

# PLAT OF SAWGRASS LAKES HOMES

A PART OF PIPERS GLEN, A P.U.D.  
 LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA.  
 BEING A REPLAT OF TRACT "C" AND AN EASTERLY PORTION OF TRACT "R" OF PIPERS GLEN PLAT N° 1 (P.B. 43, PGS 97 - 101).  
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

OCTOBER 1988

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**175**  
 COUNTY OF PALM BEACH  
 This instrument was filed for record at 10:15 AM this 11<sup>TH</sup> day of JAN 19 89 and duly recorded in official record book 61 on page 175 + 176  
 JOHN B. DUNKLE,  
 Clerk Circuit Court  
 By: Barbara A. Platt, D.C.

## DESCRIPTION

A PARCEL OF LAND, A PART OF PIPERS GLEN A (P.U.D.), LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT TRACT "C" AND AN EASTERLY PORTION OF TRACT "R" OF PIPERS GLEN PLAT NO. 1, AS RECORDED IN PLAT BOOK 43, AT PAGE 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "C" BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-28 CANAL; RUN THENCE S 00°36'32" E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF EL CLAIR RANCH ROAD (108.00 FEET WIDE), A DISTANCE OF 1065.18 FEET; THENCE S 44°23'28" W A DISTANCE OF 35.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PIPERS GLEN BOULEVARD (80.00 FEET WIDE) THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH TO FOLLOWING COURSES; RUN THENCE S 89°23'28" W A DISTANCE OF 221.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1960.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°36'32" A DISTANCE OF 773.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 68°00'00" W A DISTANCE OF 553.64 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE RUN THENCE N 26°58'34" E A DISTANCE OF 72.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°46'37" A DISTANCE OF 55.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°19'53" A DISTANCE OF 47.40 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°52'42" A DISTANCE OF 117.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 04°21'54" W A DISTANCE OF 81.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 90.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°10'51" A DISTANCE OF 44.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°59'33" A DISTANCE OF 95.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N20°10'35"W A DISTANCE OF 58.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°18'42" A DISTANCE OF 12.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°58'54" A DISTANCE OF 173.80 FEET TO A POINT ON SAID CURVE AND WHOSE RADIUS POINT BEARS S41°30'23"E; THENCE N00°25'19"W A DISTANCE OF 25.57 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-28 CANAL; THENCE N89°34'41"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1401.32 FEET TO THE POINT OF BEGINNING.  
 SAID HEREIN DESCRIBED PARCEL OF LAND CONTAINING 32.617 ACRES.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

## DEDICATION

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) S.S.

KNOW ALL MEN BY THESE PRESENTS THAT WESTCHESTER COMMUNITIES CORP A FLORIDA CORPORATION OWNERS OF LAND SHOWN HEREON, BEING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS SAWGRASS LAKES HOMES BEING MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

### 1. UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY, FOR THE MAINTENANCE AND CONSTRUCTION OF PUBLIC UTILITIES AND CABLE TELEVISION FACILITIES.

### 2. LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE CONTROL AND JURISDICTION OF ACCESS RIGHTS.

### 3. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO SAWGRASS LAKES HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM THAT IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

### 4. WATER MANAGEMENT TRACTS

WATER MANAGEMENT TRACT "M-1" AS SHOWN HEREON IS HEREBY DEDICATED TO WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT, RECREATION AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 5. STREETS

THE STREETS SHOWN HEREON ARE FOR PRIVATE ROAD AND UTILITY PURPOSES AND ARE HEREBY DEDICATED TO THE SAWGRASS LAKES HOMES HOMEOWNERS ASSOCIATION, INC. SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. THE LAKE MAINTENANCE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. TRACTS T-1 AND T-4 SHOWN HEREON ARE HEREBY DEDICATED TO SAWGRASS LAKES HOMES HOMEOWNERS ASSOCIATIONS, INC., ITS SUCCESSORS AND ASSIGNS FOR UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 8. RECREATION TRACT

TRACT "R" SHOWN HEREON IS HEREBY DEDICATED TO SAWGRASS LAKES HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID RECREATION TRACT.

9. TRACT T-3 AS SHOWN HEREON IS HEREBY DEDICATED TO THE SAWGRASS LAKES HOMES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. TRACT T-2 AND T-5 ARE HEREBY DEDICATED TO SAWGRASS LAKES HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND FOR OPEN SPACE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 11. LANDSCAPE EASEMENT

THE LANDSCAPE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO SAWGRASS LAKES HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26<sup>TH</sup> DAY OF OCTOBER, 1988.

WESTCHESTER COMMUNITIES CORP.  
 A FLORIDA CORPORATION

BY: W.I. CONSUEGRA  
 W.I. CONSUEGRA, VICE-PRESIDENT

ATTEST: BY: FATIMA FERNANDEZ  
 FATIMA FERNANDEZ, SECRETARY

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) S.S.

BEFORE ME PERSONALLY APPEARED W.I. CONSUEGRA AND FATIMA FERNANDEZ, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT & SECRETARY OF THE ABOVE NAMED WESTCHESTER COMMUNITIES CORP, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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 26<sup>TH</sup> DAY OF OCTOBER, A.D., 1988.

