

SUNSET BAY, PLAT ONE

BEING A REPLAT OF LOTS 184, 185, 186, 187, 188, 189, 194, 195, 213, 214, 217, 218, 219 and GP-1, 2, 3 and ECA-25 of PLAT THREE, BALLENISLES AS RECORDED IN PLAT BOOK 73 ON PAGES 27 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALSO BEING A PORTION OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS
SHEET 2 of 3 NOVEMBER, 1994

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STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR
RECORD AT _____ DAY OF
THIS _____ A.D. 1994 AND
DULY RECORDED IN PLAT BOOK
_____ ON PAGES _____ AND

DOROTHY WILKEN, CLERK
CIRCUIT COURT.
BY: _____ DC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED James B. Pizard, Jr. AND Michael M. Krasnow TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT, AS PRESIDENT AND ASSISTANT SECRETARY OF COMMUNITY SAVINGS, A FEDERAL CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH PRESIDENT AND ASSISTANT SECRETARY OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING MORTGAGEE'S CONSENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID MORTGAGEE'S CONSENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THE SAID MORTGAGEE'S CONSENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF January, 1994
Kelli A. Krasnow
MY COMMISSION EXPIRES: 3-7-96

TITLE CERTIFICATION

I, KAREN P. KONDELL ATTORNEY DULY LICENSED TO PRACTICE LAW IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO SAID PROPERTY AS OF THIS 3rd DAY OF JANUARY, 1995 IS VESTED IN CHANNING SUNSET BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP; AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.
DATE: January 9, 1995

Karen P. Kondell
KAREN P. KONDELL, ATTORNEY AT LAW
FLORIDA BAR NO. 302805

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF March, 1994.
BY: David Clark
DAVID CLARK - MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 6 DAY OF March, 1994.

ATTEST: Linda Kosier, CLERK
BY: Lennart E. Lindahl
LENNART E. LINDAHL, P.E. - CITY ENGINEER

