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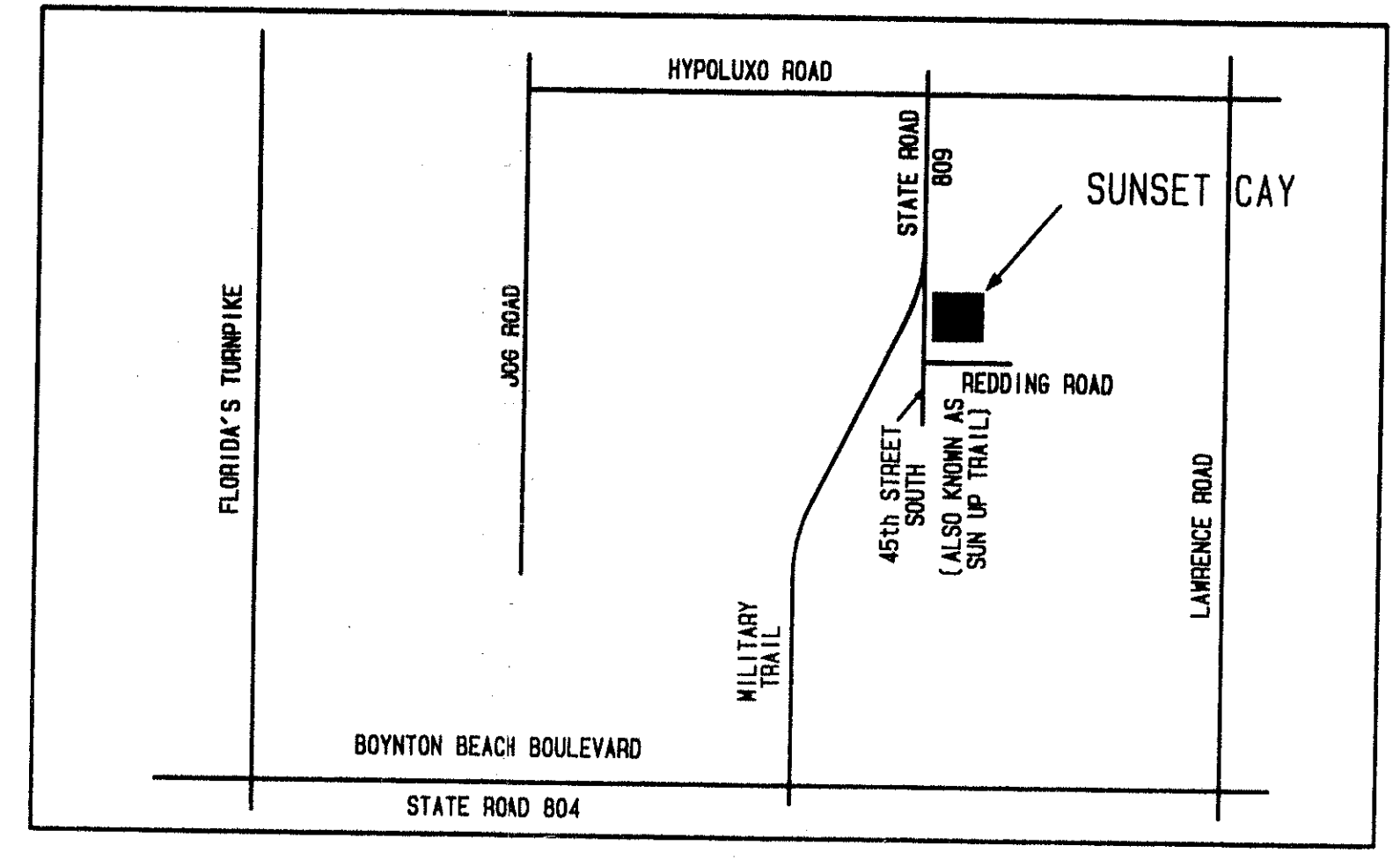
COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 4:04 P.M.
this 22 day of NOVEMBER 1993
and duly recorded in Plat Book No. 71
on page 228 + 226
DOROTHY H. WILKEN, Clerk of Circuit Court
by *Debra A. Standley* - dc



