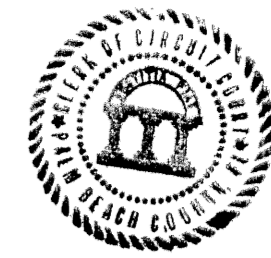


# SUSSMAN - PLAT FOUR

BEING A REPLAT OF TRACTS 3, 8, 9, 17, 18, 19, 20 AND 30 AND A PORTION OF TRACTS 16 AND 21, ALL LYING WITHIN BLOCK 52, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST.

SHEET 1 OF 2 JANUARY, 2001



55

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 1:35 PM  
The 20 day of July 2001  
and duly recorded in Plat Book No. 91  
on page 55-56  
DORIS WILKIN, Clerk of the Court  
by [Signature]

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOCA RATON ASSOCIATES IV, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS SUSSMAN-PLAT FOUR, BEING A REPLAT OF TRACTS 3, 8, 9, 17, 18, 19, 20 AND 30 AND A REPLAT OF A PORTION OF TRACTS 16, AND 21, ALL LYING IN BLOCK 52, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS 3, 8, 9, 17, 18, 19, 20 AND 30 TOGETHER WITH THE SOUTH ONE-HALF (S. 1/2) AND THE EAST 80.00 FEET OF THE NORTH ONE-HALF (N. 1/2) OF SAID TRACT 16 AND THE WEST 5.11 FEET OF SAID TRACT 21, ALL LYING IN BLOCK 52, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45, SAID LAND LYING, SITUATE AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 82.429 ACRES MORE OR LESS.

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

- TRACTS "A", "B", "C", "D", "E", AND "F", AS SHOWN HEREON, PURSUANT TO SECTION 6.8.B.B.(2)(b) AND 6.8.B.B.(3)(b) OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE ARE DEDICATED AS THE PRESERVE AREA FOR PETITION NO. 2000-032(A) AND ARE SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 12-418, PAGES 433 THROUGH 429 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID TRACTS ARE RESERVED TO G.L. HOMES OF BOCA RATON ASSOCIATES IV, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS, IN FEE SIMPLE TITLE INTEREST, FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, G.L. HOMES OF BOCA RATON ASSOCIATES IV, LTD., BY: G.L. HOMES OF BOCA RATON IV CORPORATION, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14<sup>th</sup> DAY OF JUNE, 2001.

G.L. HOMES OF BOCA RATON ASSOCIATES IV, LTD., A FLORIDA LIMITED PARTNERSHIP

BY: G.L. HOMES OF BOCA RATON IV CORPORATION, ITS GENERAL PARTNER

BY: Richard A. Costello  
RICHARD A. COSTELLO, VICE PRESIDENT

WITNESS: Karin Rattenau

PRINT NAME: KEVIN RATTENAU

WITNESS: Larry Portnoy

PRINT NAME: LARRY PORTNOY

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.L. HOMES OF BOCA RATON IV CORPORATION, THE GENERAL PARTNER OF G.L. HOMES OF BOCA RATON ASSOCIATES IV, LTD., AND 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 IS 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 14<sup>th</sup> DAY OF JUNE, 2001.

NOTARY PUBLIC: Kathleen M. Coffman

PRINT NAME: Kathleen H. Coffman

MY COMMISSION EXPIRES: March 18, 2005

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE 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 IN G.L. HOMES OF BOCA RATON ASSOCIATES IV, LTD., A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

LAWYERS TITLE INSURANCE CORPORATION

BY: Kathleen M. Jannen  
KATHLEEN M. JANNEN, ASSISTANT VICE PRESIDENT

DATE: June 28, 2001

### 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. 177.091 (9) F.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.

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

DATE: 7-02-01

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 14<sup>th</sup> DAY OF JUNE, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.061 (1) FLORIDA STATUTES.

BY: George R. Webb  
GEORGE R. WEBB, P.E.  
COUNTY ENGINEER

DATE: 7-19-01

### SITE PLAN DATA

ZONING PETITION NO. \_\_\_\_\_ PDD 2000-032 (A)  
TOTAL AREA \_\_\_\_\_ 82.429 AC.

