

GREEN CAY II

BEING A REPLAT OF A THE RESIDENTIAL TRACT OF GREEN CAY VILLAGE AS RECORDED IN PLAT BOOK 106, PAGES 120 THROUGH 124 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, WINSBERG FARMS P.U.D., PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3
JULY 2006

DESCRIPTION AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT GREEN CAY VILLAGE CONDOMINIUM, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; AND RSG BOYNTON APARTMENTS, L.T.D., A FLORIDA LIMITED PARTNERSHIP, TOGETHER BEING OWNERS OF THE PARCEL OF LAND SHOWN HEREON AS GREEN CAY II; BEING A REPLAT OF THE RESIDENTIAL TRACT OF GREEN CAY VILLAGE AS RECORDED IN PLAT BOOK 106, PAGES 120 THROUGH 124 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND LYING IN SECTIONS 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, WINSBERG FARMS P.U.D., PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE RESIDENTIAL TRACT AS SHOWN ON THE PLAT OF GREEN CAY VILLAGE AS RECORDED IN PLAT BOOK 106, PAGES 120 THROUGH 124 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 18.595 ACRES MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. CROSS ACCESS EASEMENT:
THE CROSS ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR INGRESS AND EGRESS OF VEHICULAR TRAFFIC TO THE GREEN CAY VILLAGE CONDOMINIUM L.L.P. AND RSG BOYNTON APARTMENTS LTD, THEIR SUCCESSORS, ASSIGNS AND INVITEES. SAID CROSS ACCESS EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GREEN CAY VILLAGE CONDOMINIUM L.L.P., ITS SUCCESSORS AND ASSIGNS, AND RSG BOYNTON APARTMENTS LTD. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACTS "A" & "B" ARE HEREBY RESERVED TO GREEN CAY VILLAGE CODOMINIUM, L.L.P., AND RSG BOYNTON APARTMENTS LTD, RESPECTIVELY, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES ~~RESERVED TO PALM BEACH COUNTY~~. IN WITNESS WHEREOF GREEN CAY VILLAGE CONDOMINIUM, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND RSG BOYNTON APARTMENTS, L.T.D., A FLORIDA LIMITED PARTNERSHIP, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THE MANAGERS OF THEIR RESPECTIVE GENERAL PARTNERS, THIS 29th DAY OF September, 2006.

BY: GREEN CAY VILLAGE CONDOMINIUM L.L.P.
GREEN CAY VILLAGE CONDOMINIUM GP, LLC
AS GENERAL PARTNER
WITNESS: Steve Yabe (1)
(PRINT NAME) Steve Yabe
WITNESS: Lady Rayson (1)
(PRINT NAME) Lady Rayson
BY: RSG BOYNTON APARTMENTS LTD,
A FLORIDA LIMITED PARTNERSHIP
RSG BOYNTON APARTMENTS ASSOCIATES, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
WITNESS: Steve Yabe (2)
(PRINT NAME) Steve Yabe
WITNESS: Lady Rayson (2)
(PRINT NAME) Lady Rayson

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD GORAY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GREEN CAY VILLAGE CONDOMINIUM GP, LLC, AS GENERAL PARTNER OF GREEN CAY VILLAGE CONDOMINIUM, L.L.P., AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS MANAGER OF SAID GENERAL PARTNER

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF SEPT., 2006.
MY COMMISSION EXPIRES: JULY 31, 2007
Thomas H. WORTHINGTON
NOTARY PUBLIC
PRINT NAME Thomas H. WORTHINGTON MY COMMISSION NUMBER DD 215037

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD GORAY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF RSG BOYNTON APARTMENTS ASSOCIATES, LLC AS GENERAL PARTNER OF RSG BOYNTON APARTMENTS LTD, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS MANAGER OF SAID GENERAL PARTNER

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF SEPT., 2006.
MY COMMISSION EXPIRES: JULY 31, 2007
Thomas H. WORTHINGTON
NOTARY PUBLIC
PRINT NAME Thomas H. WORTHINGTON MY COMMISSION NUMBER DD 215037

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 19062, PAGE 266, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE TERMS OF THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CITY NATIONAL BANK OF FLORIDA, N.A. 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 26 DAY OF SEPTEMBER, 2006.