PLAT OF SUNSET CAY

BEING IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE
NORTHEAST ONE-QUARTER (NE 1/4)
SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
MAY, 1993
SHEET 1 OF 2 SHEETS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF
OCT 1993
BY: *Ken Foster* CHAIR
Ken Foster
ATTEST:
DOROTHY H. WILKEN
BY: *Willa Dowsett* CLERK OF THE CIRCUIT COURT
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF
OCT 1993
BY: *George T. Webb, P.E.* COUNTY ENGINEER



VICINITY SKETCH
(Not to Scale)

PARTITION NO DRC 87-87

RESIDENTIAL LOTS:	41
LOT AREA:	6,828 ACRES
TRACT "A" (SUNSET CAY CIRCLE)	1,828 ACRES
TRACT "B" (WATER MANAGEMENT TRACT)	1,523 ACRES
TRACT "C" (RECREATION TRACT)	0,373 ACRES
TRACT "D" (LIFT STATION TRACT)	0,043 ACRES
TOTAL AREA:	10,368 ACRES
DENSITY:	3.95 DWELLING UNITS PER ACRE
HOUSING TYPE:	SINGLE FAMILY DETACHED ZERO LOT LINE RESIDENTIAL DWELLING UNITS

LEGEND

A	INDICATES ARC LENGTH
B.M.	INDICATES BENCHMARK
C	INDICATES CURVE TABULATION
E	INDICATES CENTRAL ANGLE
D.B.	INDICATES DEED BOOK
ELEV.	INDICATES ELEVATION
F.P.S.L.	INDICATES FLORIDA POWER AND LIGHT COMPANY
N.G.V.D.	INDICATES NATIONAL GEODETIC VERTICAL DATUM
NO.	INDICATES NUMBER
O.R.B.	INDICATES OFFICIAL RECORDS BOOK
P.B.C.R.	INDICATES PALM BEACH COUNTY RECORDS
177	INDICATES (P.C.P.) PERMANENT CONTROL POINT NO. LB. 3444
(TYP)	INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT FOUND (NO. 2069)
(R)	INDICATES TYPICAL
P.O.B.	INDICATES POINT OF BEGINNING

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 REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.s") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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 PALM BEACH COUNTY, FLORIDA.
Charles E. Rossi
CHARLES E. ROSSI
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4799
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY:
Charles E. Rossi
CHARLES E. ROSSI & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYOR FOR RALPH D. DENUZZIO
6501 N.W. 14TH STREET, SUITE 5, PLANTATION,
FLORIDA 33333, TELEPHONE (305) 587-1991.
7115
Ralph D. Denuzzio & Associates, Inc.
Consulting Engineers, Planners, Surveyors
6501 N.W. 14th Street
Plantation, Florida 33313
(305) 587-1991
FAX (305) 587-1802

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JET-STREAM DEVELOPMENT, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SUNSET CAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE QUARTER SECTION CORNER IN THE NORTH LINE OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTHERLY ALONG THE QUARTER SECTION LINE, HAVING THE BEARING OF SOUTH 0° 49' 52" EAST FOR A DISTANCE OF 350 FEET TO A POINT; THENCE RUN SOUTH 89° 54' 21" EAST FOR A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING OF THIS PARCEL; THENCE CONTINUING ALONG THE SAME BEARING FOR A DISTANCE OF 695.42 FEET TO A POINT; THENCE RUN SOUTH 0° 7' 04" EAST FOR A DISTANCE OF 651.68 FEET TO A POINT; THENCE RUN SOUTH 89° 32' 47" WEST FOR A DISTANCE OF 687.23 FEET TO A POINT; THENCE RUN NORTH 0° 49' 52" WEST FOR A DISTANCE OF 695.33 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 10.39 ACRES OF LAND MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- RESIDENTIAL ACCESS STREET
THAT TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SUNSET CAY HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS AS A RESIDENTIAL ACCESS STREET 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 PALM BEACH COUNTY.
- WATER MANAGEMENT TRACT
THAT TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SUNSET CAY HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION TRACT
THAT TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SUNSET CAY 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 PALM BEACH COUNTY.
- LIFT STATION TRACT
THAT TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOYNTON BEACH, ITS SUCCESSORS AND ASSIGNS, FOR GENERATOR LIFT STATION PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS
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.

