



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD... FEBRUARY 25 2000... DOROTHY H. WILSON, CLERK

SUNSET CAY REPLAT NO. 1

BEING A REPLAT OF LOT 26, SUNSET CAY RECORDED IN PLAT BOOK 71, PAGES 115 THROUGH 116, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

AUGUST 1999 SHEET 1 OF 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOVIS HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOT 26, SUNSET CAY, PLAT BOOK 71, PAGES 115 THROUGH 116, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "SUNSET CAY REPLAT NO. 1" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 26, SUNSET CAY, PLAT BOOK 71, PAGES 115 THROUGH 116, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.238 ACRES, MORE OR LESS.

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

1. TRACT E TRACT E, AS SHOWN HEREON, HEREBY RESERVED FOR THE SUNSET CAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. OVERHANG EASEMENT THE OVERHANG EASEMENT SHOWN HEREON IS HEREBY RESERVED FOR THE OWNER OF LOT 26, THEIR SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14 DAY OF JAN, 2000

BOVIS HOMES, INC., A FLORIDA CORPORATION

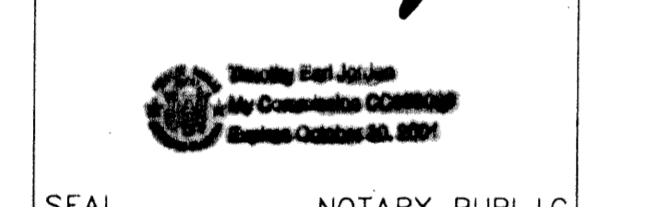
WITNESS: Christy Merck BY: Arthur Tye, President

WITNESS: Lisa Zdrodowski

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED ARTHUR TYE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED P/L AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOVIS HOMES, INC., A FLORIDA 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 14 DAY OF JAN 2000 MY COMMISSION EXPIRES: 9-30-2001



ACCEPTANCE OF RESERVATION

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) THE SUNSET CAY HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14 DAY OF JAN, 2000

SUNSET CAY HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION

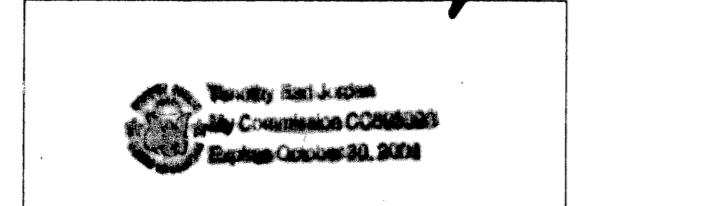
WITNESS: Christy Merck BY: Jan Zeme, President

WITNESS: Lisa Zdrodowski

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED Jan Zabel WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED P/L AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SUNSET CAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA 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.

