COUNTY OF PALM BEACH) SS

This 15 day of March

This Plat was filed for record at 2:18 P

and duly recorded in Plat Book No. 94

DOROTHY H. WILKEN, Glerk of Circuit Court

STATE OF FLORIDA

on page 564-70

SUSSMAN AGR - P.U.D.

SATURNIA ISLES - PLAT THREE

BEING A REPLAT OF ALL OF TRACTS 85 THROUGH 88 AND A PORTION OF TRACTS 73 THROUGH 76 AND TRACTS 105 THROUGH 108, SECTION 19, PALM BEACH FARMS COMPANY PLAT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 AND A PORTION OF BLOCKS 7 THROUGH 12, MILLER'S PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 69 AND A PORTION OF BLOCK 6, MILLER'S PARK UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 75 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

...PDD 2000-032(A)

...63 (SINGLE FAMILY)

....1.28 UNITS PER AC.

...49.14 AC.

SHEET 1 OF 7

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY

AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.L.

HOMES OF BOCA RATON IV CORPORATION, THE GENERAL PARTNER OF GL HOMES

OF BOCA RATON ASSOCIATES IV, LTD., 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 IS WAS AFFIXED TO SAID INSTRUMENT

BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF Yanuary, 2002.

SATURNIA ISLES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE

DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND

BEFORE ME PERSONALLY APPEARED TAMBRA WOLFE, WHO IS PERSONALLY KNOWN

TO ME OR HAS PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SATURNIA ISLES

HOMEOWNERS ASSOCIATION, INC., 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

WITNESS MY HAND AND OFFICIAL SEAL THIS TO DAY OF JANUARY 2002.

SITE PLAN DATA

TOTAL AREA.....

ZONING PETITION NO.

TOTAL DWELLING UNITS...

<u>ACKNOWLEDGMENT</u>

STATE OF FLORIDA

COUNTY OF BROWARD

KNOWN TO ME OR HAS PRODUCED ____

THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: March 18, 2005

SATURNIA ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

COMMISSION # CC982953

ACCEPTANCE OF RESERVATIONS

TAMBRA WOLFE, PRESIDENT

ACKNOWLEDGMENT

COUNTY OF BROWARD

ACT AND DEED OF SAID CORPORATION.

