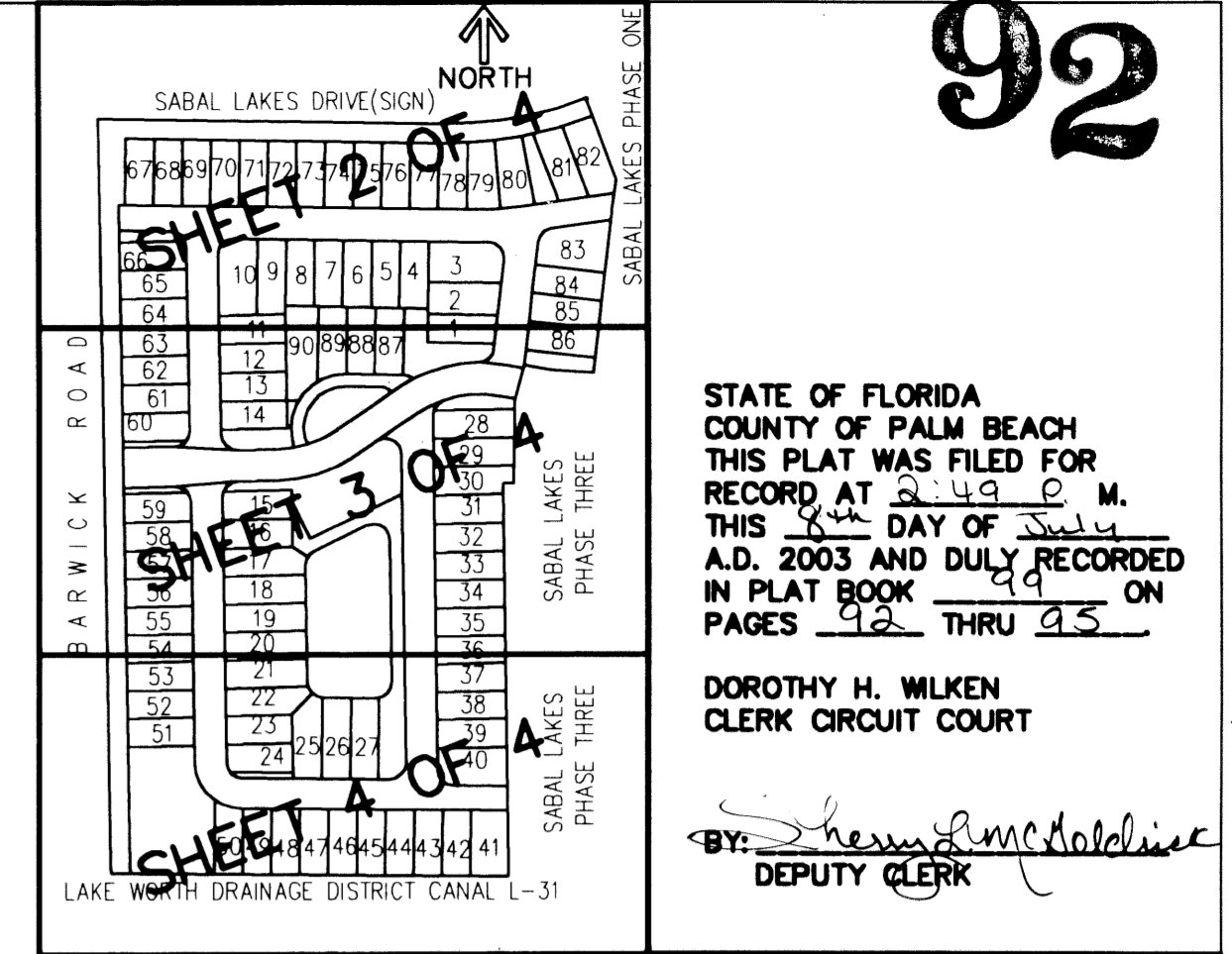