CITY NATIONAL BANK OF FLORIDA, N.A.
BY: Doris G. Gorman
NAME: Doris G. Gorman
TITLE: Senior Vice President
WITNESS: Doris G. Gorman
PRINT NAME Doris G. Gorman
WITNESS: Steve Yabe
PRINT NAME Steve Yabe

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED J. Scott McCLUNG WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE OF CITY NATIONAL BANK OF FLORIDA N.A., AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SAID BANK

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF SEPTEMBER, 2006.
MY COMMISSION EXPIRES: 12-22-06
Doris G. Gorman
NOTARY PUBLIC
PRINT NAME Doris G. Gorman MY COMMISSION NUMBER DD 19292

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 20400, PAGE 448, AND ASSIGNMENT IN OFFICIAL RECORDS BOOK 20400, PAGE 498, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE TERMS OF THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Exec. Director AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27 DAY OF September, 2006.

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA.
BY: Paul L. Alden
NAME: Paul L. Alden
TITLE: Exec. Dir. H.F.A.
WITNESS: Steve Yabe
PRINT NAME Steve Yabe
WITNESS: Janet Hamilton
PRINT NAME Janet Hamilton

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Encl. Miyon WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Exec. Dir. OF HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS Exec. Dir. OF SAID LENDER.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF September, 2006.
MY COMMISSION EXPIRES: 18 April 2010
Encl. Miyon
NOTARY PUBLIC
PRINT NAME Encl. Miyon MY COMMISSION NUMBER DD 9970

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 20400, PAGE 448, AND ASSIGNMENT IN OFFICIAL RECORDS BOOK 20400, PAGE 498 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE TERMS OF THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF SEPTEMBER, 2006.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
BY: Scott A. Schulte
NAME: Scott A. Schulte
TITLE: VICE PRESIDENT
WITNESS: Steve Yabe
PRINT NAME Steve Yabe
WITNESS: Michelle A. Diment
PRINT NAME Michelle A. Diment

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Scott A. Schulte WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS VICE PRESIDENT SAID BANK

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF September, 2006.
MY COMMISSION EXPIRES: 6/15/2007
Peter H. Fowler
NOTARY PUBLIC
PRINT NAME Peter H. Fowler MY COMMISSION NUMBER DD 220126

CITY NATIONAL BANK OF FLORIDA, N.A. SEAL
HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA. SEAL
PALM BEACH COUNTY, FLORIDA. SEAL
U.S. BANK NATIONAL ASSOCIATION, INC. SEAL

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 20142, PAGE 867 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE TERMS OF THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, PALM BEACH COUNTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Executive Director AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29 DAY OF September, 2006.

PALM BEACH COUNTY, FLORIDA
BY: Edward W. Lowery
NAME: Edward W. Lowery
TITLE: Exec. Director
WITNESS: Michelle Lawrence
PRINT NAME Michelle Lawrence
WITNESS: Abba Westcott
PRINT NAME Abba Westcott