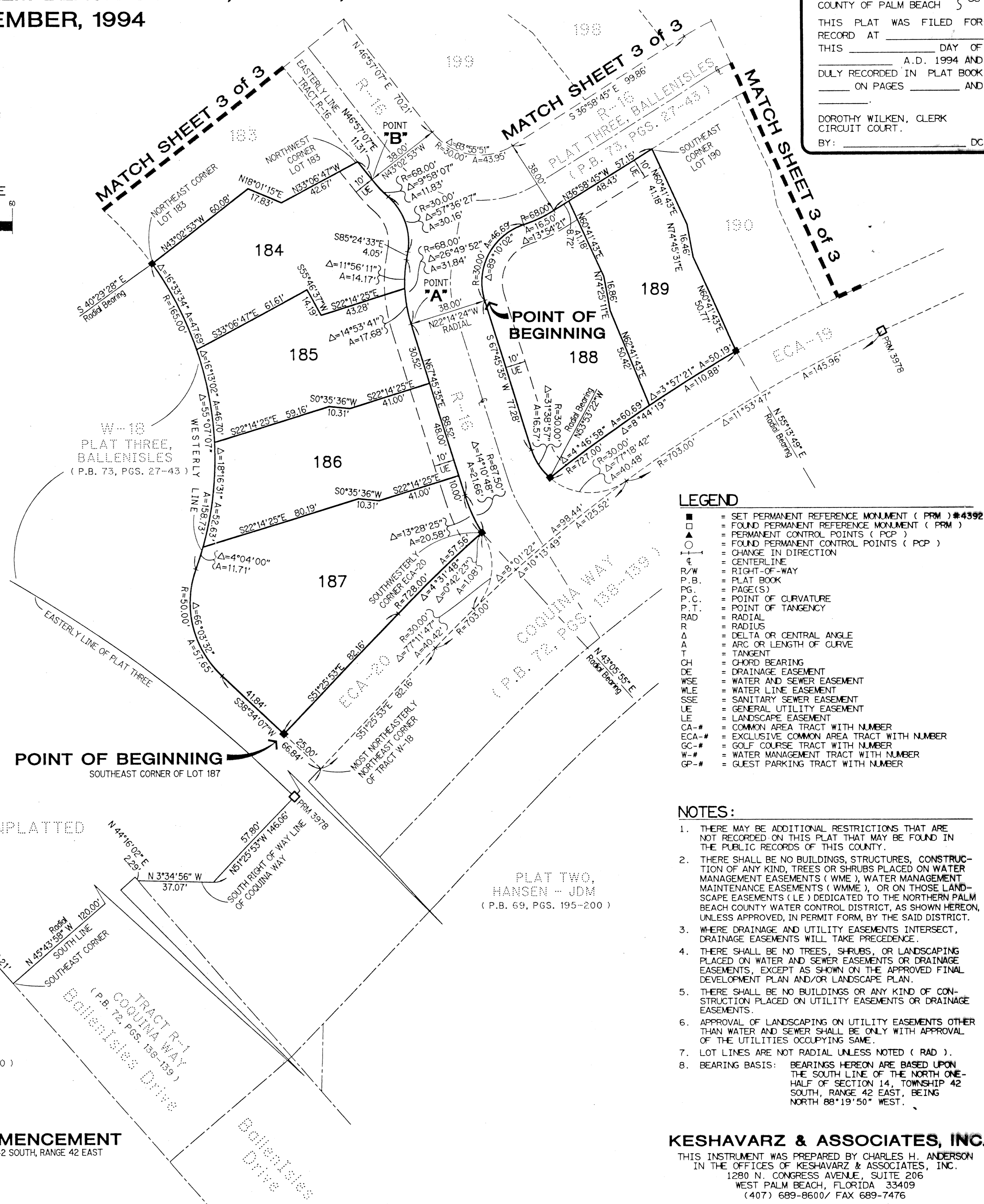
ATTEST: Linda Kosier
DEPUTY CITY CLERK

SURVEYOR'S CERTIFICATION

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

I HEREBY 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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET AS REQUIRED BY LAW, PRIOR TO THE EXPIRATION OF THE BOND OR THE OTHER SURETY AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

DATE: November 29, 1994
Charles H. Anderson
CHARLES H. ANDERSON, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4392



- ### LEGEND
- = SET PERMANENT REFERENCE MONUMENT (P.R.M.) #4392
 - = FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
 - = PERMANENT CONTROL POINTS (P.C.P.)
 - = FOUND PERMANENT CONTROL POINTS (P.C.P.)
 - = CHANGE IN DIRECTION
 - ↔ = CENTERLINE
 - ↔ = RIGHT-OF-WAY
 - P.B. = PLAT BOOK
 - PG. = PAGE(S)
 - P.C. = POINT OF TANGENCY
 - RAD. = RADIAL
 - R. = RADIUS
 - Δ = DELTA OR CENTRAL ANGLE
 - A = ARC OR LENGTH OF CURVE
 - T = TANGENT
 - CH. = CHORD BEARING
 - DE. = DRAINAGE EASEMENT
 - WSE. = WATER AND SEWER EASEMENT
 - WLE. = WATER LINE EASEMENT
 - SSE. = SANITARY SEWER EASEMENT
 - GE. = GENERAL UTILITY EASEMENT
 - LE. = LANDSCAPE EASEMENT
 - CA-# = COMMON AREA TRACT WITH NUMBER
 - ECA-# = EXCLUSIVE COMMON AREA TRACT WITH NUMBER
 - GC-# = GOLF COURSE TRACT WITH NUMBER
 - W-# = WATER MANAGEMENT TRACT WITH NUMBER
 - GP-# = GUEST PARKING TRACT WITH NUMBER

- ### NOTES:
1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 2. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER MANAGEMENT EASEMENTS (W.M.E.), WATER MANAGEMENT MAINTENANCE EASEMENTS (W.M.M.E.), OR ON THOSE LANDSCAPE EASEMENTS (L.E.) DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SAID DISTRICT.
 3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
 4. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN.
 5. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
 6. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
 7. LOT LINES ARE NOT RADIAL UNLESS NOTED (RAD).
 8. BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTH ONE-HALF OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING NORTH 88°19'50" WEST.

KESHAVARZ & ASSOCIATES, INC.
THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 1280 N. CONGRESS AVENUE, SUITE 206 WEST PALM BEACH, FLORIDA 33409 (407) 689-8600/ FAX 689-7476

SUBDIVISION: Sunset Bay, Plat One
BOOK: 74
PAGE: 133
FLOOD MAP: -
QUAD: -
SE: -
ZIP CODE: -
PUP NAME: 14/4974 c/Palm Beach Gardens