BEING A REPLAT OF A PORTION OF SABAL LAKES PHASE TWO, AS REORDED IN

PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILES FOR RECORD AT 8:07 A.M. THIS RB DAY OF JWG A.D. 19 AND DULY RECORDED IN PLAT BOOK 72 ON PAGES 180 AND 182

DOROTHY H. WILKEN CLERK CIRCUIT COURT

DEDICATION:

PLAT BOOK 70 PAGES 176 AND 177 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA 7301-A WEST PALMETTO PARK ROAD, SUITE 100A AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, BOCA RATON, FLORIDA 33433 - (407)392-1991 (407)392-1991 (100 corporation, owner at, being in Section 12, toking the section 12, toking in Section 12, toking in Section 12, toking in Section 12, toking the section 12, KNOW ALL MEN BY THESE PRESENTS: that Albanese Homes, Inc., a Florida corporation. owner of the land as shown on this plat, being in Section 12. Township 46, Range 42, Palm Beach County, Florida, described as follows:

A portion of the Northeast one-quarter of Section 12, Township 46 South, Range 42 East, Palm Beach County, Florida, described as follows:

COMMENCING at the Northeast corner of said Section 12: thence S 00 13' 24" E (assumed bearing) along the East line of said Section 12. a distance of 2558.20 feet to the North right-ofway line of the Lake Worth Drainage District Canal No. L-31; thence N 89 33' 20" W, 940.97 feet to the POINT OF BEGINNING; thence continue N 89 33' 20" W, along said North right-of-way line, 1060.72 feet to the West line of the West one-half of the Southeast one-quarter of the Southwest onequarter of the Northeast one-quarter of said Section 12: thence N 00 44' 57" W, along said West line, 617.70 feet to the North line of the South one-half of the Southwest oneguarter of the Northeast one-quarter of said Section 12: thence S 89 19' 40" E, along said North line, 16.00 feet; thence N 00 40' 20" E, 142.71 feet; thence N 15 03' 50" E, 60.00 feet to a point on a 345.00 foot radius curve concave Northerly (radial to said point bears S 15 03' 50" W): thence Easterly along said curve, through a central angle of 14 23' 30", an arc distance of 86.66 feet; thence S 89 19 40" E, 24.51 feet; thence N 06 34' 44" E, 253.89 feet; thence N 07 32' 59" E, 51.21 feet; thence N 64 52' 45" E 205.58 feet to a point on a 775.00 foot radius curve concave Northwesterly (radial to said point bears \$ 35 34' 37" E); thence Northeasterly along said curve, through a central angle of 10 32' 26", an arc distance of 142.58 feet to a point of compound curvature with a 575.00 foot radius curve concave Northwesterly; thence Northeasterly along said curve through a central angle of 15 43' 49", an arc distance of 157.86 feet to a point of non-tangency; thence N 06 45' 14" E, 92.78 feet; thence N 70 55' 05" W, 18.00 feet to a point on a 530.00 foot radius curve concave Westerly (radial to said point S 70 55' 05" E); thence Northerly along said curve, through a central angle of 02 47' 54", an arc distance of 25.88 feet; thence N 16 17' 00" E, 24.24 feet to the point of curvature of a 140.00 foot radius curve concave Southeasterly, thence Northerly and Northeasterly along said curve through a central angle of 58 24' 56", an arc distance of 142.74 feet; thence N 74 41' 56" E, 276.58 feet to the point of curvature of a 325.00 foot radius curve concave Southerly, thence Easterly glong said curve, through a central angle of 08 41' 29", an arc distance of 49.30 feet to a point of non-tangency; thence N 02 11' 52" W, 100.23 feet to a point on a 425.00 foot radius curve concave Southerly (radial to said point bears N 05 34' 13" W):

thence Easterly along said curve, through a central angle of 06 44' 40", an arc distance of 50.03 feet to a point of nontangency; thence S 02 11' 52" E. 100.23 feet to a point on a 325.00 foot radius curve concave Southwesterly (radial to said point bears N 02 12' 50" E); thence Easterly. Southeasterly and Southerly along said curve, through a central angle of 129 06' 59", an arc distance of 732.39 feet to a point of non-tangency; thence S 46 45' 14" E, 100.18 feet; thence S 43 14' 46" W, 470.53 feet to the point of curvature of a 425.00 foot radius curve concave Northwesterly; thence Southwesterly along said curve, through a central angle of 02 43' 02", an arc distance of 20.15 feet to a point of non-tangency; thence S 40 51' 14" E, 86.41 feet to a point on a 175.00 foot radius curve concave Southwesterly (radial to said point bears N 50 52' 28" E): thence Southeasterly along said curve, through a central angle of 23 50' 05", an arc distance of 72.80 feet to a point of non-tangency; thence S 74 42' 33" W, 130.19 feet; thence S 28 55' 18" E, 48.60 feet; thence S 25 35' 28" E, 184.91 feet; thence S 00 26' 40" W, 412.50 feet to the POINT

