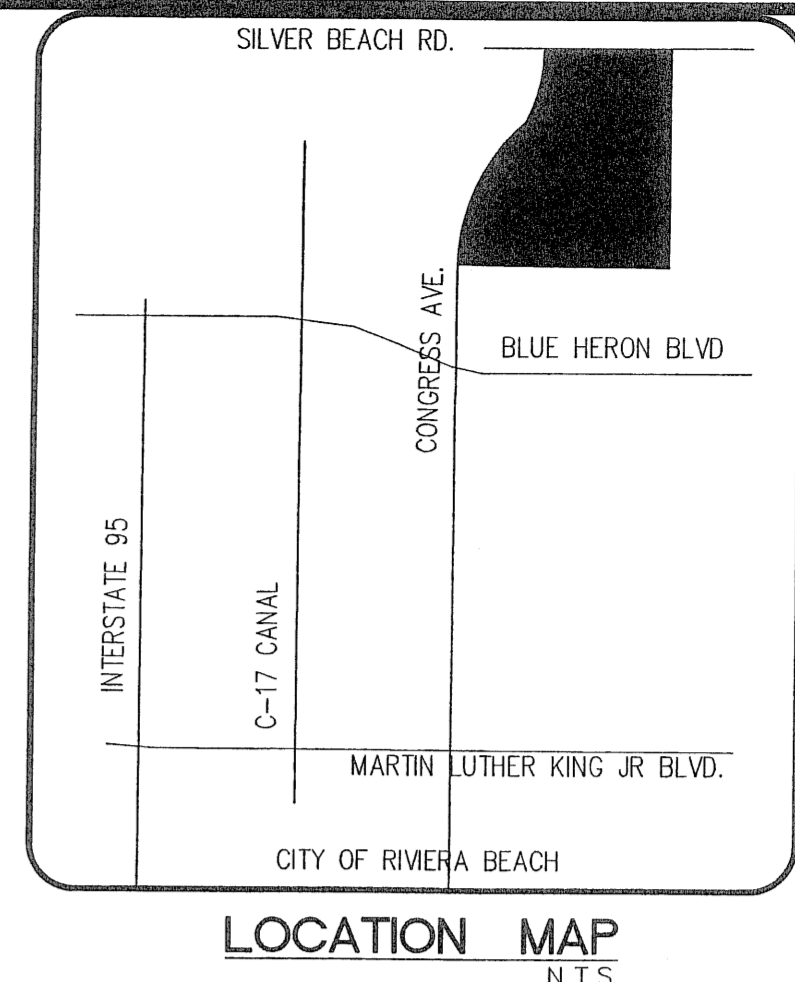


SONOMA BAY

Being a replat of Parcel "A" and Lake Parcel L-1 of the plat of Sierra-Sonoma Bay as recorded in Plat Book 102, Pages 149 through 152 and lying in the Northeast Quarter of Section 30, Township 42 South, Range 43 East, City of Riviera Beach, Palm Beach County, Florida.

SHEET 1 OF 3
JUNE 2005



0061

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT 10:42 A.M. THIS 9th DAY OF March 2006 AND DULY RECORDED IN PLAT BOOK NO. 0167 ON PAGE 0061 thru 0063

SHARON BOCK, CLERK/COMPTROLLER BY: *Sharon Bock*, D.C.

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SONOMA BAY INC., A FLORIDA CORPORATION, BEING OWNER OF THE LANDS SHOWN HEREON AS SONOMA BAY, BEING A REPLAT OF PARCEL "A" AND LAKE PARCEL L-1 OF THE PLAT OF SIERRA-SONOMA BAY AS RECORDED IN PLAT BOOK 102, AT PAGES 149 THROUGH 152 AND LYING IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS.

