

# MINI ASSEMBLAGE P.U.D. PLAT ONE

ALSO KNOWN AS GREYSTONE P.U.D.

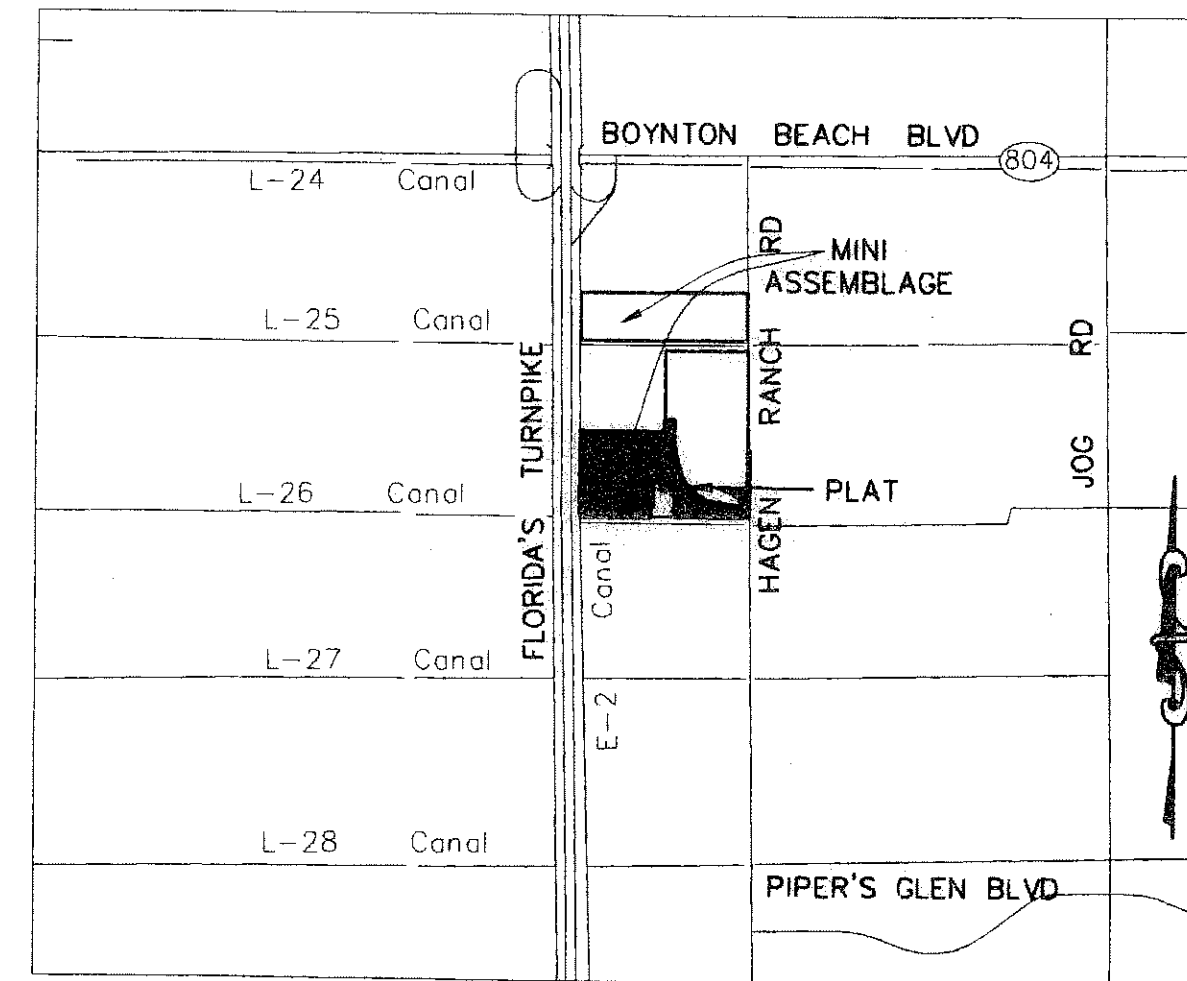
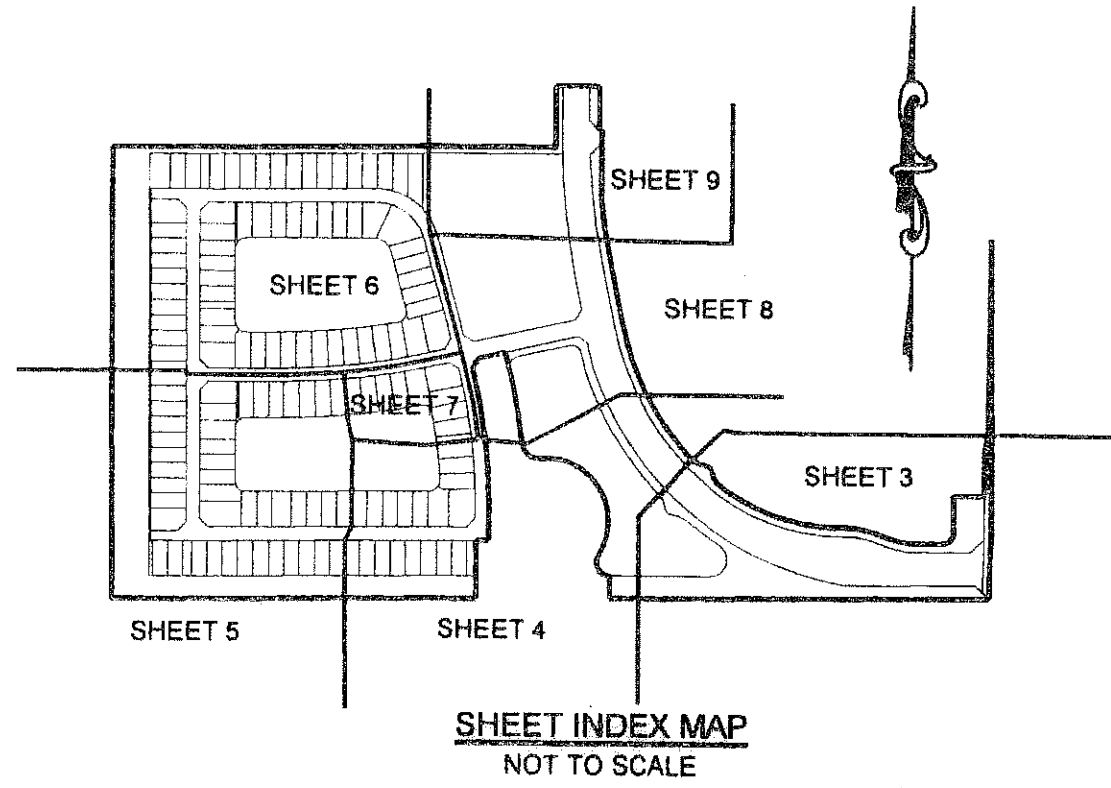
BEING A REPLAT OF TRACTS 110 THROUGH 115 AND A PORTION OF TRACTS 85, 105, 108, 109, 116, 117, 118, 119, AND 120, BLOCK 55, PALM BEACH FARMS CO., PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, STATE OF FLORIDA  
AUGUST 2006 SHEET 2 OF 9