* USES NOT INCONSISTENT WITH THIS RESERVATION SHALL INCLUDE THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.

NOTE: IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS OR TO CHEMICALLY OR MANUALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS IN THE LITTORAL ZONE IN THE WATER MANAGEMENT TRACT, EXCEPT UPON THE WRITTEN APPROVAL OF THE DIRECTOR OF ERM. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, TO MAINTAIN THE LITTORAL ZONE.

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED JOHN R. HAWLEY AND JOYCE HAWLEY, WHO ARE PERSONALLY KNOWN TO ME, AND WHO PRODUCED THEIR FLORIDA DRIVERS LICENSES AS IDENTIFICATION AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY-TREASURER RESPECTIVELY OF JET-STREAM DEVELOPMENT, CORP., A FLORIDA CORPORATION, AS THE SOLE GENERAL PARTNER OF JET-STREAM DEVELOPMENT, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AS SOLE GENERAL PARTNER OF THE PARTNERSHIP, 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, AND IS AUTHORIZED BY SAID PARTNERSHIP.
WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF July 1993.
MY COMMISSION EXPIRES: June 23, 1995
Theresa A. Grant
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED JOHN R. HAWLEY, WHO IS PERSONALLY KNOWN TO ME, AND WHO HAS PRODUCED HIS FLORIDA DRIVER'S LICENSE AS IDENTIFICATION AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SUNSET CAY HOMEOWNERS ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SUNSET CAY HOMEOWNERS ASSOCIATION, INC.
WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF July 1993.
MY COMMISSION EXPIRES: 3-12-96
James T. Bland
NOTARY PUBLIC

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE CITY OF BOYNTON BEACH, FLORIDA, HEREBY ACCEPTS THE DEDICATION TO SAID CITY AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREOF, DATED THIS 12 DAY OF October 1993.
BY: *Edward Harmening*
EDWARD HARMENING - MAYOR
ATTEST: *Sue Kruse*
SUE KRUSE - CITY CLERK

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE SUNSET CAY HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22 DAY OF July 1993.
SUNSET CAY HOMEOWNERS ASSOCIATION, INC.
BY: *John R. Hawley*
JOHN R. HAWLEY
PRESIDENT
WITNESS: *James T. Bland*
WITNESS: *Jo A. Russell*

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF BROWARD)
I, PAUL YOUNG, 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 JET-STREAM DEVELOPMENT, LTD.; 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: 7-29-93
Paul Young
PAUL YOUNG
ATTORNEY AT LAW LICENSED IN FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED EDWARD HARMENING AND SUE KRUSE, WHO ARE PERSONALLY KNOWN TO ME, AND PRODUCED THEIR FLORIDA DRIVER'S LICENSES AS IDENTIFICATION AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK RESPECTIVELY OF THE CITY OF BOYNTON BEACH, FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH MAYOR AND CITY CLERK OF SAID CITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF THE CITY OF BOYNTON BEACH AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CITY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF August 1993.
MY COMMISSION EXPIRES: BARRON BARNETT
MY COMMISSION # 02-18053 EXPIRES
April 17, 1996
BONDED TWO THOUSAND FIVE HUNDRED DOLLARS.
Shannon Burkett
SHANNON BURKETT
NOTARY PUBLIC

NOTE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT OF JET-STREAM DEVELOPMENT CORP., ITS SOLE GENERAL PARTNER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS OFFICERS, THIS 30 DAY OF July 1993.

JET-STREAM DEVELOPMENT, LTD.
A FLORIDA LIMITED PARTNERSHIP
ATTEST: *Joyce Hawley*
JOYCE HAWLEY
SECRETARY-TREASURER
BY: *John R. Hawley*
JET-STREAM DEVELOPMENT CORP.
A FLORIDA CORPORATION, ITS SOLE
GENERAL PARTNER.
JOHN R. HAWLEY, PRESIDENT



SUNSET CAY

TAZ 429

BOOK 71 PAGE 115
FLOOD ZONE
QUAD 34
SS 87-87
SUB PLAT