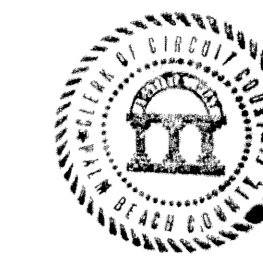


# SUSSMAN - PLAT FIVE

A PARCEL OF LAND LYING WITHIN THE NORTH HALF (1/2) OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST LYING IN PALM BEACH COUNTY, FLORIDA.

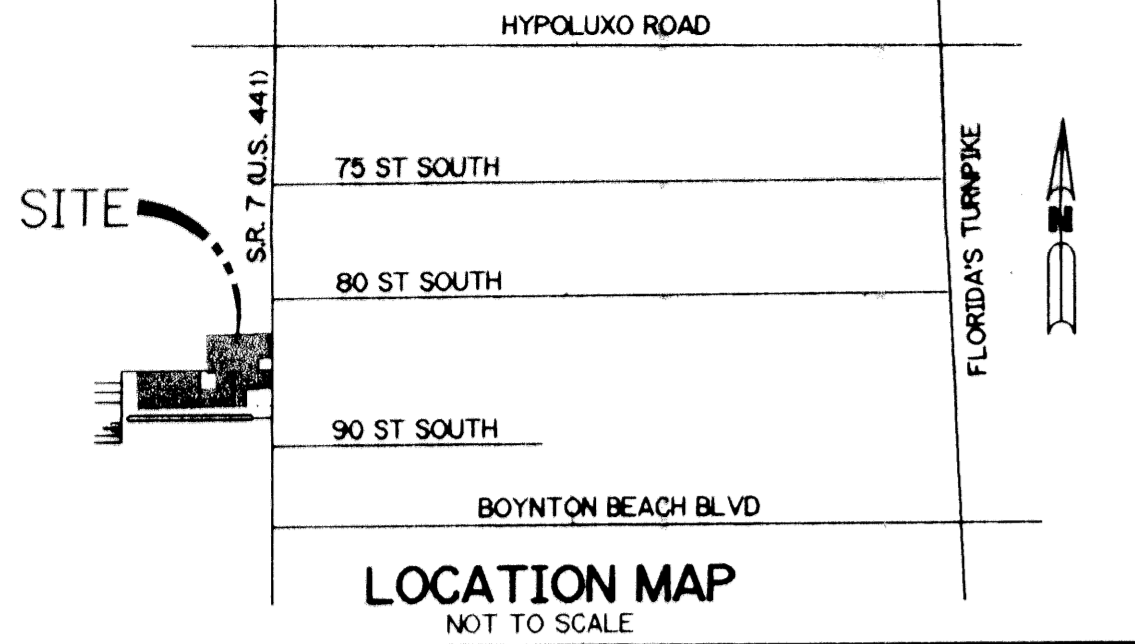
SHEET 1 OF 2 JANUARY, 2001

THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
420 COLUMBIA DRIVE  
WEST PALM BEACH, FLORIDA 33409  
LB-6674



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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This is a true and correct copy of the original as recorded in the Public Records of Palm Beach County, Florida, on July 31, 2001, in Book No. 91, Page 57-58.  
Mulle Rojas, Circuit Clerk



