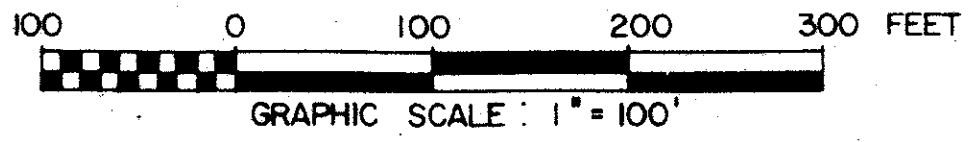


PLAT OF SAUSALITO GROVES. P.U.D.

BEING A PORTION OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SITUATE IN PALM BEACH COUNTY, FLORIDA.

JUNE 1988



STATE OF FLORIDA
COUNTY OF PALM BEACH

This instrument was filed for
record at _____ M. this _____
day of _____, 19_____
and duly recorded in official
record book _____ on page _____

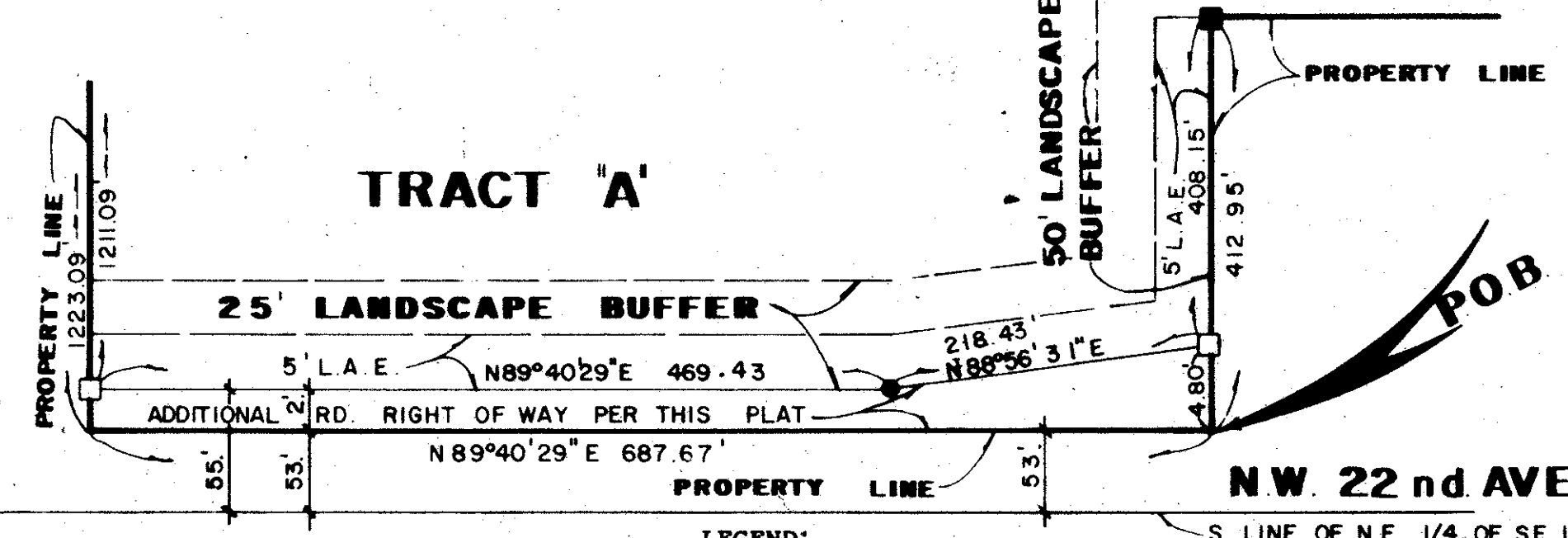
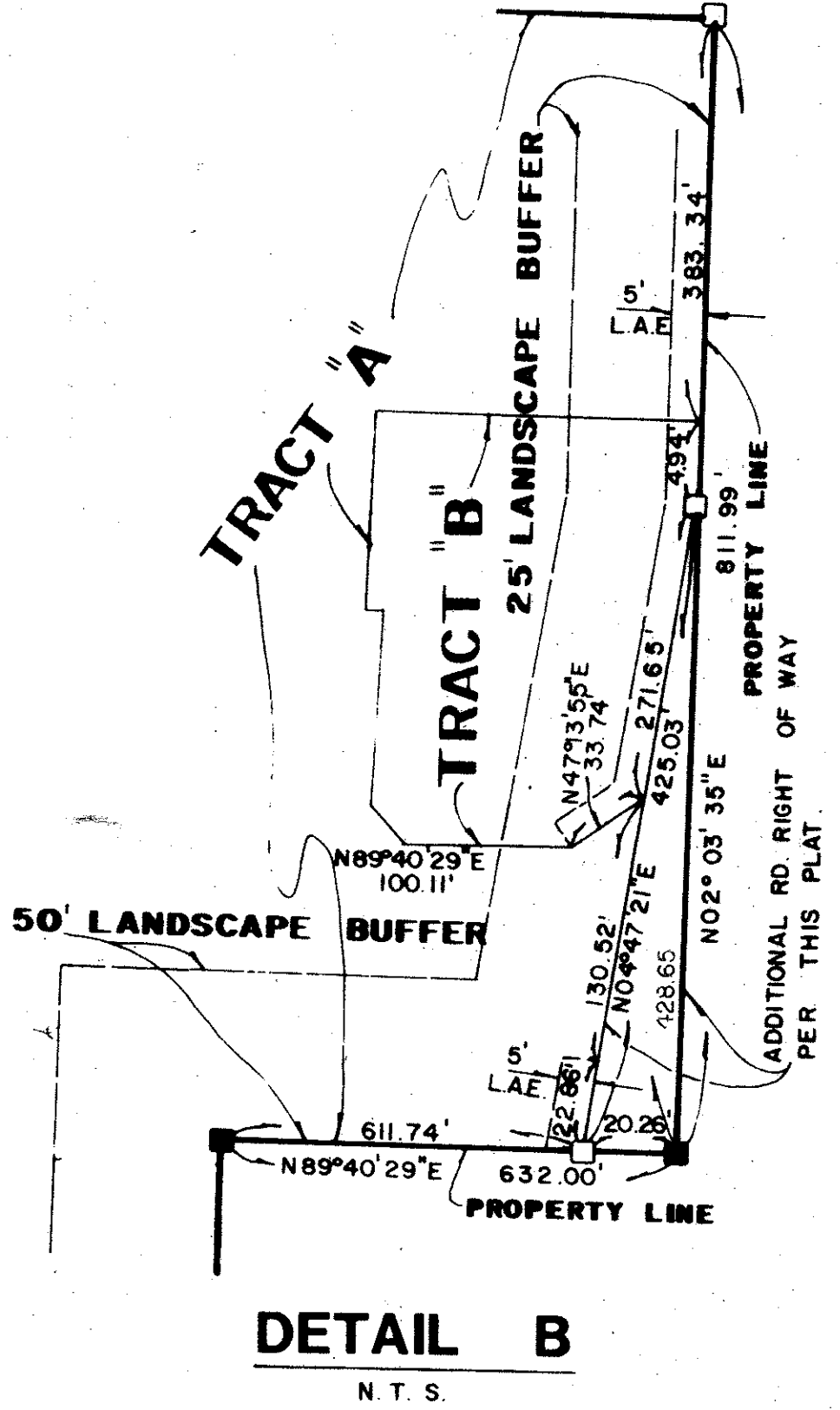
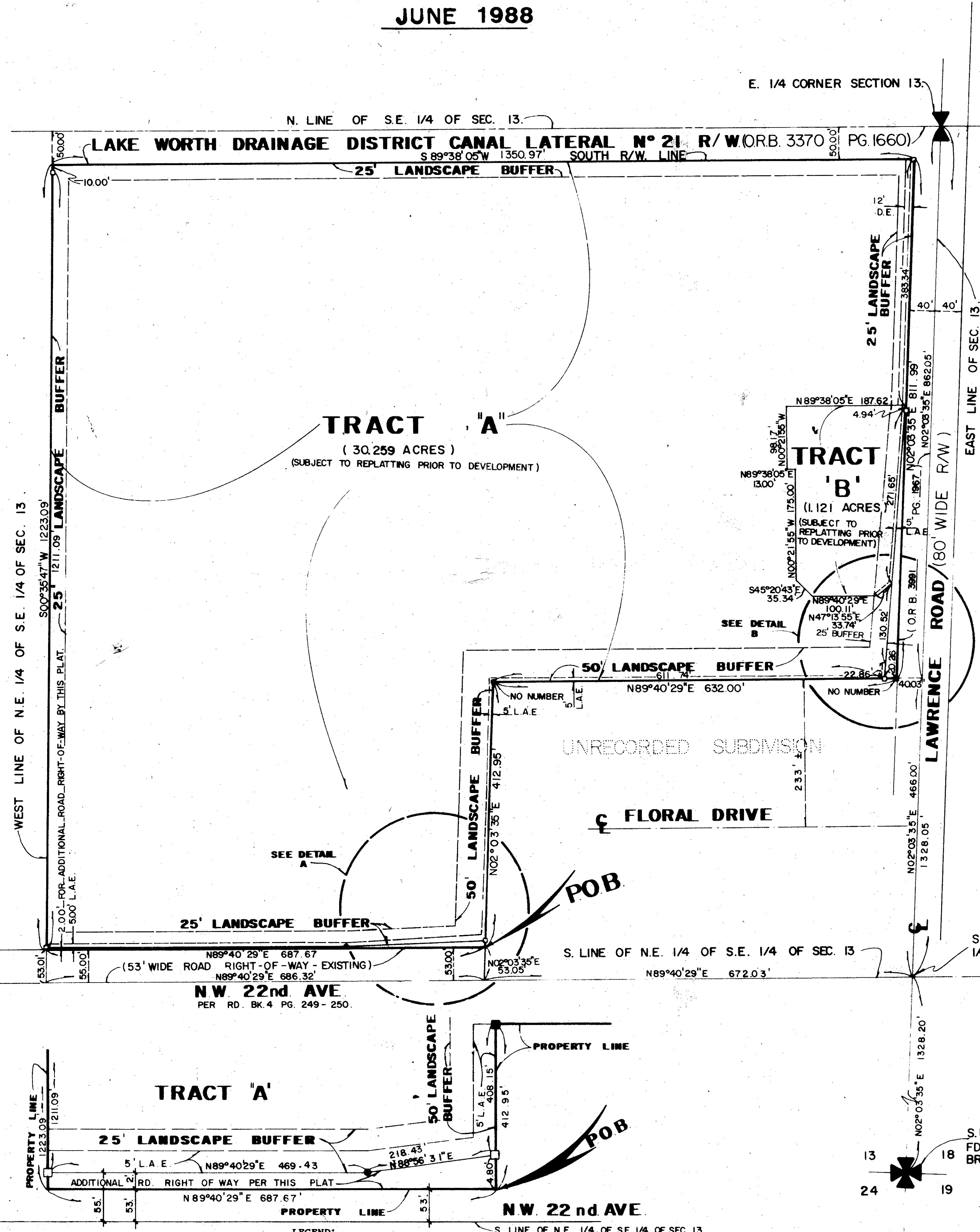
JOHN B. DUNKLE,
Clerk Circuit Court