Notary Seal  
 MY COMMISSION EXPIRES 6/5/89

## MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5501 PAGE (S) 1920 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAD CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26<sup>TH</sup> DAY OF OCTOBER, A.D., 1988.

\* SR. VICE-PRESIDENT

GENERAL BANK  
 A CORPORATION

ATTEST: Notary Seal BY: Notary Seal  
 SECRETARY VICE PRESIDENT  
 SR. VICE-PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) S.S.

BEFORE ME PERSONALLY APPEARED ALFREDO J. DURAN AND BENE J. UNDEDE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED GENERAL BANK A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO THE 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.

\* SR. VICE-PRESIDENT  
 WITNESS MY HAND AND OFFICIAL SEAL, THIS 26<sup>TH</sup> DAY OF OCTOBER, A.D., 1988.

Notary Seal  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 11/25/89

NOTE 1:  
 ALL UTILITY EASEMENTS CREATED BY THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

NOTE 2:  
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE 3:  
 A - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY, DRAINAGE EASEMENTS, UTILITY TRACTS OR DRAINAGE TRACTS. CONSTRUCTION UPON LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

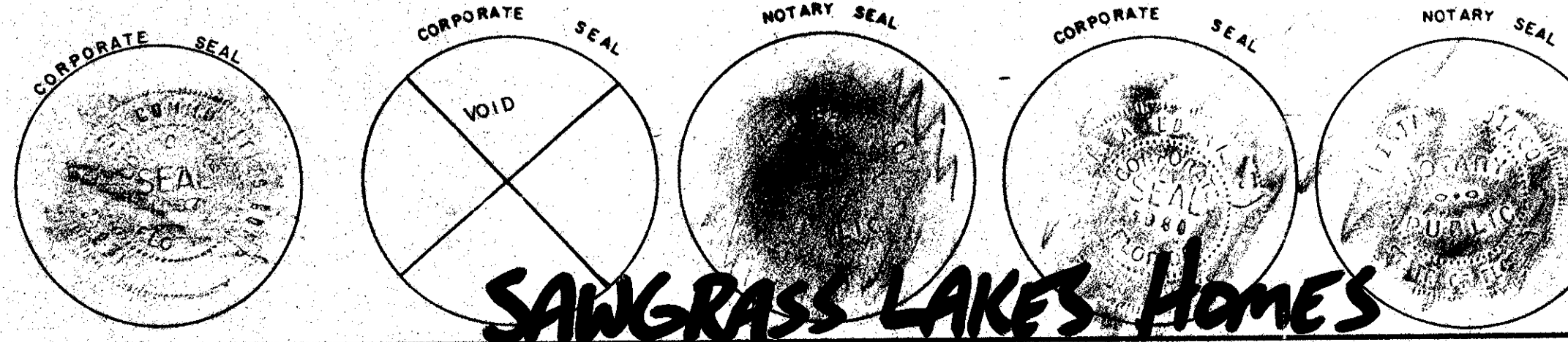
B - THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS OR DRAINAGE TRACTS.

C - LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.  
 D - 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 THE USE RIGHTS GRANTED.

E - ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

F - THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

G - NO ROOF OVERHANG SHALL BE PERMITTED TO ENCROACH UPON TRACTS T-1, T-3, AND T-4.



## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) S.S.

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.N.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Notary Seal  
 GARY N.F. RAYMAN  
 REGISTERED LAND SURVEYOR  
 STATE OF FLORIDA #2633

## TITLE CERTIFICATION

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) S.S.

WE UNIVERSAL TITLE INSURANCE CORPORATION DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO WESTCHESTER COMMUNITIES CORP. THAT CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECTED THE SUBDIVISION OF THE PROPERTY AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 11/8/88  
 STEPHEN L. ROSS, PLANT MANAGER  
 UNIVERSAL LAND TITLE INC.

ADDRESS: 1489 N. MILITARY TRAIL, SUITE 114  
 WEST PALM BEACH, FLORIDA 33409

## COUNTY APPROVALS

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) S.S.

BOARD OF COUNTY COMMISSIONERS  
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 10<sup>TH</sup> DAY OF JANUARY, 1989.

BY: Notary Seal  
 CAROL J. ELMQUIST, CHAIRMAN

ATTEST: JOHN B. DUNKLE - CLERK

BY: Notary Seal  
 DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10<sup>TH</sup> DAY OF JANUARY, 1989.

Notary Seal  
 HERBERT F. KAHLERT, P.E. - COUNTY ENGINEER

P.U.D. DATA

AREA OF PARCEL	=	32.62 ACRES
AREA OF LAKE	=	4.13 ACRES
AREA OF ROADS	=	6.23 ACRES
AREA OF OPEN SPACE	=	1.13 ACRES
TOTAL NUMBERS OF UNITS	=	187
D.U IS PER ACRE	=	5.73

THIS INSTRUMENT PREPARED BY R. LEE IN THE OFFICE OF:

**SHALLOWAY** INC.

DATE 11-28-87  
 DRAWN A.R.  
 CHECKED G.R.  
 JOB NO. 86077

SUBDIVISION: Sawgrass Lakes Homes  
 BOOK 61  
 PAGE 175  
 FILED 11/8/88  
 CLERK 36  
 3/4/89  
 33457