

PLAT of SANCTUARY COVE II

LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST
VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA
JULY 1997 SHEET 1 of 2

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE OLEN RESIDENTIAL REALTY CORPORATION, A NEVADA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SHOWN HEREON AS SANCTUARY COVE II, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 8; THENCE ALONG THE NORTH LINE OF THE SAID NORTHEAST QUARTER, S88°34'23"E FOR 105.01 FEET TO THE EAST RIGHT-OF-WAY OF PROSPERITY FARMS ROAD, RECORDED IN ROAD PLAT BOOK 2, PAGE 136, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH LINE, S88°34'23"E FOR 25.37 FEET TO THE POINT OF BEGINNING; THENCE S01°25'37"W FOR 33.00 FEET; THENCE S48°47'40"W FOR 17.07 FEET TO A LINE LYING 13.75 FEET EAST OF, AND PARALLEL WITH, THE SAID EAST RIGHT-OF-WAY; THENCE ALONG SAID PARALLEL LINE, S02°06'10"W FOR 62.16 FEET; THENCE N87°55'51"W FOR 13.75 FEET TO THE SAID EAST RIGHT-OF-WAY; THENCE ALONG SAID EAST RIGHT-OF-WAY, S02°06'10"W FOR 560.34 FEET TO THE NORTHWEST CORNER OF THE PLAT OF SANCTUARY COVE, RECORDED IN PLAT BOOK 75, PAGES 150 AND 151, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID PLAT OF SANCTUARY COVE AND THE EASTERLY EXTENSION THEREOF, S88°29'53"E FOR 2088.49 FEET TO THE WEST RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY, RECORDED IN PLAT BOOK 17, PAGE 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY, N23°00'06"W FOR 595.98 FEET; THENCE CONTINUE ALONG THE SAID WEST RIGHT-OF-WAY, N03°11'39"W FOR 127.82 FEET TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8; THENCE ALONG SAID NORTH LINE, N88°34'23"W FOR 1798.47 FEET TO THE POINT OF BEGINNING;

LESS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE INTERSECTION OF THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, WITH THE SAID WEST RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY; THENCE ALONG SAID WEST RIGHT-OF-WAY, S03°11'39"E FOR 127.82 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, S23°00'06"E FOR 285.64 FEET TO THE MEAN HIGH WATER LINE AS DESCRIBED IN OFFICIAL RECORD BOOK 9392 PAGES 1978 THROUGH 1982 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SAID MEAN HIGH WATER LINE FOR THE FOLLOWING COURSES:

THENCE S41°29'58"W FOR 13.10 FEET; THENCE S29°07'05"W FOR 11.37 FEET; THENCE S43°22'48"W FOR 10.89 FEET; THENCE S42°46'46"W FOR 15.70 FEET; THENCE S65°13'03"W FOR 15.71 FEET; THENCE S82°40'16"W FOR 12.33 FEET; THENCE N84°48'46"W FOR 21.96 FEET; THENCE N74°49'12"W FOR 26.40 FEET; THENCE N62°57'37"W FOR 29.17 FEET; THENCE N58°14'08"W FOR 12.90 FEET;

THENCE DEPARTING SAID MEAN HIGH WATER LINE, ACROSS AN OPEN CHANNEL, N21°52'47"E FOR 55.66 FEET TO THE SAID MEAN HIGH WATER LINE; THENCE ALONG THE SAID MEAN HIGH WATER LINE FOR THE FOLLOWING COURSES:

THENCE N13°40'53"W FOR 16.19 FEET; THENCE N06°24'34"E FOR 38.62 FEET; THENCE N14°19'10"W FOR 20.90 FEET; THENCE N06°14'26"W FOR 52.02 FEET; THENCE N07°48'35"W FOR 23.68 FEET; THENCE N13°32'44"W FOR 30.58 FEET; THENCE N12°43'13"W FOR 43.95 FEET; THENCE N18°26'35"W FOR 23.74 FEET;

THENCE DEPARTING SAID MEAN HIGH WATER LINE, N03°11'39"W FOR 104.07 FEET TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8; THENCE ALONG SAID NORTH LINE, S88°34'23"E FOR 48.48 FEET TO THE POINT OF BEGINNING.