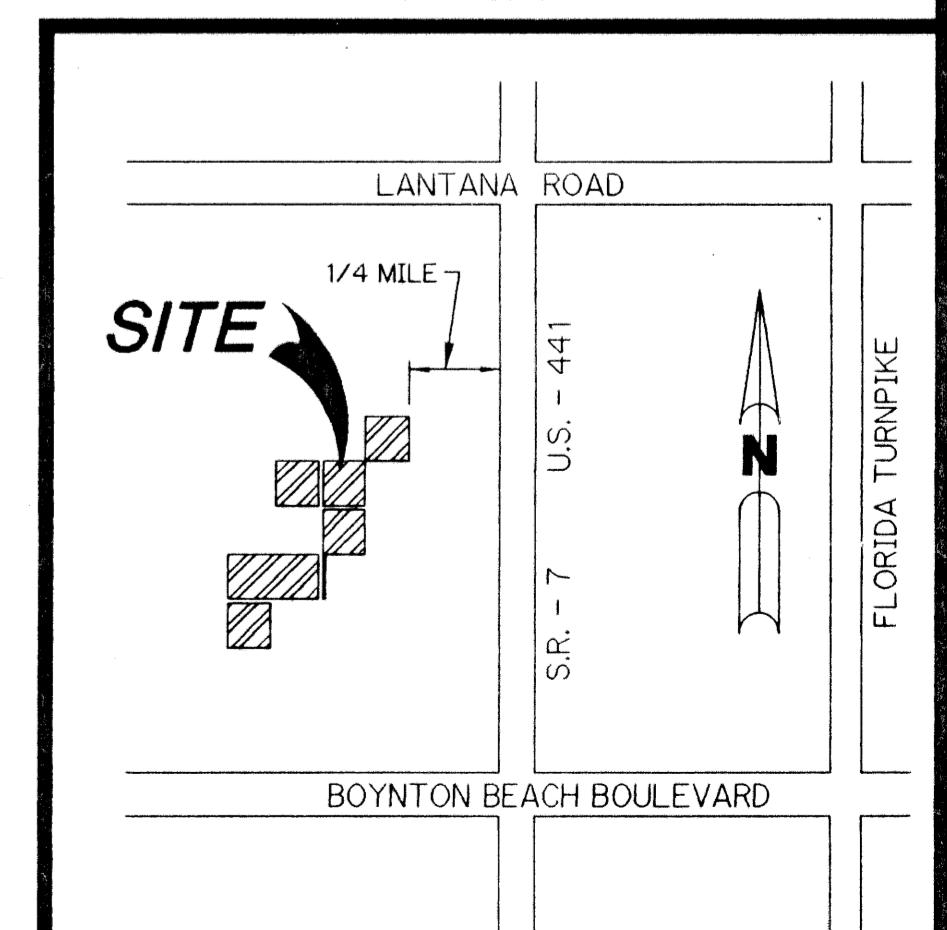
THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
420 COLUMBIA DRIVE  
WEST PALM BEACH, FLORIDA 33409  
LB-6674

### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83 (1990 ADJUSTMENT). THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24-45-41 HAVING A BEARING OF NORTH 88°56'20" EAST.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS, EXCEPT AS PROVIDED IN THE CONSERVATION EASEMENT RECORDED AGAINST TITLE TO THE PROPERTY.
- 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 PALM BEACH COUNTY.
- 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- COORDINATES SHOWN ARE GRID COORDINATES  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000174  
PLAT BEARING = GRID BEARING  
NO ROTATION
- THE PROPERTY SUBJECT TO THIS PLAT IS A PRESERVATION AREA APPROVED AS PART OF PETITION 2000-032 (A) AND SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:  
**PERMITTED USES:**  
A. CROP PRODUCTION, PASTURE, OR EQUESTRIAN PURPOSES OR MAY BE RETAINED AS FALLOW LAND;  
B. ACCESSORY STRUCTURES SUCH AS BARN AND PUMP STRUCTURES.  
C. WETLAND OR BONA FIDE AGRICULTURAL USES PER THE UNIFIED LAND DEVELOPMENT CODE;  
D. OTHER USES AS PERMITTED BY THE REQUIRED CONSERVATION EASEMENTS;  
E. OTHER USES AS MAY BE PERMITTED WITHIN THE PROTECTED AREA OF AN AGR-PUD CONSISTENT WITH THE COMPREHENSIVE PLAN AND UNIFIED LAND DEVELOPMENT CODE.  
**NOT PERMITTED:**  
F. AGRICULTURAL SUPPORT USES SUCH AS PROCESSING FACILITIES, FARMWORKER HOUSING AND THE LIKE SHALL NOT BE ACCOMMODATED IN THE PROTECTED AREA OF THE AGR-PUD; NOR SHALL NEW RESIDENTIAL USES BE ACCOMMODATED THEREON.

### LOCATION MAP

NOT TO SCALE



SUSSMAN - Plat Four  
Book 55  
Page 1008  
Zoning: AGR-PUD  
Date: 7-19-01  
TAX: 748  
Sussman AGR-PUD

