

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

=====

Meeting Date: March 11, 2014 **Consent** **Regular**
 Workshop **Public Hearing**

Department:

Submitted By: Engineering and Public Works
Submitted For: Land Development Division

=====

I. EXECUTIVE BRIEF

Motion and Title: **Staff recommends motion to adopt:** a Resolution to abandon any public interest in all those certain streets and easements lying within the Plat of Sabal Grove, as recorded in Plat Book 110, Pages 52 through 54, Public Records of Palm Beach County, Florida and vacate all of the Plat of Sabal Grove, as recorded in Plat Book 110, Pages 52 through 54, Public Records of Palm Beach County, Florida.

SUMMARY: Adoption of this Resolution will allow the petitioner, K. Hovnanian T&C Homes at Florida, LLC, to abandon these streets and easements and vacate this plat to allow for replatting. The petition site is located west of Military Trail and south of Lantana Road.

District 3 (MRE)

Background and Justification: The owner, K. Hovnanian T&C Homes at Florida, LLC, is in the process of site plan approval to replat the property. The recorded plat is in conflict with the site development plan and is proposed to be vacated prior to replatting.

Reviewing agencies and utility service providers have no objection to the vacation as replacement easements will be provided with the replat of the property.

Easements are exempt from the privilege fee requirement as provided in Palm Beach County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034).

Attachments:

- 1. Location Sketch
- 2. Resolution with Legal Description and Sketch

=====

Recommended by: *Joannell Kella* *01/14/2014* *[Signature]*
 Division Director **Date**

Approved by: *Sy T. Hill* *2/4/14*
 County Engineer **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2014	2015	2016	2017	2018
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ -0-	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No

Budget Acct No.: Fund__ Dept.__ Unit__ Object
Program

Recommended Sources of Funds/Summary of Fiscal Impact:

* This item has no fiscal impact.

C. Departmental Fiscal Review: Aluikrovalamen

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

John A. Hill 2/6/14
OFMB
2/5

Don J. Jacobson 2/7/14
Contract Dev. and Control
2-7-14 Bicknell

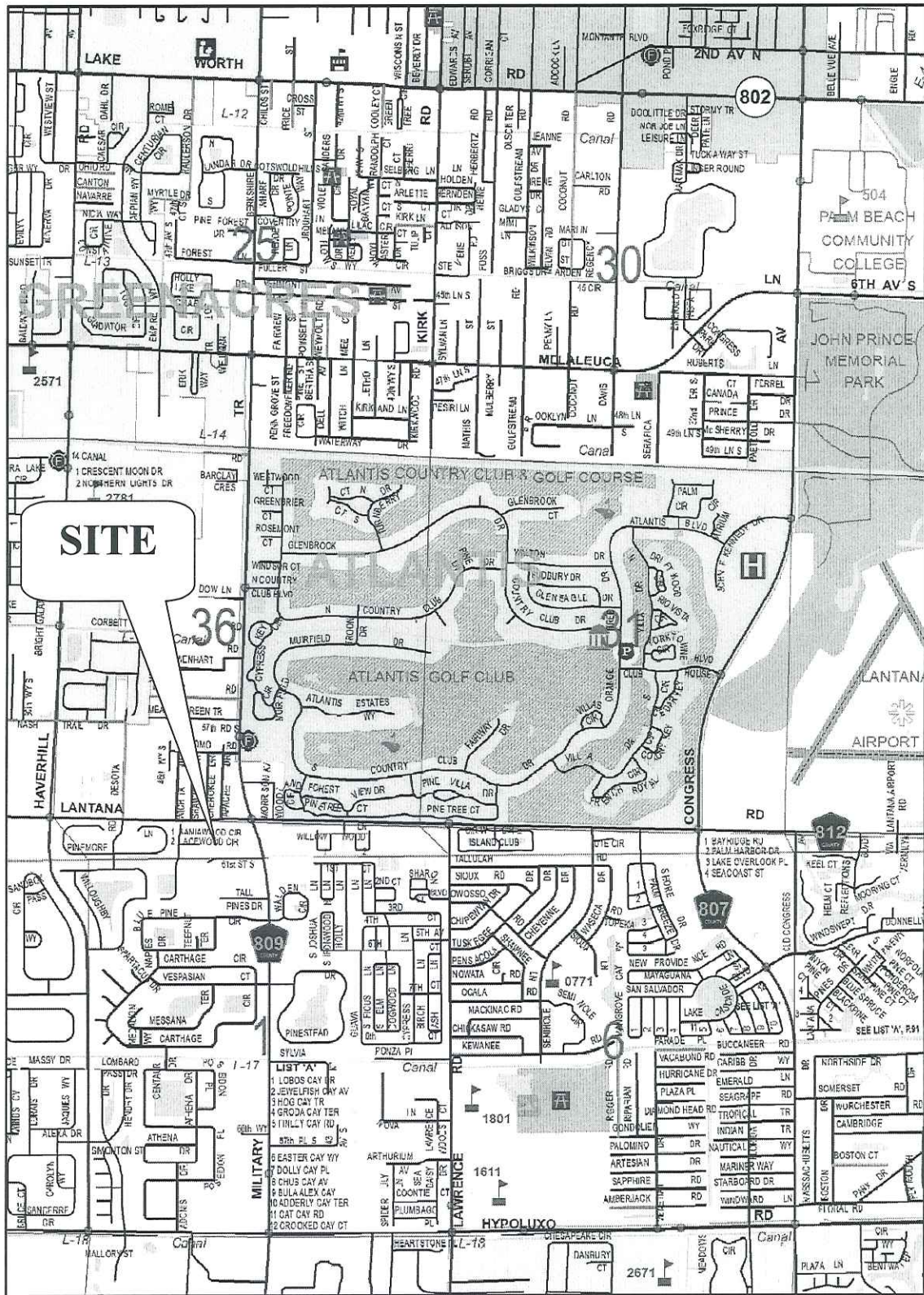
B. Approved as to Form and Legal Sufficiency:

Marlon Blunt
Assistant County Attorney

C. Other Department Review:

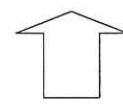
Department Director

This summary is not to be used as a basis for payment.



