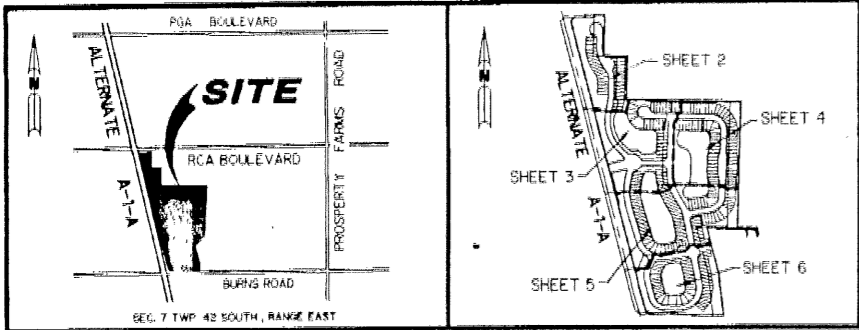


164



CATALINA LAKES

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 6 JANUARY, 2001



LOCATION SKETCH

KEY MAP

COUNTY OF PALM BEACH
STATE OF FLORIDA
This instrument was recorded on 2/20/01
This day of February 2001
and duly recorded in Plat Book No. 39
p. 699-704
DOROTHY H. WILKIN, Clerk of Circuit Court
By: *[Signature]* D.C.

DESCRIPTION:

A PARCEL OF LAND SITUATE IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE PLAT OF THE OAKS - SUN TERRACE PLAT 3, AS RECORDED IN PLAT BOOK 68, PAGES 70 THROUGH 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°34'14" WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID SOUTH LINE NORTH 88°34'14" WEST, A DISTANCE OF 167.45 FEET; THENCE SOUTH 14°05'37" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 411.80 FEET; THENCE SOUTH 08°34'59" EAST, A DISTANCE OF 370.43 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BURNS ROAD AS RECORDED IN OFFICIAL RECORD BOOK 6438, PAGES 668 THROUGH 671, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°43'14" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 259.57 FEET TO A POINT ON THE NORTH LINE OF BURNS ROAD AS RECORDED IN OFFICIAL RECORD BOOK 7207, AT PAGE 603 THROUGH 604, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 87°58'53" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 4.43 FEET; THENCE NORTH 88°51'24" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 151.37 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY (A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 07°01'28" WEST) HAVING A RADIUS OF 1912.85 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°31'37", A DISTANCE OF 151.13 FEET; THENCE SOUTH 88°29'51" WEST, A DISTANCE OF 53.74 FEET; THENCE NORTH 52°43'35" WEST, A DISTANCE OF 51.60 FEET TO THE EAST RIGHT-OF-WAY LINE OF ALTERNATE A-1-A; THENCE NORTH 16°16'11" WEST, DEPARTING SAID NORTH LINE AND ALONG SAID EAST LINE, A DISTANCE OF 183.76 FEET TO THE EAST RIGHT-OF-WAY LINE OF ALTERNATE A-1-A, AS DESCRIBED IN OFFICIAL RECORD BOOK 3578, AT PAGE 1026, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 14°05'26" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2396.67 FEET TO THE SOUTH LINE OF R.C.A. BOULEVARD (FORMERLY KNOWN AS MONET ROAD) AS DESCRIBED IN OFFICIAL RECORD BOOK 3578, AT PAGE 1026, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 40°40'02" EAST; DEPARTING SAID EAST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 28.95 FEET; THENCE SOUTH 88°34'17" EAST, A DISTANCE OF 131.64 FEET; THENCE NORTH 89°08'17" EAST, A DISTANCE OF 100.08 FEET THENCE SOUTH 88°34'17" EAST, A DISTANCE OF 32.34 FEET TO THE WEST LINE OF THAT CERTAIN SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY PARCEL AS RECORDED IN OFFICIAL RECORD BOOK 1767, AT PAGES 126 AND 127, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°25'43" WEST, ALONG SAID WEST LINE, A DISTANCE OF 297.48 FEET; THENCE SOUTH 43°54'17" EAST, A DISTANCE OF 16.97 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY PARCEL; THENCE SOUTH 88°54'17" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 189.00 FEET TO A POINT IN THE WEST LINE OF THAT CERTAIN AMARA TEMPLE HOLDING CORPORATION, INC. PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 2628, AT PAGES 1186 AND 1187, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY PARCEL; THENCE SOUTH 01°25'43" WEST, DEPARTING SAID SOUTH LINE AND ALONG SAID WEST LINE, A DISTANCE OF 377.50 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN AMARA TEMPLE HOLDING CORPORATION, INC. PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 8239, AT PAGE 558, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°34'17" EAST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 01°25'43" EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 2.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 7527, AT PAGE 1642, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°34'17" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 305.97 FEET TO THE WEST LINE OF THE PLAT OF SAID OAKS - SUN TERRACE PLAT 3; THENCE SOUTH 01°25'32" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1075.00 FEET; THENCE SOUTH 88°34'14" EAST, A DISTANCE OF 168.05 FEET; THENCE SOUTH 14°05'44" EAST, A DISTANCE OF 52.10 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF GARDENS EAST DRIVE (AS NOW LAID OUT AND IN USE) AND A NON-TANGENT CIRCULAR CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 03°44'48", AND WHOSE RADIUS POINT BEARS SOUTH 67°13'31" EAST FROM SAID POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE WEST RIGHT-OF-WAY OF GARDENS EAST DRIVE, AN ARC DISTANCE OF 26.16 FEET (SAID ARC SUTENDED BY A CHORD BEARING SOUTH 20°54'05" WEST, A DISTANCE OF 26.15 FEET); TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 14°05'44" WEST, A DISTANCE OF 62.13 FEET; THENCE NORTH 88°34'14" WEST, A DISTANCE OF 243.65 FEET; THENCE NORTH 01°25'46" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.430 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA & COMPANY, INC., A FLORIDA CORPORATION, AS OWNER OF THE LAND SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED HEREON AS USED AND PLATTED AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AS CATALINA LAKES, AND DOES HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DOES ALSO HEREBY DEDICATE THE SPECIFIC TRACTS AND PARCELS DESCRIBED HEREIN AS FOLLOWS:

- UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "U.E." 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 PUBLIC UTILITIES.
- THE WATER LINE EASEMENTS (WLE), FIRE HYDRANT EASEMENTS (FHE) AND SEWER LINE EASEMENTS (SLE) SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY FOR THE CONSTRUCTION AND MAINTENANCE OF SURFACE AND SUBSURFACE WATER AND SEWER FACILITIES.

DEDICATION: (CONTINUED)

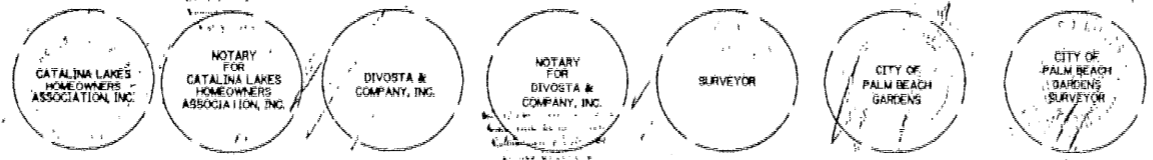
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER STREET TRACT "A" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF CATALINA LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS EXCLUSIVE COMMON AREA, EASEMENT ON, OVER AND UNDER STREET TRACT "A" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERE TO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT "A".
- THE STREET TRACT SHOWN AND DESIGNATED HEREON AS "TRACT A" IS HEREBY RESERVED FOR THE CATALINA LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS EXCLUSIVE COMMON AREA, EXCLUSIVELY FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES, INCLUDING CATV AND RELATED PURPOSES, SAID STREET TRACT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS 108-11 THROUGH 108-14, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CATALINA LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING AND OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE WALL MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CATALINA LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF BUFFER WALLS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS "L-1", "L-2", "L-3" AND "L-4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CATALINA LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CATALINA LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HEREON AS "D.E." ARE HEREBY DEDICATED TO CATALINA LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE PARKING EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO CATALINA LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
- THE PUBLIC ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR PUBLIC PROXIMITY ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CATALINA LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN SAID EASEMENTS.
- THE EMERGENCY ACCESS EASEMENTS AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA FOR EMERGENCY VEHICULAR ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CATALINA LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN SAID EASEMENTS.
- TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, ITS SUCCESSORS AND/OR ASSIGNS AS PUBLIC ROAD RIGHT-OF-WAY, SAID TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLORIDA DEPARTMENT OF TRANSPORTATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY ADD WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS DAY 2/20 OF JANUARY, 2001.