1. THE 10' X 24' ACCESS CONTROL EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR THE JURISDICTION AND CONTROL OVER ACCESS RIGHTS.
2. THE 10.0 FOOT WIDE WATER LINE EASEMENTS (W.L.E.) AND THE 12.0 FOOT WIDE SEWER LINE EASEMENTS (S.L.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR PROPER PURPOSES.
3. ALL COMMON AREAS SHOWN HEREON ARE HEREBY RESERVED TO SONOMA BAY, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, INGRESS, EGRESS, RECREATION, DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SONOMA BAY INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.
4. TRACT "A", SHOWN HEREON IS HEREBY RESERVED TO THE SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AS WATER MANAGEMENT PARCELS AND DRAINAGE EASEMENTS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED SONOMA BAY INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 29th DAY OF September, 2005.

SONOMA BAY INC., a Florida Corporation,
BY: *Leon J. Wolfe*
LEON J. WOLFE - PRESIDENT

WITNESS: *Bil White*
PRINT NAME: *Bil White*
WITNESS: *Mamel Martinez*
PRINT NAME: *Mamel Martinez*

ACKNOWLEDGEMENT

STATE OF FLORIDA,
COUNTY OF PALM BEACH.

BEFORE ME PERSONALLY APPEARED WALIND CRUZ, WHO IS PERSONALLY KNOWN TO ME, AND WHO HAS PRODUCED HIS DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DISTRICT, 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 DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF September, 2005.

BY: *Wessenia Salome* MY COMMISSION NUMBER: DD228245
NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: *Wessenia Salome* MY COMMISSION EXPIRES: 7/1/07



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 10772 AT PAGE 14 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE TERMS OF THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE 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 14th DAY OF October, 2005.

WACHOVIA BANK, NATIONAL ASSOCIATION,
A NATIONAL BANKING ASSOCIATION.

BY: *Daniel Miller*
(PRINT NAME): DANIEL MILLER
SENIOR VICE-PRESIDENT

WITNESS: *Abner Hartman*
PRINT NAME: *Abner Hartman*
WITNESS: *Las Horras*
PRINT NAME: *Las Horras*

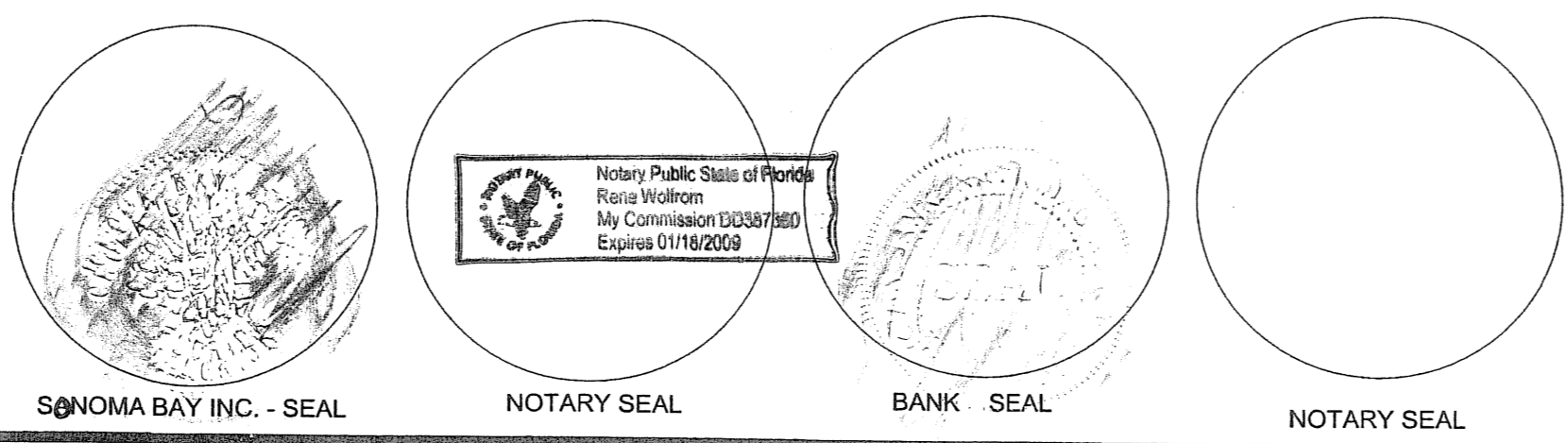
ACKNOWLEDGEMENT

STATE OF FLORIDA,
COUNTY OF PALM BEACH.