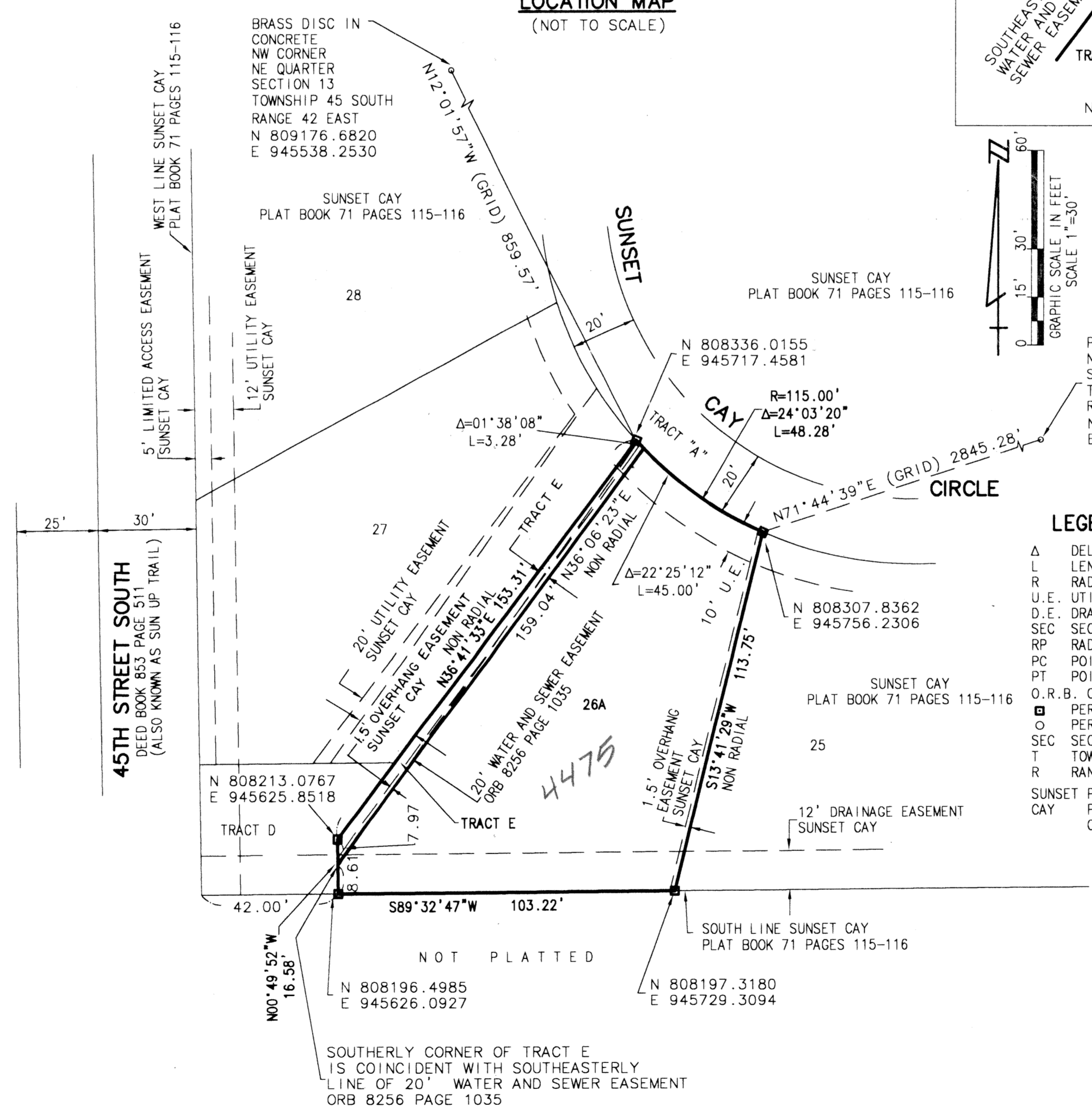
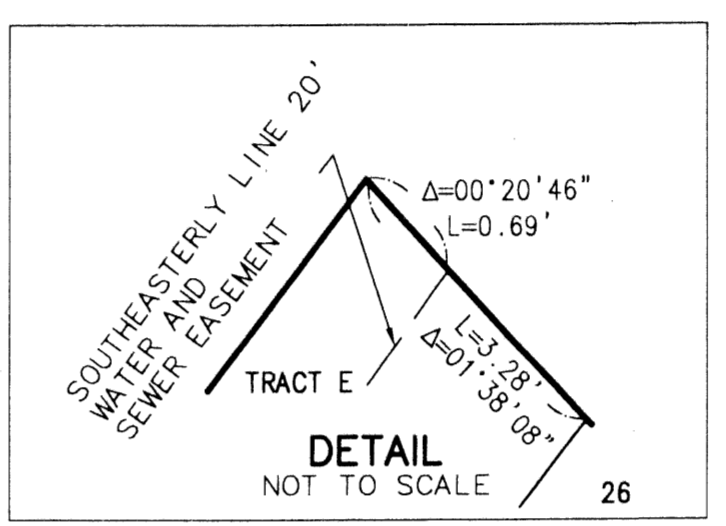
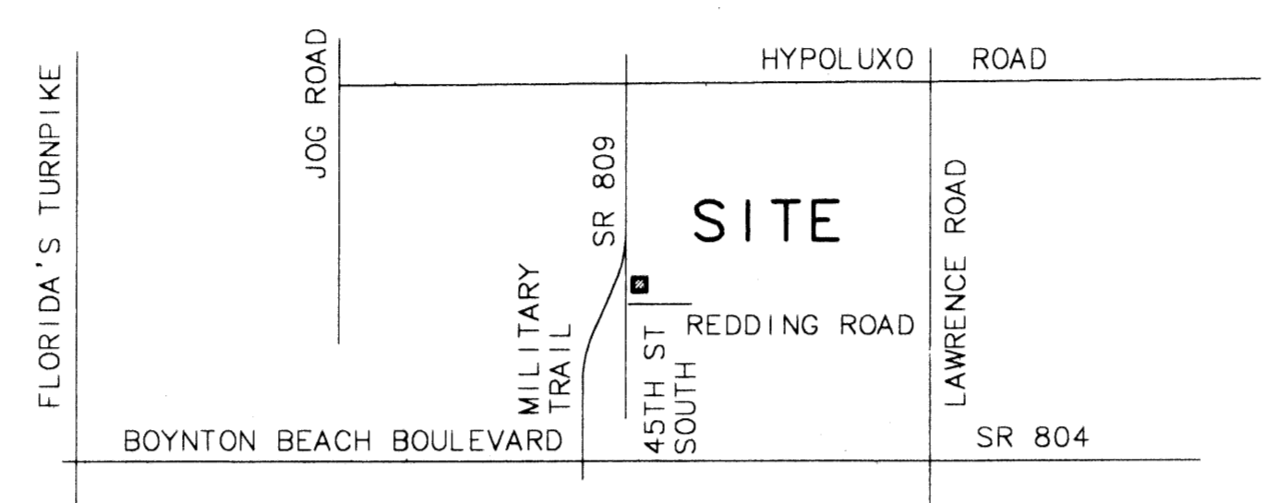
WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF JAN, 2000 MY COMMISSION EXPIRES: 9-30-2001