DIVOSTA & COMPANY, INC.,
A FLORIDA CORPORATION

WITNESS: *[Signature]* Christine Scalomandae
PRINTED NAME: Christine Scalomandae
WITNESS: *[Signature]* William E. Strawn
PRINTED NAME: WILLIAM E. STRAWN

WITNESS: *[Signature]* Charles H. Hathaway, Pres.
CHARLES H. HATHAWAY, PRESIDENT



ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY KNOWN TO ME, OR HAVE I PROMISED

AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DIVOSTA & COMPANY, INC., A FLORIDA 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF JANUARY, 2001.

2/3/02
MY COMMISSION EXPIRES: *[Signature]* Christine Scalomandae
NOTARY PUBLIC - STATE OF FLORIDA
[Signature] Christine Scalomandae
PRINT NOTARY NAME HERE

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

CATALINA LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON DATED THIS 20 DAY OF JANUARY, 2001.

CATALINA LAKES HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION

WITNESS: *[Signature]* Christine Scalomandae
PRINTED NAME: Christine Scalomandae
WITNESS: *[Signature]* Charles H. Hathaway, Pres.
PRINTED NAME: CHARLES H. HATHAWAY, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY KNOWN TO ME, OR HAVE I PROMISED

AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CATALINA LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF JANUARY, 2001.

2/3/02
MY COMMISSION EXPIRES: *[Signature]* Christine Scalomandae
NOTARY PUBLIC - STATE OF FLORIDA
[Signature] Christine Scalomandae
PRINT NOTARY NAME HERE

SURVEYOR'S NOTES:

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
- 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.
- NO BUILDINGS OR IMPROVEMENTS OF ANY KIND, TREE OR SHRUB, SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCRACEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- LOT LINES ARE RADIAL UNLESS NOTED (N.R.) = NON-RADIAL.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF "THE OAKS - SUN TERRACE PLAT 3", RECORDED IN PLAT BOOK 68, PAGES 70 THROUGH 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR NORTH 01°35'32" EAST.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, AMERICAN TITLE OF THE PALM BEACHES, CORPORATION, A TITLE INSURANCE COMPANY, AS 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 TO DIVOSTA AND COMPANY, INC., THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.
AMERICAN TITLE OF THE PALM BEACHES, CORPORATION

DATE: Jan 9, 2001 BY: *[Signature]* Candace Majumdar
CANDACE MAJUMDAR, PRESIDENT

CITY APPROVALS:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.), PERMANENT CONTROL POINTS (P.C.P.), AND MONUMENTS AT LOT CORNERS.

BY: *[Signature]* D. Howard Dukes
DATE: Feb 2, 2001
D. HOWARD DUKES
PROFESSIONAL SURVEYOR
AND MAPPER - LICENSE NO. 4533

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD
DATED THIS 15 DAY OF FEBRUARY, 2001.
ATTEST: *[Signature]* Carol Gold
BY: *[Signature]* Joseph Russo
CAROL GOLD, CLERK

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD
THIS 6 DAY OF FEB, 2001.
BY: *[Signature]* Lennart E. Lindahl
LENNART E. LINDAHL, PE - CITY ENGINEER

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") AND MONUMENTS ACCORDING TO SEC. 177.081 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS 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 THE CITY OF PALM BEACH GARDENS.

BY: *[Signature]* Perry C. White
PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS, PLANNERS, SURVEYORS
WEST PALM BEACH, FLORIDA
LB 6674