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

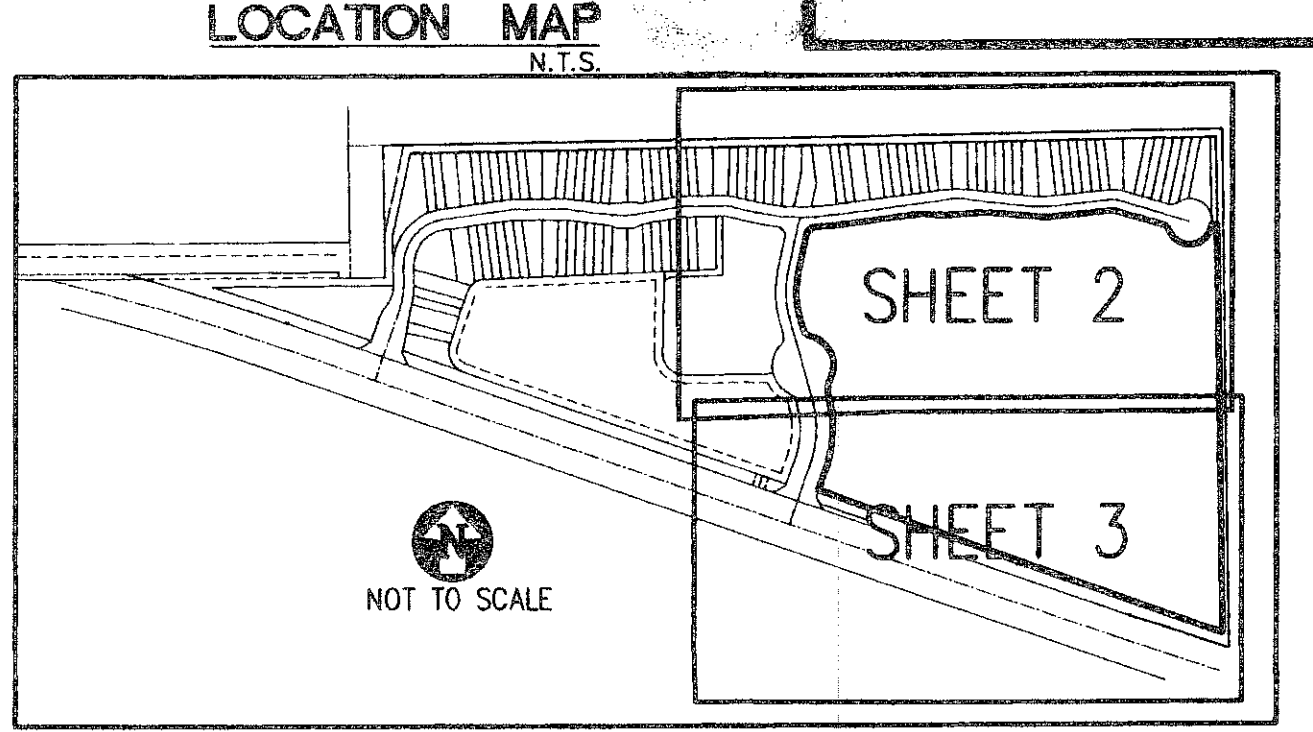
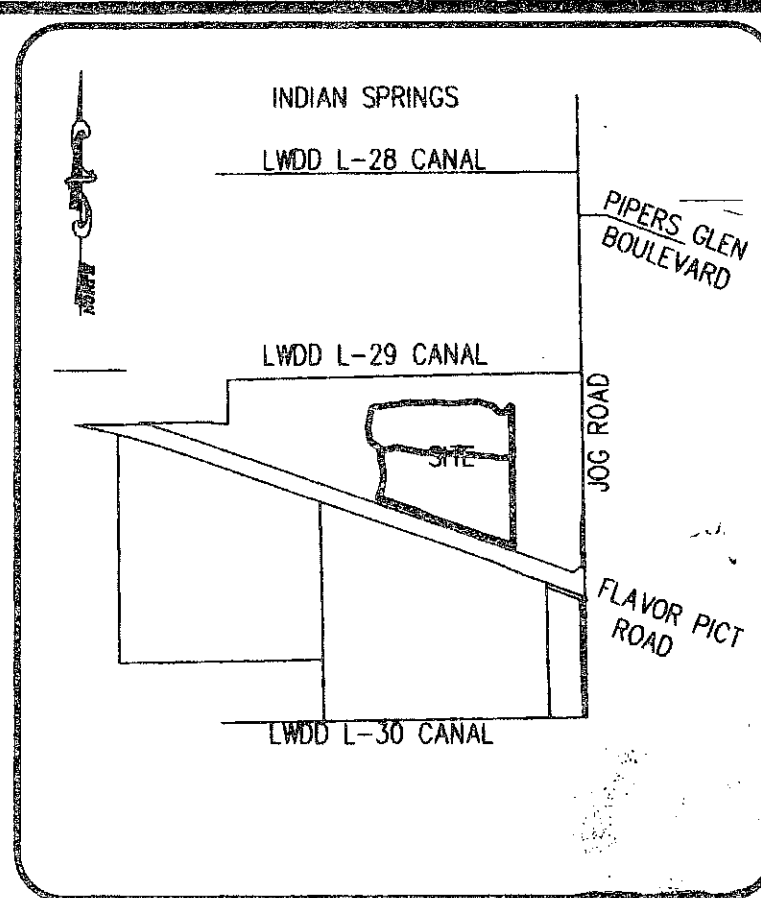
BEFORE ME PERSONALLY APPEARED Edward W. Lowery WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Exec. Dir. OF PALM BEACH COUNTY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS Exec. Dir. OF SAID LENDER.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF Sept., 2006.
MY COMMISSION EXPIRES: JULY 31, 2007
Thomas H. WORTHINGTON
NOTARY PUBLIC
PRINT NAME Thomas H. WORTHINGTON MY COMMISSION NUMBER DD 215037