146

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006, AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_ ON PAGE \_\_\_\_\_ SHARON R. BOCK CLERK & COMPTROLLER BY \_\_\_\_\_ DC.

This Instrument Prepared By:  
Kevin M. Beck, P.S.M.  
Certificate of Authorization No. LB 6791  
AUGUST 2006

**Calvin, Giordano & Associates, Inc.**  
Engineers Surveyors Planners  
560 Village Boulevard, Suite 340  
West Palm Beach, Florida 33409  
Phone: 561.684.8161 Fax 561.684.6360



### SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED UPON STATE PLANE GRID, FLORIDA EAST NAD 83, 1990 ADJUSTMENT OF THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS SHOWN HEREON, SAID LINE HAVING A BEARING OF S00°23'06"E, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
  2. 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.
  3. NO BUILDINGS OR AND KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  4. RIGHT-OF-WAYS INCLUDED IN THE BOUNDARY OF THIS PARCEL ARE CONTAINED WITHIN THE LAWSUIT, GARY NICKOLITS VS. WEST PENINSULAR TITLE. THE RESULT OF THE LAWSUIT WAS THAT THE RIGHTS-OF-WAY WERE SPLIT BETWEEN THE ADJOINING OWNERS AND THEY HAVE FEE TITLE TO THE LAND.
  5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
  6. COORDINATES SHOWN ARE GRID COORDINATES  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNITS = U.S. SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000252  
PLAT BEARING = GRID BEARING  
NO ROTATION
  7. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  8. ALL LINES WHICH INTERSECT A CURVE ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

### SURVEYOR'S 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), AND MONUMENTS ACCORDING TO SECTION 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

THIS 27 DAY OF FEBRUARY, 2007. *K.M.B.*  
KEVIN M. BECK  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 6168

### TITLE CERTIFICATION

STATE OF Florida  
COUNTY OF Palm Beach

WE, LAWYERS TITLE INSURANCE CORPORATION, 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 IN BOYNTON BEACH ASSOCIATES XXI, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; 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 January 23, 2007 BY: *Robert B. Siesholtz*  
**ROBERT B. SIESHOLTZ, Vice President**  
PRINTED NAME AND TITLE

### 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 19793 AT PAGES 1582 THROUGH 1604, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION 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 27 DAY OF January, 2007.