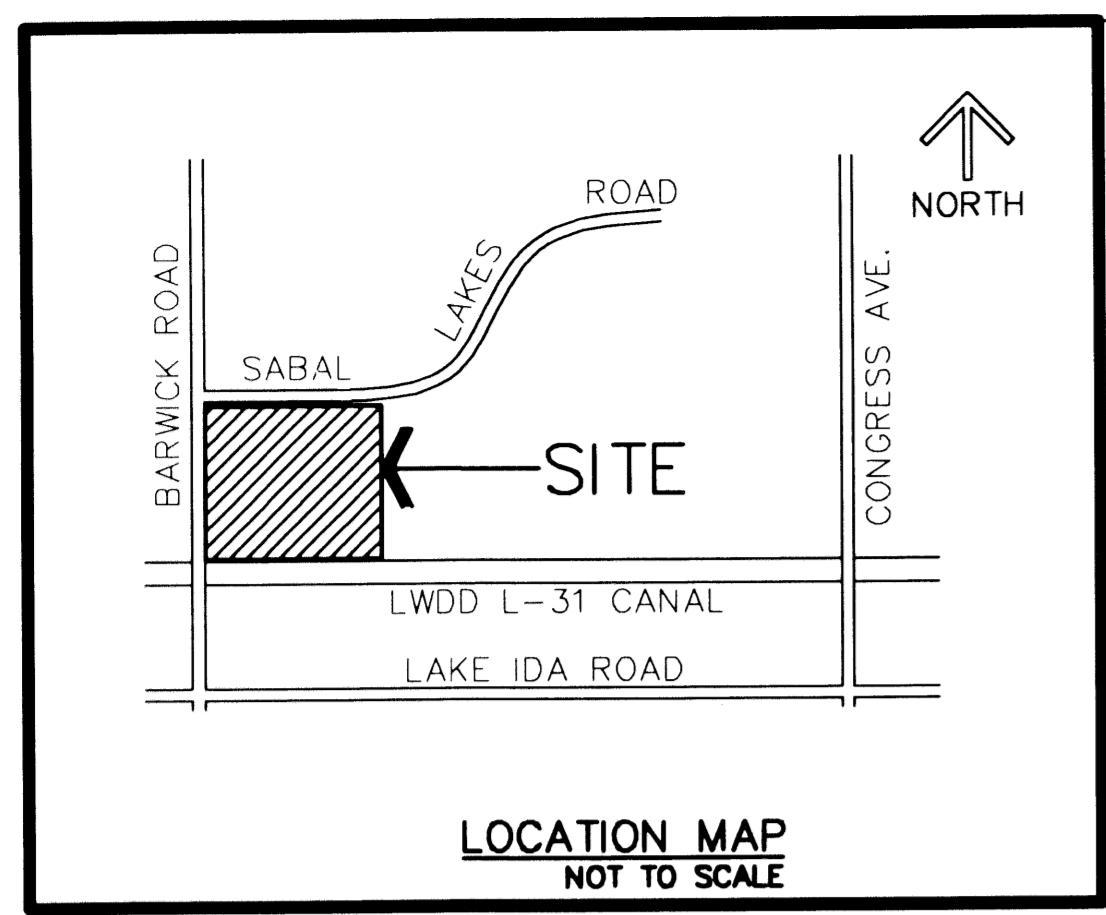