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MORTON GROUP, INC. A FLORIDA CORPORATION, E. WAYNE DUBOIS AND SHERRY DUBOIS, HIS WIFE, AND FIC PEMBROKE CORP., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, AS SUSSMAN-PLAT FIVE, A PORTION OF LAND LYING WITHIN THE NORTH HALF OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13; THENCE SOUTH 88°58'34" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 1,215.45 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 88°58'34" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 4,071.62 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER; THENCE NORTH 00°45'18" WEST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 1,322.63 FEET; THENCE NORTH 88°56'29" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 2,311.86 FEET; THENCE SOUTH 00°53'18" EAST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 682.01 FEET; THENCE NORTH 88°57'32" EAST, ALONG THE SOUTH LINE OF EAST HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 438.48 FEET; THENCE NORTH 88°57'19" EAST, ALONG THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 330.11 FEET; THENCE NORTH 00°54'48" WEST, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 662.23 FEET; THENCE SOUTH 88°56'04" WEST, ALONG THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 338.11 FEET; THENCE NORTH 00°54'48" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 1,324.22 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13; THENCE NORTH 88°53'33" EAST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 2,411.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 (U.S. 441) AS DESCRIBED IN OFFICIAL RECORD BOOK 11494 PAGE 1235 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°54'48" EAST, ALONG THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF 835.94 FEET; THENCE SOUTH 88°54'29" WEST, A DISTANCE OF 480.45 FEET; THENCE SOUTH 00°54'48" EAST, ALONG A LINE 480.45 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 489.82 FEET; THENCE NORTH 88°58'04" EAST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 95.34 FEET; THENCE SOUTH 00°54'48" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF OSPREY POND LANE AS DESCRIBED IN OFFICIAL RECORD BOOK 10158, PAGE 1866 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 50.00 FEET; THENCE NORTH 88°56'14" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF OSPREY POND LANE AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 10158, PAGE 1866, A DISTANCE OF 385.11 FEET; THENCE SOUTH 00°54'48" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 (U.S. 441) AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 10158, PAGE 1866, A DISTANCE OF 612.97 FEET; THENCE SOUTH 88°57'19" WEST, ALONG THE NORTH LINE OF THE SOUTH ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 985.92 FEET; THENCE SOUTH 00°54'48" EAST, A DISTANCE OF 682.63 FEET TO THE POINT OF BEGINNING, CONTAINING 96.17 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: 1. TRACT "A", AS SHOWN HEREON, PURSUANT TO SECTION 6.8.B.8(i)(2)(B) AND 6.8.B.8(i)(3)(B) OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE IS DEDICATED AS THE PRESERVE AREA FOR PETITION 2000-032(A) AND IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 12448 PAGE 427 AND OFFICIAL RECORD BOOK 12448 PAGE 428 AND OFFICIAL RECORD BOOK 12448 PAGE 429. ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID TRACT IS SERVED TO MORTON GROUP, INC., A FLORIDA CORPORATION, E. WAYNE AND SHERRY DUBOIS AND FIC PEMBROKE CORP., A FLORIDA CORPORATION, ITS SUCCESSORS, IN FEE SIMPLE TITLE INTEREST FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "A" IS SUBJECT TO THE RESTRICTIONS IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT AS CALLED OUT IN OFFICIAL RECORD BOOK 12614, PAGES 385 THROUGH 391.

2. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE MORTON GROUP, INC., A FLORIDA 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 31 DAY OF JULY, 2001.

MORTON GROUP, INC.  
A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA  
BY: *[Signature]*  
MICHAEL MORTON, PRESIDENT  
WITNESS: *[Signature]* WITNESS: *[Signature]*  
PRINT NAME: *Bradley Morrison* PRINT NAME: *Larry Portnoy*

IN WITNESS WHEREOF, WE E. WAYNE AND SHERRY DUBOIS DO HEREUNTO SET OUR HANDS AND SEALS THIS 1 DAY OF JUNE, 2001.  
WITNESS: *[Signature]* BY: *[Signature]*  
E. WAYNE DUBOIS  
PRINT NAME: *MARK PERRY*  
WITNESS: *[Signature]*  
PRINT NAME: *Larry Portnoy*  
WITNESS: *[Signature]* BY: *[Signature]*  
SHERRY DUBOIS  
PRINT NAME: *Larry Portnoy*  
WITNESS: *[Signature]*  
PRINT NAME: *MARK PERRY*

IN WITNESS WHEREOF, THE FIC PEMBROKE CORP., A FLORIDA 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 4 DAY OF JUNE, 2001.  
FIC PEMBROKE CORP.  
A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA  
BY: *[Signature]*  
JENNIFER W. STEARNS, VICE-PRESIDENT  
WITNESS: *[Signature]* WITNESS: *[Signature]*  
PRINT NAME: *LAURA CRUZ* PRINT NAME: *Elizabeth Cruz*

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED MICHAEL MORTON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MORTON GROUP, INC., AND 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 IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF May, 2001.