WITNESS: *Colleen S. Roberts*  
PRINT NAME: **Colleen S. Roberts**  
WITNESS: *Sandy Amsterdam*  
PRINT NAME: **Sandy Amsterdam**

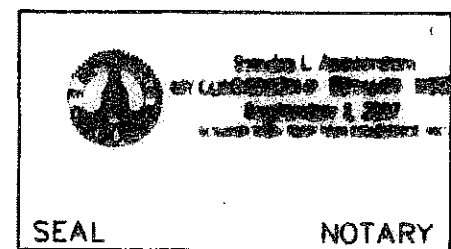
AMSOUTH BANK,  
AN ALABAMA STATE CHARTERED BANK  
BY: *Jenny L. Parrish*  
PRINTED NAME AND TITLE: **Jenny L. Parrish**

### ACKNOWLEDGMENT

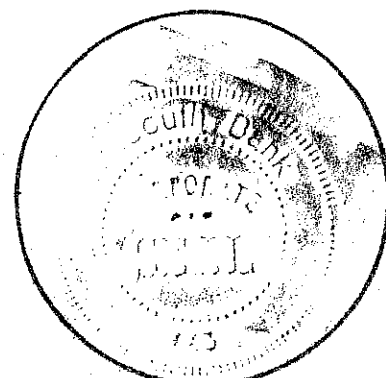
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JONNOY L. PARRISH WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Jenny L. Parrish AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF AMSOUTH BANK, AN ALABAMA STATE CHARTERED BANK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 29th DAY OF January, 2007.  
NOTARY PUBLIC: *Sandra L. Amsterdam*  
PRINT NAME: **SANDRA L. AMSTERDAM**  
MY COMMISSION NUMBER: 912107  
MY COMMISSION EXPIRES: DD246499



SEAL  
AMSOUTH BANK



### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., 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 27th DAY OF January, 2007.

GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

BY: *Barbara Smith*  
BARBARA SMITH  
PRESIDENT

WITNESS: *Matthew Woods*  
MATTHEW WOODS  
PRINTED NAME

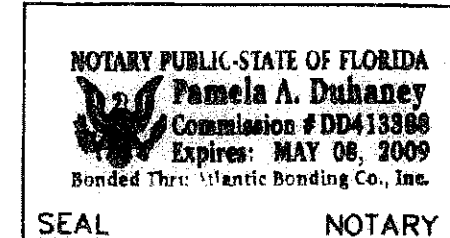
WITNESS: *Denise Lerner*  
DENISE LERNER  
PRINTED NAME

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

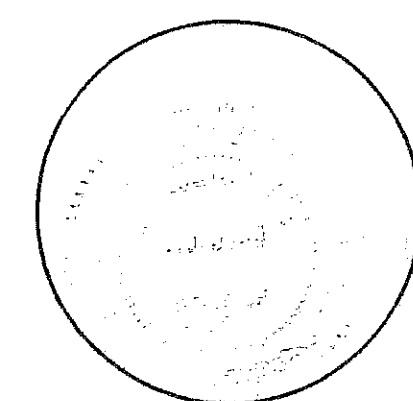
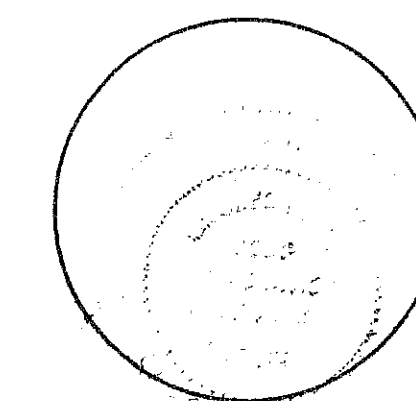
BEFORE ME PERSONALLY APPEARED BARBARA SMITH WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Jenny L. Parrish AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 27 DAY OF January, 2007.  
NOTARY PUBLIC: *Pamela A. Duhaney*  
PRINT NAME: **Pamela A. Duhaney**  
MY COMMISSION NUMBER: DD412288  
MY COMMISSION EXPIRES: May 8, 2009



SEAL  
GREYSTONE AT BOYNTON BEACH  
HOMEOWNERS ASSOCIATION, INC.

SEAL  
SURVEYOR AND MAPPER



SUBDIVISION/Mini Assemblage P.U.D.  
BOOK 109  
PAGE 146  
FLOOD MAP # 185A  
ZONING P.D.P.  
QUAD # 50  
SS  
TAZ 95B  
FOR NAME