

DEDICATION.

STATE OF FLORIDA. COUNTY OF PALM BEACH.

KNOW ALL MEN BY THESE PRESENTS THAT SUNSET ISLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS SUNSET ISLES, BEING A REPLAT OF A PORTION OF THE PLAT OF THE CLEVELAND GROVE ACRES AS RECORDED IN PLAT BOOK 9, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42, EAST, TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 17, 18, 19, AND 20, THE CLEVELAND GROVE ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION OF SAID LOTS WHICH LIES WITHIN FORTY (40) FEET OF THE NORTH LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST.

CONTAINING 3.172 ACRES

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF HAVERHILL, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE PALM BEACH COUNTY UTILITY EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES; THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SUNSET ISLES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.

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 SUNSET ISLES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.

THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF HAVERHILL FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF SUNSET ISLES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF SEPT 2006

SUNSET ISLES, LLC A FLORIDA LIMITED LIABILITY COMPANY

BY: INTEGRITY DEVELOPMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: ANDREW P. MACK MANAGING MEMBER

WITNESS: Kenneth M. Kaleel

WITNESS: Kathleen R. Price

PRINT NAME: Kathleen R. Price

ACKNOWLEDGMENT

STATE OF FLORIDA. COUNTY OF PALM BEACH.

BEFORE ME PERSONALLY APPEARED ANDREW P. MACK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF, AND ON BEHALF OF INTEGRITY DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF, AND ON BEHALF OF SUNSET ISLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF SEPT 2006

MY COMMISSION EXPIRES June 2, 2010

Kathleen R. Price

Kathleen R. Price

PRINT NOTARY NAME

COMMISSION NO. DD 54447



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA. COUNTY OF PALM BEACH.

SUNSET ISLES HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED AND SHOWN HEREON, DATED THIS 19 DAY OF SEPT 2006.

SUNSET ISLES HOMEOWNERS ASSOCIATION, INC.

BY: ANDREW MACK RESIDENT

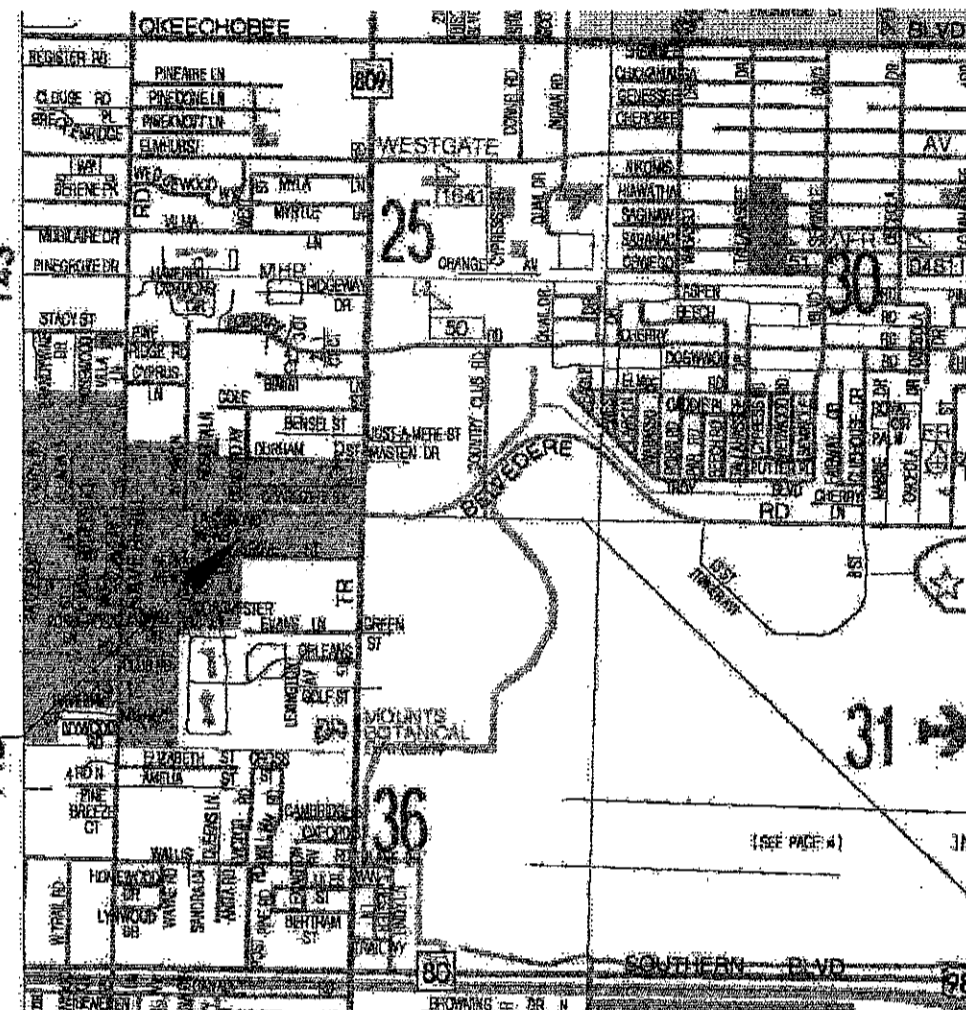
WITNESS: Kenneth M. Kaleel

WITNESS: Kathleen R. Price

PRINT NAME: Kathleen R. Price



PLAT OF SUNSET ISLES BEING A REPLAT OF A PORTION OF THE PLAT OF THE CLEVELAND GROVE ACRES AS RECORDED IN PLAT BOOK 9, PAGE 26. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA SITUATED IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42. EAST SHEET 1 OF 2 MARCH 2006



PLAT LOCATION

LOCATION MAP

ACKNOWLEDGMENT

STATE OF FLORIDA. COUNTY OF PALM BEACH.