STATE OF FLORIDA

STATE OF FLORIDA

SATURNIA ISLES - PLAT THREE

JANUARY, 2002

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GL. HOMES OF BOCA RATON ASSOCIATES IV, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS SATURNIA ISLES - PLAT THREE, BEING A REPLAT OF ALL OF TRACTS 85 THROUGH 88 AND A PORTION OF TRACTS 73 THROUGH 76 AND TRACTS 105 THROUGH 108, SECTION 19, PALM BEACH FARMS COMPANY PLAT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 AND A PORTION OF BLOCKS 7 THROUGH 12. MILLER'S PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 69 AND A PORTION OF BLOCK 6, MILLER'S PARK UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4 PAGE 75 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHEAST CORNER OF SATURNIA ISLES - PLAT ONE AS RECORDED IN PLAT BOOK 91, PAGES 108 THROUGH 118 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89° 04' 09" WEST ALONG THE NORTH LINE OF SAID SATURNIA ISLES - PLAT ONE, A DISTANCE OF 1,561.83 FEET, TO A POINT OF CUSP WITH A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; THENCE TO THE NORTHEAST, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°06'00", A DISTANCE OF 42.46 FEET, TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 940.00 FEET; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02"34"06", A DISTANCE OF 42.14 FEET, TO A POINT OF TANGENCY; THENCE NORTH 05"24"03" EAST, A DISTANCE OF 21.35 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 940,00 FEET; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°25'29", A DISTANCE OF 39.78 FEET, TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 30.00 FEET; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°26'47", A DISTANCE OF 24.84 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE NORTH 45"31'47" EAST, A DISTANCE OF 13.55 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 940.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 88°58'47" WEST; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°57'04", A DISTANCE OF 32.01 FEET, TO A POINT OF TANGENCY; THENCE NORTH 00°55'51" WEST, A DISTANCE OF 109.65 FEET; THENCE NORTH 49°16'54" WEST, A DISTANCE OF 10.60 FEET; THENCE SOUTH 82°22'03" WEST, A DISTANCE OF 5.64 FEET; THENCE NORTH 07"37"57" WEST, A DISTANCE OF 50.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 4.843.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 86°42'56" EAST; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°10'41", A DISTANCE OF 15.05 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE: THENCE NORTH 82°22'03" EAST, A DISTANCE OF 38.59 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,040.00 FEET; THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°27'05", A DISTANCE OF 153.40 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE: THENCE NORTH 01°06'46" EAST, A DISTANCE OF 320.44 FEET, TO A POINT OF CUSP WITH A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; THENCE TO THE SOUTHWEST, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°17"21", A DISTANCE OF 46.75 FEET, TO A POINT OF TANGENCY; THENCE NORTH 89"35"53" WEST, A DISTANCE OF 144.02 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE TO THE NORTHWEST, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°28'34", A DISTANCE OF 47.37 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 4843.00 FEET; THENCE TO THE NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°25'10", A DISTANCE OF 119.99 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°16'22", A DISTANCE OF 159.46 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 187.00 FEET; THENCE TO THE NORTHWEST, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°19'47", A DISTANCE OF 298.08 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 00° 54' 47" WEST, A DISTANCE OF 195.64 FEET: THENCE NORTH 89°05'13" EAST ALONG THE NORTH LINE OF BLOCK 12 ACCORDING TO SAID MILLER'S PARK, A DISTANCE OF 249.31 FEET; THENCE NORTH 01°27"55" WEST ALONG THE WEST LINE OF SAID TRACT 76, A DISTANCE OF 14.72 FEET; THENCE NORTH 89°05'13" EAST ALONG THE SOUTH LINE OF THE L-35 CANAL ACCORDING TO OFFICIAL RECORD BOOK 6495, PAGE 761, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1,344.51 FEET; THENCE SOUTH 01°34'10" EAST ALONG THE EAST LINE OF SAID TRACTS 73, 88 AND 105, A DISTANCE OF 1,438.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.14 ACRES, MORE OR LESS.

G.L. HOMES OF

BOCA RATON IV

CORPORATION

GENERAL PARTNER

have caused the same to be surveyed and platted as shown hereon and do HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR SATURNIA ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR THE PUBLIC STREET PURPOSES. SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 12381, PAGE 953 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.
- 3. TRACTS "OS1" THROUGH "OS3" AS SHOWN HEREON, ARE HEREBY RESERVED FOR SATURNIA ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, TRACT "OS3" IS SUBJECT TO THE RESTRICTIONS IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT AS RECORDED IN OFFICIAL RECORD BOOK 12381, PAGE 953.
- 4. TRACTS "BT1" THROUGH "BT3" AS SHOWN HEREON, ARE HEREBY RESERVED FOR SATURNIA ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.

NOTARY FOR

GL. HOMES OF BOCA BATON IV CORPORATION

GENERAL PARTNER

SATURNIA ISLES

HOMEOWNERS

ASSOCIATION, INC.

5.	TRACTS "L6" AND "L7", THE WATER MANAGEMENT T	RACTS, AS
	SHOWN HEREON, ARE HEREBY RESERVED FOR SATURNIA ISLES H	HOMEOWNERS
	ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR S	TORMWATER
	MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL	MAINTENANCE
	OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AN	ND ASSIGNS
	WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO	D AN EXISTING
	LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OF	FICIAL RECORD
	BOOK 13411 PAGE 1867 PUBLIC RECORDS OF PALM BEACH COUN	NTY, FLORIDA.

- PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 7. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE
- 8. 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.
- ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

G.L. HOMES OF BOCA RATON IV CORPORATION, ITS GENERAL PARTNER,

G.L. HOMES OF BOCA RATON ASSOCIATES IV. LTD.. A FLORIDA LIMITED PARTNERSHIP

ITS GENERAL PARTNER

6. 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 SATURNIA ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY 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

WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

9. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SATURNIA ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND

10. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR SATURNIA ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.

IN WITNESS WHEREOF, G.L. HOMES OF BOCA RATON ASSOCIATES IV, LTD., BY: HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF JANUARY 2002.

PILAR CARUSO

MYOTAR MATERICA PALA

BANK COTRAMERICA PALA

SURVEYOR

BY: G.L. HOMES OF BOCA RATON IV CORPORATION

RICHARD A. COSTELLO, XICE PRESIDENT

PRINT NAME: Steven M. Helfman

NOTARY FOR

SATURNIA JSLES

HOMEOWNERS

ASSOCIATION, INC.

PRINT NAME: TRACEY ACKERMAN CUICH

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 12068, AT PAGE 332 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, 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 24 DAY OF

BANK OF AMERICA, N.A., RICHARD J. SAGE, VICE PRESIDENT

ACKNOWLEDGMENT STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD J. SAGE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, N.A., 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 DUI REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT

AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 34 DAY OF TANDARY 2002.

COMM.SSION # DD 003573

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 G.L. HOMES OF BOCA RATON ASSOCIATES IV, LTD., A FLORIDA 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.

0.5 MILE

CLINT MOORE ROAD

LAWYERS TITLE INSURANCE CORPORATION

KATHLEEN M. JANNEN, ASSISTANT VICE PRESIDENT

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 13 DAY OF MARCH , 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

GEORGE T. WEBB, P.E. COUNTY ENGINEER

DATE: 3-/3. 02

SURVEYOR'S NOTES:

. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83 (1990 ADJUSTMENT) ON THE WEST LINE OF SECTION 19-46-42 WHICH WHICH BEARS N 004331" W. ALL BEARINGS ARE RELATIVE THERETO.

2. 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.
- 3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS: (N.R.) = NON-RADIAL
- (R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = RADIAL TO REAR LOT LINE
- 4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIMDED 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.
- 5, 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.
- 6. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1998 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 = 1.0000190 PLAT BEARING = GRID BEARING NO ROTATION

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 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,

PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA

DATE: 1-28-02

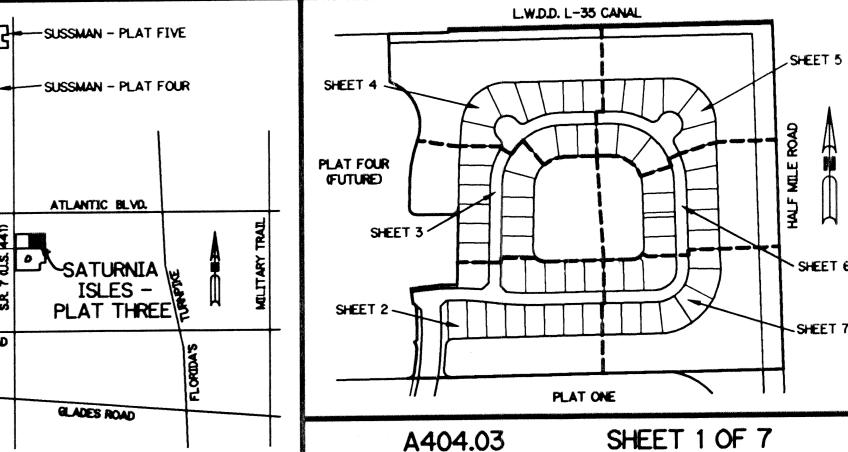
KEY MAP

LOCATION MAP

-SUSSMAN - PLAT FIVE

ISLES -

GLADES ROAD



420 COLUMBIA DRIVE LB-6674

COUNTY ENGINEER

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

Kathleen M. Coffman Kathleen M. Coffman

COMMISSION # CC 982953

March 18, 2005