NOTARY PUBLIC: *[Signature]*  
CAROL ANNE RINGO

PRINT NAME: *Carol Anne Ringo*

MY COMMISSION EXPIRES: 4/10/04

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED E. WAYNE DUBOIS AND SHERRY DUBOIS, WHO ARE KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF JUNE, 2001.

NOTARY PUBLIC: *[Signature]*  
MARK PERRY

PRINT NAME: *MARK PERRY*

MY COMMISSION EXPIRES: 8/24/02

### ACKNOWLEDGMENT

STATE OF ILLINOIS  
COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED JENNIFER W. STEARNS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF FIC PEMBROKE CORP., AND 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 IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF June, 2001.

NOTARY PUBLIC: *[Signature]*  
MARION SALCHOW

PRINT NAME: *Marion Salchow*

MY COMMISSION EXPIRES: 9-1-02

### 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 MORTON GROUP, INC., A FLORIDA CORPORATION, E. WAYNE DUBOIS AND SHERRY DUBOIS, AND FIC PEMBROKE CORP., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT 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.

LAWYERS TITLE INSURANCE CORPORATION

BY: *[Signature]*  
KATHLEEN M. JANNEN, ASSISTANT VICE PRESIDENT

DATE: May 7, 2001

### 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), FLORIDA STATUTES, THIS 18 DAY OF July, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: *[Signature]*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

DATE: 7-19-01

### SITE PLAN DATA

ZONING PETITION NO. \_\_\_\_\_ PDD 2000-032 (A)  
TOTAL AREA. \_\_\_\_\_ 196.17 AC.

### SURVEYOR'S NOTES:

- BEARINGS BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 13-45-41 HAVING AN ASSUMED BEARING OF NORTH 00°45'18" WEST.
- NO BUILDING OR ANY 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, EXCEPT AS PROVIDED IN THE CONSERVATION EASEMENT RECORDED AGAINST TITLE TO THE PROPERTY.
- 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 PALM BEACH COUNTY.
- 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 BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- COORDINATES SHOWN ARE GRID COORDINATES  
DATUM = NAD 83 (1980 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000168  
N 88°53'33" E (PLAT BEARING)  
N 88°53'55" E (GRID BEARING)  
ROTATED 00°00'22" CLOCKWISE (PLAT TO GRID)
- THE PROPERTY SUBJECT TO THIS PLAT IS A PRESERVATION AREA APPROVED AS PART OF PETITION 2000-032(A) AND SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:  
PERMITTED USES:  
A. CROP PRODUCTION, PASTURE, OR EQUESTRIAN PURPOSES OR MAY BE RETAINED AS FALLOW LAND;  
B. ACCESSORY STRUCTURES SUCH AS BARN, AND PUMP STRUCTURES  
C. WETLAND OR BONA FIDE AGRICULTURAL USES PER THE UNIFIED LAND DEVELOPMENT CODE;  
D. OTHER USES AS PERMITTED BY THE REQUIRED CONSERVATION EASEMENTS;  
E. OTHER USES AS MAY BE PERMITTED WITHIN THE PROTECTED AREA OF AN AGR-PUD CONSISTENT WITH THE COMPREHENSIVE PLAN AND UNIFIED LAND DEVELOPMENT CODE.  
NOT PERMITTED:  
F. AGRICULTURAL SUPPORT USES SUCH AS PROCESSING FACILITIES, FARMWORKER HOUSING AND THE LIKE SHALL NOT BE ACCOMMODATED IN THE PROTECTED AREA OF THE AGR-PUD; NOR SHALL NEW RESIDENTIAL USES BE ACCOMMODATED THEREON.

### 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 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.

BY: *[Signature]*  
PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4213, STATE OF FLORIDA

DATE: 6-25-01

Official seals and stamps for:  
- FIC PEMBROKE CORP.  
- MORTON GROUP, INC.  
- NOTARY FOR MORTON GROUP, INC.  
- E. WAYNE DUBOIS  
- NOTARY FOR E. WAYNE DUBOIS  
- SHERRY DUBOIS  
- NOTARY FOR SHERRY DUBOIS  
- SURVEYOR  
- COUNTY ENGINEER