BEFORE ME PERSONALLY APPEARED ANDREW P. MACK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SUNSET 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 ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF SEPT 2006

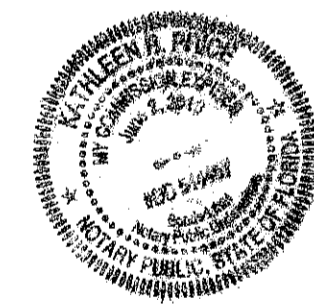
MY COMMISSION EXPIRES June 2, 2010

Kathleen R. Price

Kathleen R. Price

PRINT NOTARY NAME

COMMISSION NO. DD 54447



TOWN OF HAVERHILL APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31 DAY OF October 2006 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE TOWN OF HAVERHILL IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES

BY: Joseph S. Kroll, Mayor

PRINT NAME: Janice C. Burton, Town Clerk

BY: Jeffrey D. Remault, P.E. TOWN ENGINEER

Jeffrey D. Remault, Fla# 18001

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 2462 AT PAGES 113 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID 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 19 DAY OF SEPT 2006

WITNESS: Chris Stephen Hynes

PRINT NAME: Chris Stephen Hynes

WITNESS: A. Anthony Wilson

PRINT NAME: A. Anthony Wilson

BANK ATLANTIC A FLORIDA CORPORATION BY: Amy Engelberg, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA. COUNTY OF PALM BEACH.

BEFORE ME PERSONALLY APPEARED Amy Engelberg WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK ATLANTIC, A FLORIDA CORPORATION AND WHO HAS 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 ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF SEPT 2006

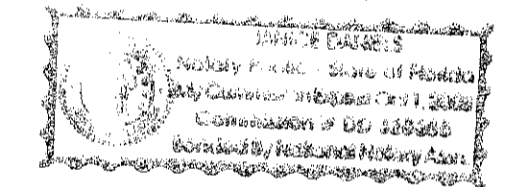
MY COMMISSION EXPIRES 10/1/08

Janice Daniels

Janice Daniels

PRINT NOTARY NAME

COMMISSION NO. DD 328685



SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION AND DIRECTION; 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"), ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET 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 THE TOWN OF HAVERHILL, FLORIDA.

Bruce N. Carter, P.S.M. BRUCE CARTER & ASSOCIATES, INC. LB#4683 LICENSE NO. 2993 STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA. COUNTY OF PALM BEACH.

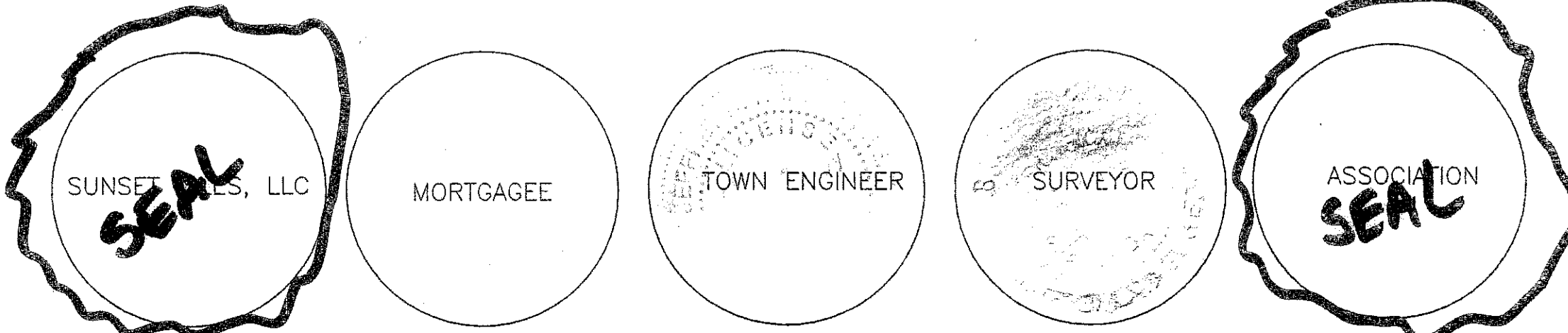
I, KENNETH M. KALEEL, (A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA), DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SUNSET ISLES, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD THAT WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DESCRIBED BY THIS PLAT.

DATED: 9/19/06

Kenneth M. Kaleel, ATTORNEY-AT-LAW

SURVEY NOTES:

- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: LB# 4683
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 36 AS BEING NORTH 90° EAST AND OTHER BEARING ARE RELATIVE THERETO.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN 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 OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ORDINANCES, SETBACKS AND REQUIREMENTS OF THE TOWN OF HAVERHILL.
6. 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 THIS PLAT.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.



BRUCE CARTER & ASSOCIATES, INC LAND SURVEYORS - LAND PLANNERS 405 S.E. 6TH AVE. (SOUTH FEDERAL HIGHWAY) DELRAY BEACH, FLORIDA 33483 PHONE (561)-265-1910 / FAX (561)-265-1919