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: LB#6603
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-29 CANAL BEING N89°05'10"E.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- 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 SUBORDINATED TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS OVERLAP LAKE MAINTENANCE EASEMENTS.
- COORDINATES SHOWN ARE GRID COORDINATES.
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE.
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
LINEAR UNIT = U.S. SURVEY FOOT.
ALL DISTANCES ARE GROUND.
SCALE FACTOR = 1.0000287
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION: NONE
- PLAT AREA: 18.595 ACRES.

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.



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STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THIS INSTRUMENT WAS FILED FOR RECORD AT 2:00 P.M. THIS 29 DAY OF September, 2006 AND DULY RECORDED IN PLAT BOOK NO. 106 ON PAGE 21.
SHARON R. BOCK, CLERK AND COMPTROLLER

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, BROAD AND CASSEL AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO GREEN CAY VILLAGE CONDOMINIUM, L.L.P.; AND RSG BOYNTON APARTMENTS LTD., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD OTHER THAN THE ONES THAT ARE SHOWN; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: Oct 2, 2006
BY: Jeffrey A. Deutch, President
JEFFREY A. DEUTCH, P.A.
(PRINT TITLE)

SURVEYORS 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) 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 SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA

Thomas H. WORTHINGTON
GARY M.F. RAYMAN, PSM
LICENSE NO. LS 2633
STATE OF FLORIDA
SURVEYOR SEAL

COUNTY APPROVAL
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2) FLORIDA STATUTES, THIS 29 DAY OF September, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

George T. Webb P.E.
GEORGE T. WEBB P.E. - COUNTY ENGINEER
COUNTY ENGINEER SEAL

THIS INSTRUMENT PREPARED BY ANDRE' RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. SFRN, INC. ENGINEERS SURVEYORS MAPPERS 1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405. CERTIFICATE OF AUTHORIZATION NO. LB0006603

GREEN CAY II
SFRN Engineers • Surveyors • Mappers
DATE: 02/24/2006
SCALE: 1" = 50'
CAD FILE: 03504CONDOPLAT
SFRN PROJECT: 03504
DRAWN: SFRN STAFF
CHECKED: G. RAYMAN
SHEET 1/3
JOB NO. 03504.05

GREEN CAY II REPLAT
PAGE 109
RECORDED IN PLAT BOOK 106
PAGE 21
FILED IN 2006
INDEXED IN 2006
DATE 09/29/06
PAGE 21