SEAL BOVIS HOMES, INC.

SEAL NOTARY PUBLIC COMMISSION CC93098 EXPIRES OCTOBER 30, 2001 TIMOTHY EARL JORDAN

SEAL PROFESSIONAL SURVEYOR AND MAPPER



- LEGEND: Δ DELTA ANGLE, L LENGTH, R RADIUS, U.E. UTILITY EASEMENT, D.E. DRAINAGE EASEMENT, SEC SECTION, RP RADIUS POINT, PC POINT OF CURVATURE, PT POINT OF TANGENCY, O.R.B. OFFICIAL RECORD BOOK, P PERMANENT REFERENCE MONUMENT NO. 4406, C PERMANENT CONTROL POINT NO. 2791, SEC SECTION, T TOWNSHIP, R RANGE, SUNSET PLAT OF SUNSET CAY, PLAT BOOK 71, PAGES 115 THROUGH 116, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF Palm Beach WE, UNIVERSAL LAND TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO BOVIS HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT. DATE: 2/10/2000 BY: Sandra Penny, Vice President

SURVEYOR'S NOTES

- 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF SUNSET CAY, PLAT BOOK 71, PAGES 115 THROUGH 116, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF SOUTH 89°32'47" WEST ALONG THE SOUTH LINE OF SAID PLAT. 2. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000035443 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE). 3. 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS. 4. 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. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS. 5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. 6. NOTICE: 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 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 MONUMENTS HAVE BEEN PLACED ACCORDING TO SEC. 177.091(9); 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 5th DAY OF JANUARY, 2000 RICHARD N. DEAN PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 4406

APPROVALS

COUNTY ENGINEER: THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 23 DAY OF February 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES. BY: George T. Webb, P.E., COUNTY ENGINEER

P.U.D. TABULAR DATA

AREA 0.238 ACRES

THIS INSTRUMENT WAS PREPARED BY RICHARD N. DEAN, P.S.M. IN THE OFFICES OF DEAN SURVEYING AND MAPPING, INC. 5114 OKEECHOBEE BOULEVARD SUITE 102, WEST PALM BEACH, FL 33417

SCALE: 1" = 30' JOB NO.: 99-327 DATE: MARCH 1999 DRAWING NO.:

DEAN SURVEYING AND MAPPING, INC. THE MEASURING LINE SHALL GO FORTH - JER. 31:39 P.O. BOX 10642 RIVIERA BEACH, FL 33419 (561) 625-8748 5114 OKEECHOBEE BOULEVARD SUITE 102, WPB, FL 33417

SUNSET CAY REPLAT NO. 1 A REPLAT OF LOT 26 SUNSET CAY PLAT BOOK 71 PAGES 115 THROUGH 116 PALM BEACH COUNTY, FLORIDA SHEET 1 OF 1

Vertical text on the left margin: Sunset Cay, PAGE 102, 199B, EPOCH MAP # 6, ZONING G.U., MAP CODE 334734, 87, 34, 489, 102, 199B