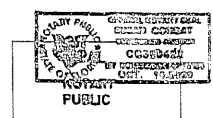
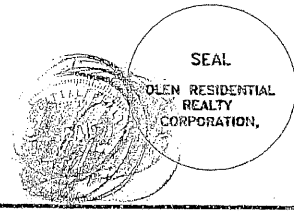
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

WETLAND TRACTS

THE WETLAND TRACTS AS SHOWN HEREON ARE HEREBY DECLARED TO BE CONSERVATION AREAS AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION—WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

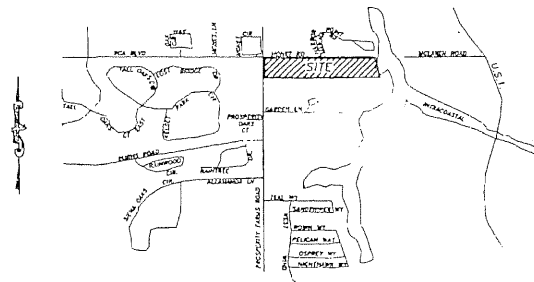
IN WITNESS WHEREOF, THE OLEN RESIDENTIAL REALTY CORPORATION, A NEVADA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY IGOR V. OLENICOFF AND DALE LYON. ITS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, THIS 16TH DAY OF JULY, 1997.

BY OLEN RESIDENTIAL REALTY CORPORATION,
A NEVADA CORPORATION
ATTEST: Dale Lyon BY: Igor V. Olenicoff
DALE LYON, VICE PRESIDENT IGOR V. OLENICOFF, PRESIDENT



LOCATION MAP

SEC 8 TWP 42S RNG 43E



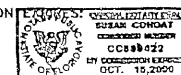
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED IGOR V. OLENICOFF, AND DALE LYON WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF THE OLEN RESIDENTIAL REALTY CORPORATION, A NEVADA CORPORATION, ON BEHALF OF THE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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 OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16TH DAY OF JULY, 1997

MY COMMISSION Susan Lobert NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, INDEPENDENCE TITLE INSURANCE, INC., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN THE OLEN RESIDENTIAL REALTY CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED July 21, 1997 BY: [Signature]

RONALD L. PLATT (PRINT NAME)
PRESIDENT (PRINT TITLE)

VILLAGE APPROVALS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE VILLAGE COUNCIL OF NORTH PALM BEACH, FLORIDA, BUT INFERS NO OBLIGATION ON THE PART OF THE MUNICIPALITY TO IMPROVE SUCH STREETS OTHER THAN PROVIDED UNDER EXISTING CHARTER, NOR TO INSTALL WATER MAINS, SANITARY SEWERS OR STORM DRAINAGE WITHIN THE BOUNDARIES OF THIS PLAT.

THIS 11TH DAY OF September, 1997.

Christopher Shelley CHAIRMAN
PLANNING COMMISSION
Philip Johnson VILLAGE ENGINEER
Tina Hoff DIRECTOR PUBLIC SERVICES
Richard J. Kelly, Esq. VILLAGE CLERK
William D. O'Connor MAYOR
VILLAGE OF NORTH PALM BEACH

SURVEYOR'S CERTIFICATION

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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE VILLAGE OF NORTH PALM BEACH.

DATE: 9/16/97 BY: William D. O'Connor
WILLIAM D. O'CONNOR, P.S.M.
CERTIFICATE NO. 4563

THIS INSTRUMENT PREPARED BY:
WILLIAM D. O'CONNOR, P.S.M.,
IN & FOR THE OFFICE OF:
CARNEY-NEUHAUS, INC.,
11911 U.S. HIGHWAY, INC., SUITE 120
PALM BEACH GARDENS, FLORIDA 33408
(561) 622-1300

CARNEY-NEUHAUS, INC. LB 6770
PLAT OF
SANCTUARY COVE II
DATE: 02/05/97
FILE: 98-011
SCALE: N/A
SHEET: 1 OF 2