BEFORE ME PERSONALLY APPEARED DANIEL MILLER, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE-PRESIDENT OF WACHOVIA BANK, NATIONAL ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANK 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 BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF October, 2005.

BY: *Leon J. Wolfe* MY COMMISSION NUMBER: 118/09
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: *Leon J. Wolfe* MY COMMISSION EXPIRES: 11/8/09



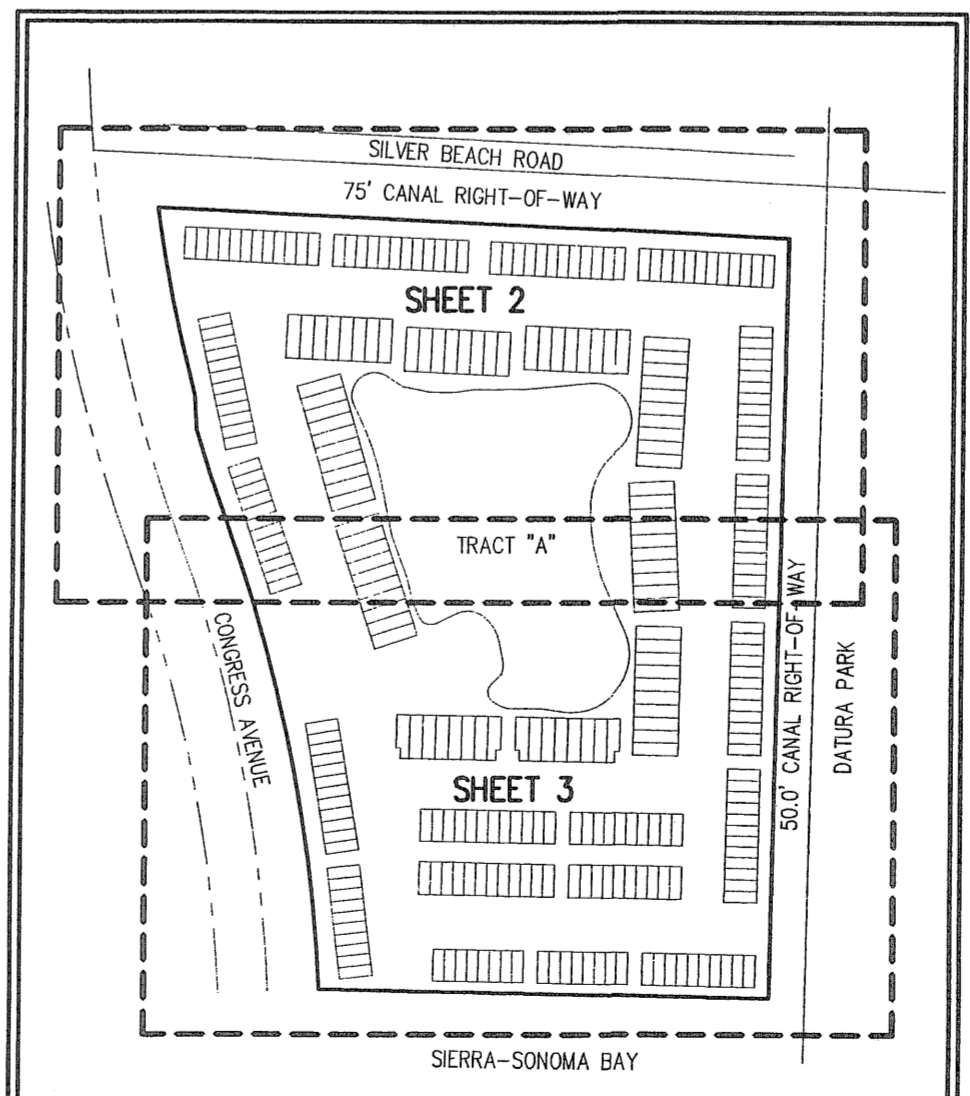
TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH, MIAMI-DADE
ANDREW IVES
I, ANDREW IVES, 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 TO SONOMA BAY INC., A FLORIDA CORPORATION, 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.

