



SUNSET ISLES REPLAT
A REPLAT OF LOTS 1 THROUGH 16, "PLAT OF SUNSET ISLES",
(P.B. 108, PGS. 107 & 108, P.B.C.R.) IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST
TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA.
JULY, 2012

00022-014

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:14 PM
THIS 24 DAY OF July
2012, AND DULY RECORDED
IN PLAT BOOK 115 ON PAGES
175 THROUGH 176
SHARON R. BOCK, CLERK
AND COMPTROLLER
BY: [Signature] DC

SHEET 1 OF 2



DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That DR Horton, Inc., a Delaware Corporation, licensed to do business in the State of Florida, owner of the lands shown hereon, being a replat of Lots 1 through 16 of the Plat of Sunset Isles, as recorded in Plat Book 108 at pages 107 and 108 of the Public Records of Palm Beach County, Florida, in Section 36, Township 43 South, Range 42 East, situate in the Town of Haverhill, Palm Beach County, Florida, containing 2.634 acres, more or less and shown hereon as "Sunset Isles Replat".

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. Tracts A and B, as shown hereon, are hereby reserved for the Sunset Isles 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 Town of Haverhill.
2. The Limited Access Easements as shown hereon are hereby dedicated to the Town of Haverhill, for the purpose of control and jurisdiction over access rights.
3. The Landscape Easements, as shown hereon, are hereby reserved for the Sunset Isles Homeowners' Association, Inc., a Florida Corporation, not for profit, its successors and assigns, for landscape purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the Town of Haverhill.
4. The drainage easements as shown hereon are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Sunset Isles Homeowners' Association, Inc., a Florida Corporation, not for profit, its successors and assigns, without recourse to the Town of Haverhill.

The Town of Haverhill, its successors and assigns, 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, and private streets associated with said drainage system.

5. The ten foot wide utility easements running adjacent and parallel to public roads, as shown hereon, are non-exclusive easements and are hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including but not limited to potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. No buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

6. The Palm Beach County Utility Easements identified on the plat hereon are exclusive easements and are hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for the installation, operation, maintenance, repair, expansion, and replacement of potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, and related appurtenances. The maintenance of the land underlying these easements shall be a perpetual obligation of the property owner. No buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

7. The Sidewalk Easements, as shown hereon, are hereby dedicated to the public for sidewalk purposes.

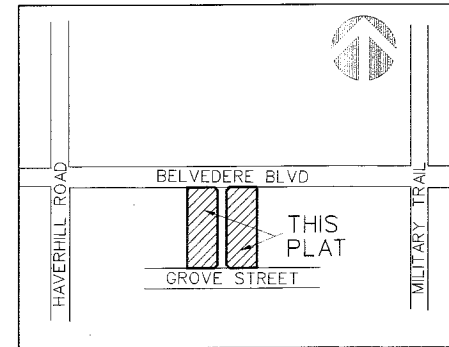
In Witness Whereof, DR HORTON, INC., a Delaware Corporation, has caused these presents to be signed this 19th day of July, 2012.

DR HORTON, INC., a Delaware Corporation
By: [Signature]
Print Name: Rafael J. Roca
Title: Vice President

ACKNOWLEDGEMENT

State of Florida ) ss
County of Palm Beach )
Before me personally appeared Rafael Roca, who is personally known to me, or has produced [Signature] as identification, and who executed the foregoing instrument as VP of DR Horton, Inc., a Delaware Corporation, and severally acknowledged to and before me that he 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 19th day of July, 2012.
My commission expires: 09-03-2016 #EE206470
Lindsay A. Carneiro
Notary Public
State of Florida



LOCATION MAP
NOT TO SCALE

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA ) ss
COUNTY OF PALM BEACH )
The Sunset Isles Homeowners' Association, Inc., a Florida Corporation, not for profit, 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 19th day of July, 2012.

Sunset Isles Homeowners' Association, Inc.
a Florida Corporation, not for profit

witness: [Signature] by: [Signature]
print name: Paul Herman Karl Albertson, Vice President

witness: [Signature]
print name: Gregory J. Pettibon

ACKNOWLEDGEMENT

STATE OF FLORIDA ) ss
COUNTY OF PALM BEACH )
Before me personally appeared Karl Albertson, who is personally known to me or has produced [Signature] as identification, and who executed the foregoing instrument as Vice President of the Sunset Isles Homeowners' Association, Inc., a Florida Corporation, not for profit, and severally acknowledged to and before me that he 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 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 19th day of July, 2012.

My commission expires: 09-03-2016 Notary Public
Lindsay A. Carneiro
print name: Lindsay A. Carneiro
Exp: 09-03-2016
#EE206470

TOWN OF HAVERHILL APPROVAL

This plat is hereby approved for record this 24th day of July, 2012, and has been reviewed by a Professional Surveyor and Mapper employed by the Town of Haverhill in accordance with Section 177.081(1), Florida Statutes.

By: [Signature]
Jay Day, Mayor

By: [Signature]
Janice C. Rutan, Town Clerk

By: [Signature]
Jeffrey D. Renault, Town Engineer

TITLE CERTIFICATION

STATE OF FLORIDA ) ss
COUNTY OF PALM BEACH )
I, Richard Macfarland, 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 in DR Horton, Inc., a Delaware corporation; that the current taxes have been paid; that there are no mortgages; and that there are no encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATE: 7/12/2012 BY: [Signature]
Richard Macfarland Attorney at Law
Member of the Florida Bar
License Number 0293563

NOTES:

- 01. The bearings shown hereon are based on the North line of the Northwest One-Quarter of Section 36-43-42 having an assumed bearing of North 90°00'00" East.
02. No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable Town approvals or permits as required for such encroachments.
03. Building setback lines shall be as required by current Town of Haverhill zoning regulations.
04. 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 subordinate to these with their priorities determined by use of rights granted.
05. All lines which intersect curved lines are non-radial unless noted as being radial.
06. 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.

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") 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 Town of Haverhill 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 the Town of Haverhill, and Palm Beach County, Florida.

[Signature] 7-18-2012
Jeff S. Hodapp, P.S.M.
License No. LS5111
State of Florida
Perimeter Surveying & Mapping, Inc.
949A Clint Moore Road
Boca Raton, FL 33487
Certification of Authorization No. LB7264

Table with 4 columns: TOWN OF HAVERHILL, TOWN ENGINEER, DR HORTON, INC., ASSOCIATION, INC., SURVEYOR. Includes signatures and stamps.