# SABAL LAKES PHASE 4

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF DELRAY BEACH, PALM BEACH COUNTY FLORIDA.



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:00 P.M.  
THIS 29 DAY OF APRIL  
A.D. 2003 AND DULY RECORDED  
IN PLAT BOOK 49 ON  
PAGES 92 THRU 95

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

BY: *Sherry R. McRobbie*  
DEPUTY CLERK

TABULAR DATA	
TOTAL AREA THIS PLAT	18.93 ACRES
AREA OF PRIVATE ROAD TRACTS R AND R-1	3.29 ACRES
AREA OF TRACT W	0.79 ACRES
AREA OF TRACTS L - L11	1.09 ACRES
AREA OF TRACT F	0.40 ACRES
AREA OF RESIDENTIAL	10.55 ACRES
AREA OF TRACT A	0.12 ACRES
AREA OF PUBLIC RIGHT-OF-WAY TRACT RW	0.80 ACRES
AREA OF LANDSCAPE BUFFER TRACT B	1.31 ACRES
AREA OF PRESERVE TRACT L	0.58 ACRES
USE SINGLE FAMILY	
NUMBER OF UNITS - 90	4.75 D.U./AC.
PETITION NO. PDD	

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "SABAL LAKES PHASE 4", AND FURTHER DEDICATES AS FOLLOWS:

- PRIVATE STREET**  
TRACTS "R" AND "R1" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SABAL LAKES PHASE 4 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 THE CITY OF DELRAY BEACH.
- OPEN SPACE TRACTS**  
TRACTS "L" THROUGH "L11" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SABAL LAKES PHASE 4 HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, TO BE USED AS COMMON AREA, DRAINAGE AND UTILITY PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- WATER MANAGEMENT TRACT**  
TRACT "W" AS SHOWN HEREON IS HEREBY DEDICATED TO THE SABAL LAKES PHASE 4 HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AS A WATER MANAGEMENT AND DRAINAGE TRACT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- RECREATIONAL AREA**  
TRACT "F" AS SHOWN HEREON IS DEDICATED TO THE SABAL LAKES PHASE 4 HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- PUBLIC RIGHT-OF-WAY**  
TRACT "RW" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.
- LANDSCAPE BUFFER**  
TRACTS "B" AND "B-1" AS SHOWN HEREON ARE DEDICATED TO THE SABAL LAKES PHASE 4 HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- ACCESS TRACT**  
TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE SABAL LAKES PHASE 4 HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS 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 THE CITY OF DELRAY BEACH.
- LOTS 1 THROUGH 90**  
LOTS 1 THROUGH 90 ARE HEREBY DEDICATED FOR PRIVATE PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS MANAGERS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF MANAGERS, THIS 29 DAY OF APRIL, 2003.

WESTBROOKE HOMES  
A FLORIDA GENERAL PARTNERSHIP  
BY: WESTBROOKE COMPANIES INC.,  
A DELAWARE CORPORATION

BY: *David F. Webber*  
DAVID WEBBER, VICE-PRESIDENT

WITNESS *MARLA B. BOWELL*  
PRINT MARLA B. BOWELL

WITNESS *Russell Barrios*  
PRINT Russell Barrios

*Harold L. Eisenacher*  
Secretary

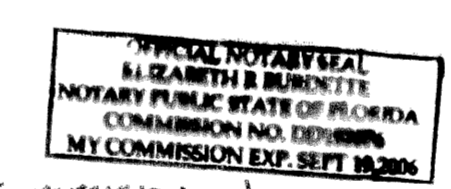
**ACKNOWLEDGMENT:**  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED DAVID F. WEBBER AS VICE PRESIDENT OF WESTBROOKE COMPANIES, INC. A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF April 2003.  
MY COMMISSION EXPIRES: 9/19/06

*Elizabeth R. Burnette*  
NOTARY PUBLIC  
ELIZABETH R. BURNETTE

*Commission No. DD152076*



**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000391  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

N89°33'20"W (PLAT BEARING) 00°20'40" = BEARING ROTATION  
N89°54'00"W (GRID BEARING) COUNTER CLOCKWISE (PLAT TO GRID)  
SOUTH LINE THIS PLAT