LESS AND EXCEPTING THEREFROM:

PARCEL 2:

That part of the plat of "SABAL LAKES PHASE TWO", according to the plat thereof, as recorded in Plat Book 70, Pages 176 and 177 of the Public Records of Palm Beach County, Florida. described as follows:

COMMENCE at the Southwest corner of Lot 87, Block 1, "SABAL LAKES PHASE TWO"; thence S 89 33' 20" E along the South line of said Lot 87, a distance of 10.21 feet to the POINT OF BEGINNING; thence continue S 89 33' 20" E along said South line, a distance of 10.00 feet to a point on the West line of the land described in deed recorded in Official Records Book 7639, Page 1303 of the Public Records of Palm Beach County. Florida; thence N 00 26' 40" E along said West line, a distance of 412.50 feet; thence N 25 35' 28" W along said West line, a distance of 17.11 feet to the North line of Lot 92. Block 1. "SABAL LAKES PHASE TWO"; thence N 89 33' 20" W along said North line, a distance of 2.49 feet to a line 10.21 feet East of and parallel with the West line of Lots 87, 88, 89, 90 and 91, Block 1, "SABAL LAKES PHASE TWO" thence S 00 26' 40" W along said parallel line, a distance of 427.88 feet to the said POINT OF BEGINNING.

That part of the plat of "SABAL LAKES PHASE TWO", according to the plat thereof, recorded in Plat Book 70, Pages 176 and 177 of the Public Records of Palm Beach County, Florida. described as follows:

COMMENCE at the Southwest corner of Lot 87. Block 1. "SABAL LAKES PHASE TWO"; thence S 89 33' 20" E along the South line of said Lot 87, a distance of 20.21 feet to a point on the West line of the land described in deed recorded in Official Records Book 7639, Page 1303 of the Public Records of Palm Beach County, Florida; thence N 00 26' 40" E along said West line, a distance of 412.50 feet; thence N 25 35' 28" W along said West line, a distance of 184.91 feet; thence N 28 55' 18" W along said West line, a distance of 48.60 feet to the POINT OF BEGINNING; thence N 74 42' 33" E along said West line, a distance of 130.19 feet to a point on a curve concave Westerly with a radius of 175.00 feet, a central angle of 03 42' 21" and a line to the radius point of said curve bears S 74 42' 33" W: thence Northerly along the arc of said curve, a distance of 11.32 feet to the North line of Lot 96. Block , "SABAL LAKES PHASE TWO"; thence S 70 47' 32" W along said North line, a distance of 130.71 feet; thence S 28 55' 18" E, a distance of 2.45 feet to the said POINT OF BEGINNING.

SHEET 1 OF 3

Containing

County, Florida.

Acres, more or less.

Subject to Easements, Restrictions, Reservations, Covenants, and Rights-of-Way of Record.

Said lands situate in the City of Delray Beach, Palm Beach

have caused said lands to be surveyed and platted as shown hereon as SABAL LAKES PHASE THREE and further dedicates as

SABAL LAKES ROAD is hereby dedicated to the City of Delray Beach as public right-of-way for street and utility purposes.

TRACTS "R", "R-1", and "R-2" are hereby dedicated to Sabal Lakes Phase Three Homeowners Association, Inc. as private streets to be owned and maintained by said Association and for installation and maintenance of public and private utilities.

TRACTS "W" and "W-1" are hereby dedicated to Sabal Lakes Phase Three Homeowners Association, Inc. as water management and drainage tracts to be maintained by said Association.

TRACT "F" is dedicated to Sabal Lakes Phase Three Homeowners Association, Inc. as a recreation tract to be owned and maintained by said Association.

TRACT "P" is hereby dedicated to Sabal Lakes Phase Three Homeowners Association, Inc. as a Tot Plot and will be maintained by said Association.

TRACTS "L-1"through "L-7", are hereby dedicated to Sabal Lakes Phase Three Homeowners Association, Inc. for common area, utility and drainage easements and maintenance

Tract "LS" is hereby dedicated to the City of Delray Beach for lift station purposes.

TRACT "AE1" is hereby dedicated to Sabal Lakes Phase Three Homeowners Association, Inc. for Lake access drainage, and pedestrian pathway easements to be owned and maintained by said association.