DATED: Sept 29, 2005 BY: *Andrew Ives*
ANDREW IVES, ESQ.
(Attorney-at-Law, licensed in Florida) Agent for
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYORS NOTES

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: LSW2633
2. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30 IS TAKEN AS BEING S01°07'54"W, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE 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 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.
5. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
6. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF RIVIERA BEACH ZONING REGULATIONS.
7. ALL EASEMENTS CREATED BY THE PLAT OF SIERRA-SONOMA BAY AS RECORDED IN PLAT BOOK 102, PAGES 149-152 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY ENCUMBERING PARCEL "A" AND LAKE PARCEL L-1 OF SAID PLAT ARE HEREBY RELINQUISHED AND SUPERCEDED BY EASEMENTS CREATED BY THIS PLAT OF SONOMA BAY.
8. DISTANCES SHOWN ARE GROUND DISTANCES AND LINEAR UNITS ARE U.S. SURVEY FEET.



KEY SHEET N.T.S.

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 THIS COUNTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 CHAPTER 177.091(9), WILL BE SET UNDER GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA

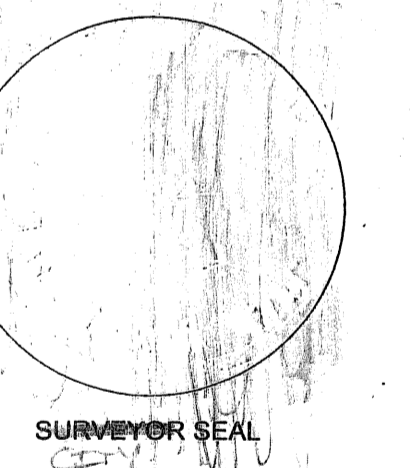
BY: *Andre Rayman*
ANDRE RAYMAN,
PROFESSIONAL SURVEYOR AND MAPPER
#LS4938, STATE OF FLORIDA.
DATE: 11 18 2005, 2005



CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH THE UNDERSIGNED A PROFESSIONAL LAND SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: *Stephen M. Gordon*
STEPHEN M. GORDON, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS5974, STATE OF FLORIDA.
DATE: March 7, 2006 2006



APPROVAL CITY OF RIVIERA BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SONOMA BAY HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 11 DAY OF February, 2006.

BY: *Michael D. Brown*
MICHAEL D. BROWN
MAYOR
BY: *Carrie E. Ward*
CARRIE E. WARD - CLERK
CITY CLERK
BY: *L. John Samadi, P.E.*
L. JOHN SAMADI, P.E.
CITY ENGINEER.



THIS INSTRUMENT PREPARED BY ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. SFRN, INC., ENGINEERS, SURVEYORS & MAPPERS 1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405. CERTIFICATE OF AUTHORIZATION NO. LB0006603

SONOMA BAY

Engineers • Surveyors • Mappers

| | |
|--------------|------------|
| DATE | 02/13/2005 |
| SCALE | 1" = 50' |
| CAD FILE | 4016.03 |
| SDSK PROJECT | 4016 |
| DRAWN | SFRN STAFF |
| CHECKED | G. RAYMAN |

| | |
|---------|----------|
| SHEET | 1/3 |
| JOB NO. | 04016.03 |

1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405
PH (561)655-1151 • FAX (561)832-9390 • WWW.SFRNINC.COM