# 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 = 1.0000391GROUND 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) \ N89'54'00"W (GRID BEARING)

SOUTH LINE THIS PLAT

00'20'40" = BEARING ROTATION COUNTER CLOCKWISE (PLAT TO GRID)

## **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 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 SO7" 32'59"W ALONG SAID BOUNDARY LINE. A DISTANCE OF 51.21 FEET: THENCE S06'34'44"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"9'40"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 SOO'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.

# SABAL LAKES PHASE

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.

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:

#### 1. 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.

#### 2. 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.

#### 3. 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.

#### 4. 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.

#### 5. 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.

#### 6. 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.

#### 7. 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.

## 8. LOTS 1 THROUGH 90

LOTS 1 THROUGH 90 ARE HEREBY DEDICATED FOR PRIVATE PURPOSES.

## ALONG WITH THE FOLLOWING EASEMENTS

## DRAINAGE EASEMENTS

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 THE SABAL LAKES PHASE 4 HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

## THE LAKE MAINTENANCE EASEMENTS

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SABAL LAKES PHASE 4 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 ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, THE CITY OF DELRAY 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 AND LAKE MAINTENANCE EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

## GENERAL UTILITY (G.U.) EASEMENTS

THE TEN FOOT WIDE GENERAL UTILITY EASEMENTS AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO. POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES. TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES. AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF DELRAY BEACH, ITS SUCCESSORS AND ASSIGNS.

## OVERHANG/MAINTENANCE EASEMENTS

OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY FOR THE ABUTTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

## UTILITY NOTES

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR. EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS. TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF DELRAY BEACH WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

## ADDITIONAL SETBACK EASEMENTS

THE ADDITIONAL SETBACK EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE LOT OWNER TO INCREASE THE BUILDING SETBACK REQUIREMENT BY 5.00 FEET ON THE LOTS AFFECTED.

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

DAVIDEWEBBER, VICE-PRESIDENT

Who Link Harold L. Eisenacher. Secretary

#### ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ DAVID F. WEBBER MCE PRESIDENT OF WESTBROOKE COMPANIES, INC. A DELAWARE CORPORATION LICENSED TO DO BUSSINESS 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 A7 MY COMMISSION EXPIRES: 9/19/06

SERVICE TO THE SERVICE OF THE SERVIC AOTARY PUBLIC STATE OF PLOSIDA COMMENSON NO. DEPENDA MY COMMISSION EXP. SEPT 19,2006 COMMISION NO. DD152076

ELIZABETH R. BURNETT

SABAL LAKES DRIVE(SIGN) STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:49 P. M. THIS 8th DAY OF July A.D. 2003 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_\_ON PAGES \_\_\_\_\_ THRU \_\_\_\_\_\_ON DOROTHY H. WILKEN CLERK CIRCUIT COURT By hern Imcholdist DEPUTY CLERK

SHEET 1 OF 4

2003040018

# CITY APPROVALS:

THIS PLAT OF THE "SABAL LAKES" PHASE 4" WAS APPROVED ON THE CITY COMMUSSION OF THE CITY OF DELRAY BEACH, FLORIDA. A.D. 2003 BY THE ATTEST SONUMENT SONUM NO REVIEWED, ACCEPTED, AND CERTIFIED BY: PLANNING & ZONING BOARD DIRECTOR OF PLANNING & ZONING , , andal h. Kyuw CITY ENGINEER Jude C. # 1410 DIRECTOR OF

# 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.

**ENVIRONMENTAL SERVICES** 

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

#### TITLE CERTIFICATION: STATE OF FLORIDA COUNTY OF BROWNERAD!)

I, JOHNLSHERMAN, 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.

DATED: april 17, 2003

JOHN SHIEKMAN 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.

DAVID P. LINDLEY, P.L.S. REG. LAND SURVEYOR #5005 STATE OF FLORIDA

SURVEYOR

WESTBROOKE COMPANIES INC., A DELAWARE CORPORATION

SEAL

MESTERONE

COMPANIE,

ING.

MY COMMESSION NO. DORS IN. MY COMMESSION EXP. SEPT/19,200

NOTARY CHICAL NOTATY ON NOBARY PUBLIC STATE OF RE

WESTBROOKE COMPANIES INC.,

A DELAWARE CORPORATION

CITY OF DELRAY BEACH المرس الم وحد

SURVEYOR