TRACT "E" is hereby dedicated to Sabal Lakes Phase Three Homeowners Association, Inc. for emergency access, drainage, recreation, and utility purposes to be owned and maintained by said Association.

ALONG WITH THE FOLLOWING EASEMENTS:

The Pedestrian Pathway easements are hereby dedicated to Sabal Lakes Phase Three Homeowners Association, Inc.

All Water and Sewer Easements shown hereon are dedicated to the repair of and installation of water and sewer mains.

Utility (U.E.) Easements are made to any public or private utility, such as but not limited to, storm drainage, sanitary sewer, electric power, water service, gas service, telephone lines.

Lake Access Easements are dedicated as drainage easements and are dedicated to Sabal Lakes Phase Three Homeowners Association, Inc. for lake maintenance easement access.

Drainage Easements are hereby dedicated to Sabal Lakes Phase Three Homeowners Association, Inc. for drainage purposes. The City of Delray Beach has the right, but not the obligation to maintain the drainage system within the public right-of-way.

Lake Maintenance Easements are hereby dedicated to Sabal Lakes Phase Three Homeowners Association, Inc. for lake Landscape Buffer easement is hereby dedicated to Sabal Lakes Phase Three Homeowners Association, Inc. for Landscape buffer

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME personally appeared Stephen Albanese who is personally known to me, or has produced. as identification and did/did not take an oath, and who executed the foregoing instrument as President of Albanese Homes, Inc., a corporation, 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.

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA.

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 ioin 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 Records Book

8186 ______, Pages 1423 - 1444 ____ 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 Senior Vice resident and its corporate seal affixed hereon by and with the authority of its Board of Directors this _____day of _____ its Board of Directors this ____

Debra B. Weeks

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME personally appeared Ted C. Burnette who is personally known to me or has produced as identification and did/did not take Senior Vice resident of Barnett bank of Bolm Beach County

a corporation, 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.

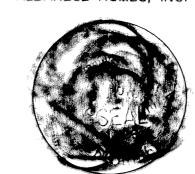
COMM#CC048877 My Commission Expires: A. Other ALMAN TOTAL

TITLE CERTIFICATION:

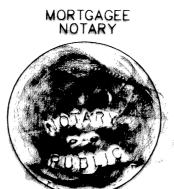
STATE OF FLORIDA COUNTY OF PALM BEACH)

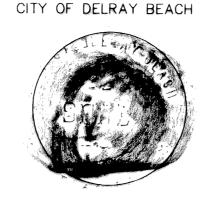
I, Albert Proujansky, Esquire, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Albanese Homes, Inc.; that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are no other encumbrances of record.

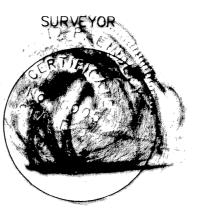
ALBANESE HOMES, INC











CITY APPROVALS:

This plat of SABAL LAKES PHASE THREE was approved on GIST day of ______ MARCH City Commission of the City of Delray Beach, Florida.

ATTEST: Www MOC Sucon Hail

Director of Parks & Environmental Services (2) Recreption (3)

SURVEY NOTES:

1. 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.

2. Building setback lines shall be as required by current City of Delray Beach Zoning Regulations.

3. No buildings or any kind of construction shall be placed on utility or drainage easements.

4. No structures, trees or shrubs shall be placed on drainage easements or utility easements which are provided for water and sewer use.

5. Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.

6. Bearings shown hereon are relative to the Plat of Sabal Lakes Phase Two, the South line of said plat bearing N 89

7. • Indicates found Permanent Reference Monument

Marked No. 2963. 8. U.E. - indicates utility easement.

9. L.M.E. - indicates lake maintenance easement.

10. L.A.E. - indicates lake access easement

11. N.R. - indicates not radial.

12. D.E. - indicates drainage easement.

13. P.C.P. - indicates Permanent Control Point (nail in brass survey cap).

14. P.C.P.'s which fall in sanitary sewer manholes will be placed straddling the manhole.

15. Lines intersecting curves are radial unless shown

16. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.

17. The City of Delray Beach shall have the right of access for emergency and maintenance purposes within the limits of this subdivision.

18. 0000- denotes lot square footage.

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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and the (P.C.P.'s) Permanent Control Ploints will be set under the guarantees posted with Palm Beach County for the required improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida, and meets the Minimum Technical Standards set forth in Rule: 21HH—6 adopted by the Florida Board of Land Surveyors, pursuant to Florida Statutes 472.027.