCE B. HAWKINS, PRESIDENT

WITNESS: [Signature] BY: [Signature] CHRISTIAN J. ANGLE, SECRETARY

WITNESS: [Signature] BY: [Signature] S. Christopher Thomas V.P. Grayhawk Development Corp.

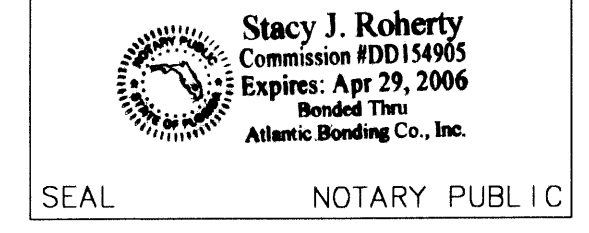
ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED LAWRENCE B. HAWKINS AND CHRISTIAN J. ANGLE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF GRAYHAWK DEVELOPMENT CORPORATION, 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 28th DAY OF July, 2003.

MY COMMISSION EXPIRES: 4/29/2006 [Signature] NOTARY PUBLIC



SEAL GRAYHAWK DEVELOPMENT CORPORATION

COMMUNITY ASSOCIATION FOR HAWK'S LANDING, PUD, INC., A FLORIDA CORPORATION,

WITNESS: [Signature] BY: [Signature] LAWRENCE B. HAWKINS, PRESIDENT

WITNESS: [Signature] BY: [Signature] CHRISTIAN J. ANGLE, SECRETARY

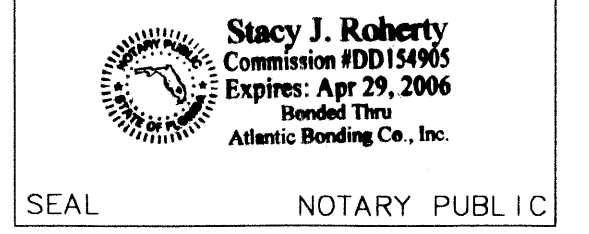
ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED LAWRENCE B. HAWKINS AND CHRISTIAN J. ANGLE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF COMMUNITY ASSOCIATION FOR HAWK'S LANDING, PUD, INC., A FLORIDA NOT-FOR-PROFIT 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 28th DAY OF July, 2003.

MY COMMISSION EXPIRES: 4/29/2006 [Signature] NOTARY PUBLIC



SEAL COMMUNITY ASSOCIATION FOR HAWK'S LANDING, PUD, INC.

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

COMMUNITY ASSOCIATION FOR HAWK'S LANDING, PUD, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28th DAY OF July, 2003.

COMMUNITY ASSOCIATION FOR HAWK'S LANDING, PUD, INC., A FLORIDA CORPORATION,

WITNESS: [Signature] BY: [Signature] LAWRENCE B. HAWKINS, PRESIDENT

WITNESS: [Signature] BY: [Signature] CHRISTIAN J. ANGLE, SECRETARY

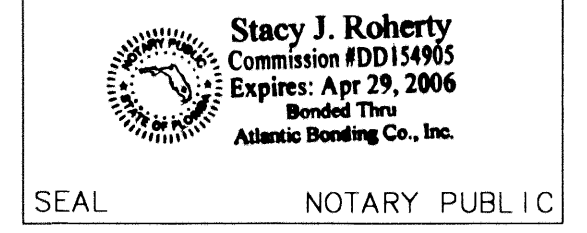
ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED LAWRENCE B. HAWKINS AND CHRISTIAN J. ANGLE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF COMMUNITY ASSOCIATION FOR HAWK'S LANDING, PUD, INC., A FLORIDA NOT-FOR-PROFIT 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 28th DAY OF July, 2003.

MY COMMISSION EXPIRES: 4/29/2006 [Signature] NOTARY PUBLIC



SEAL COMMUNITY ASSOCIATION FOR HAWK'S LANDING, PUD, INC.

MORTGAGEE'S CONSENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 14017 AT PAGE 1084, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [Signature] AND ITS SEAL TO BE AFFIXED HERETO THIS 28th DAY OF July, 2003.

BELLO PARTNERSHIP A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] BY: [Signature] SIGNATURE

WITNESS: [Signature] MEL OGRIN PRINTED NAME, TITLE

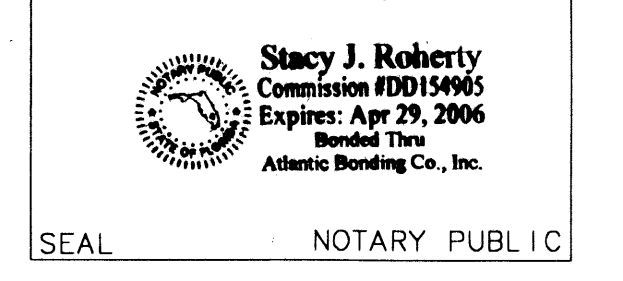
ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Mel Ogrin WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS HOLDER OF BELLO PARTNERSHIP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MEL OGRIN OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF July, 2003.

MY COMMISSION EXPIRES: 4/29/2006 [Signature] NOTARY PUBLIC



SEAL BELLO PARTNERSHIP, LLC



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES WILL 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.

TIMOTHY M. SMITH LAND SURVEYING, INC. 11440 OKEECHOBEE BLVD., SUITE 210 ROYAL PALM BEACH, FL 33411 (561) 204-5525 LB #8865

HAWK'S LANDING P.U.D. SHEET 1 OF 3 SCALE: 1"=30' DATE: JAN 2003 DIRECTORY: GRAYBOYN FIELD BOOK: 13/20 DWG NO.: BOYNRPD1