By: _____, D.C.

45

SAUSALITO GROVES
1000 S.E. 13th St
Palm Beach, FL 33480
PHONE 407-835-1900
FAX 407-835-1900
CITY 60 ZIP CODE 33406
COUNTY 45
STATE 19
UNPLATTED

ROYAL MANOR MOBILE HOME PARK
UNPLATTED



AS TO TRACTS "A" & "B"
A UNITY OF TITLE MUST BE PLACED ON THE PROPERTY, OR A MASTER
PROPERTY OWNERS ASSOCIATION ENCOMPASSING THE ENTIRE P.U.D. MUST BE
CREATED PRIOR TO THE REPLATTING OF ANY PORTION OF THIS PLAT.

AREA TABULATION

ADDITIONAL ROAD RIGHT-OF-WAY LAWRENCE ROAD	= 0.098 ACRES
ADDITIONAL ROAD RIGHT-OF-WAY N.W. 22ND AVE.	= 0.039 ACRES
TRACT "B"	= 1.121 ACRES
TRACT "A"	= 30.259 ACRES
TOTAL	= 31.517 ACRES

BEARING BASE
THE EAST LINE OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42
EAST IS TAKEN AS BEING N 02°03'35" E AND ALL OTHER BEARINGS
SHOWN HEREON ARE RELATIVE THERETO.

- LEGEND:**
- DENOTES PERMANENT REFERENCE MONUMENT (SET)
 - DENOTES PERMANENT REFERENCE MONUMENT (FOUND)
 - L.A.E. DENOTES LIMITED ACCESS EASEMENT
 - D.E. DENOTES DRAINAGE EASEMENT
 - DENOTES IRON ROD 'B' CAP

NOTES:

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION
PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON
LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS MUST
BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER
BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH
COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS
WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE
EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY
AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS,
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 THE USE RIGHTS GRANTED.

THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT
PALM BEACH COUNTY ZONING REGULATIONS.

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PURPOSES ONLY. IT IS UNCONTROLLED AND SEALED
REGISTERED PROFESSIONAL ENGINEER'S RESPONSIBILITY.
SHALLOWAY, F. OY, SCHOFIELD
SAUSALITO GROVES

THIS INSTRUMENT PREPARED IN THE OFFICE OF:		DATE 3-24-88	22
Shalloway, Foy, Schofield, Rayman & Newell, Inc.		DRAWN A. RAMIREZ	
Engineers		CHECKED G. RAMAY	
		JOB NO. 88516	

0428-001
60/45

TURNOUT REQUIRED