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE WESTBROOKE HOMES, A FLORIDA GENERAL PARTNERSHIP, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SABAL LAKES PLAT THREE AS RECORDED IN PLAT BOOK 72 PAGES 180 THROUGH 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE LWDD CANAL NO. L-31; THENCE N 89° 33' 20" W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 627.25 FEET TO THE EAST RIGHT-OF-WAY LINE OF BARWICK ROAD; THENCE N 00° 55' 16" W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1200.48 FEET TO THE SOUTH LINE OF THE 80.00 FOOT WIDE RIGHT-OF-WAY FOR SABAL LAKES ROAD AS SHOWN ON SABAL LAKES PLAT ONE, AS RECORDED IN PLATBOOK 60, PAGES 188 AND 189; THENCE S89°06'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 543.08 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND NORTHERLY ALONG THE BOUNDARY OF SAID SABAL LAKES PLAT ONE, BEING THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 21°09'04", AN ARC DISTANCE OF 232.57 FEET; THENCE S20°15'04"E ALONG SAID BOUNDARY, A DISTANCE OF 134.89 FEET TO A POINT OF INTERSECTION WITH A BOUNDARY LINE OF SAID SABAL LAKES PHASE THREE; THENCE S07° 32'59"W ALONG SAID BOUNDARY LINE, A DISTANCE OF 51.21 FEET; THENCE S08°34'44"W ALONG SAID BOUNDARY LINE, A DISTANCE OF 253.89 FEET; THENCE N89°19'40"W ALONG SAID BOUNDARY LINE, A DISTANCE OF 24.51 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID BOUNDARY LINE, BEING THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00, A CENTRAL ANGLE OF 14°23'30", AN ARC DISTANCE OF 86.66 FEET; THENCE S15°03'50"W ALONG SAID BOUNDARY LINE, A DISTANCE OF 60.00 FEET; THENCE S00°40'20"W ALONG SAID BOUNDARY LINE, A DISTANCE OF 130.71 FEET TO A POINT OF INTERSECTION WITH A LINE 12.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE S89°19'40"W ALONG SAID PARALLEL LINE, A DISTANCE OF 16.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF SAID SABAL LAKES PHASE THREE; THENCE S00°44'57"E ALONG SAID NORTHERLY PROJECTION AND SAID WEST LINE OF SABAL LAKES PHASE THREE, A DISTANCE OF 629.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 824,638 SQUARE FEET / 18.931 ACRES, MORE OR LESS.

### CITY APPROVALS:

THIS PLAT OF THE "SABAL LAKES" PHASE 4 WAS APPROVED ON THE 25 DAY OF April A.D. 2003 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST: *Barbara Scavette*  
CITY CLERK

AND BEHEVED, ACCEPTED, AND CERTIFIED BY:

*Paul D. Engle*  
DIRECTOR OF PLANNING & ZONING

*Paul D. Engle*  
PLANNING & ZONING BOARD CHAIRPERSON

*David A. Allen*  
CITY ENGINEER

*W.S. Adams*  
DIRECTOR OF ENVIRONMENTAL SERVICES

*W.S. Adams*  
FIRE MARSHAL

### REVIEWING SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "SABAL LAKES PHASE 4", AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES.

DATE: 5/23/03

*Paul D. Engle*  
PAUL D. ENGLE, PSM  
PROFESSIONAL SURVEYOR AND MAPPER, REG. #5708  
STATE OF FLORIDA

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, JOHN SHIERMAN, 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 WESTBROOKE HOMES, A FLORIDA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

DATE: April 17, 2003

*John Shierman*  
JOHN SHIERMAN  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### SURVEYORS STATEMENT

THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS OF CAULFIELD and WHEELER, INC. ENGINEERS - PLANNERS - SURVEYORS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 NOVEMBER - 2002

### 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 CONTROL POINTS (P.C.P.'s) AND PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS WILL BE SET ACCORDING TO SEC. 177.091(9), THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 5/12/03

*David P. Lindley*  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

WESTBROOKE COMPANIES INC.,  
A DELAWARE CORPORATION

WESTBROOKE COMPANIES INC.,  
A DELAWARE CORPORATION  
NOTARY

CITY OF DELRAY BEACH

REVIEWING SURVEYOR

SURVEYOR