LOCATION SKETCH

SABAL GROVE
ABANDONMENT OF
STREETS, EASEMENTS AND PLAT



N
(not to scale)

RESOLUTION NO. R-2014-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN ALL THOSE CERTAIN STREETS AND EASEMENTS LYING WITHIN THE PLAT OF SABAL GROVE, AS RECORDED IN PLAT BOOK 110, PAGES 52 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND VACATING ALL OF THE PLAT OF SABAL GROVE, AS RECORDED IN PLAT BOOK 110, PAGES 52 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida (Board), has considered the vacation pursuant to authority in Sections 177.101 and 336.09 of the Florida Statutes and as provided in Palm Beach County (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034) for the vacation of the hereinafter described; and

WHEREAS, petition to vacate said plat inclusive of any utility easements was submitted by K. Hovnanian T&C Homes at Florida, LLC; and

WHEREAS, this petition substantially complies with the terms and conditions of the vacation as set forth in said Ordinance; and

WHEREAS, this Board, while convened in regular session on March 11, 2014, did hold a meeting on said petition to vacate, and this Board determined that said easements as shown in Exhibit A attached hereto and made a part hereof, are in excess of the requirements of the local utility companies; and

WHEREAS, this Board while convened in regular session on March 11, 2014, did hold a meeting on said Petition to vacate the plat and easements shown in Exhibit A, and this Board determined that said vacation conforms to the County's Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby reaffirmed and ratified.

RESOLUTION NO. R-2014-_____

2. The streets and easements are hereby abandoned and closed as streets and easements and this Board does hereby renounce and disclaim any right or interest of the County and the Public in and to the streets and easements, more fully described in the legal description and sketch as shown in Exhibit A attached hereto and made a part hereof.
3. The Plat Sabal Grove is hereby vacated and this Board does hereby renounce and disclaim any right or interest of the County and the Public in and to the plat, more fully described in the legal description and sketch as shown in Exhibit A attached hereto and made a part hereof.
4. Notice of the adoption of this Resolution shall be published once in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution as provided in Palm Beach County (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034).

RESOLUTION NO. R-2014-_____

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and, upon being put to a vote, the vote was as follows:

Commissioner Priscilla A. Taylor, Mayor

Commissioner Paulette Burdick, Vice Mayor

Commissioner Hal R. Valeche

Commissioner Shelley Vana

Commissioner Steven L. Abrams

Commissioner Mary Lou Berger

Commissioner Jess R. Santamaria

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2014.

**PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS**

Sharon R. Bock, Clerk & Comptroller

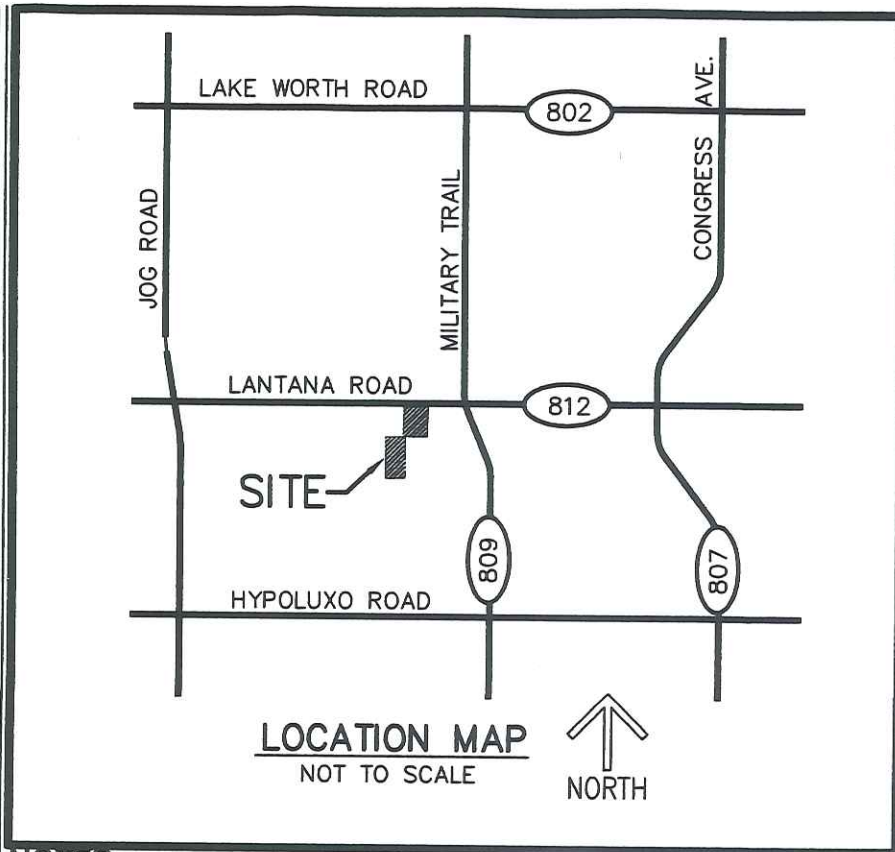
**BY: _____
Deputy Clerk**

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

**BY: 
County Attorney**

EXHIBIT A

Page 1 of 5



NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AGENT FILE NUMBER 24594-0116, DATED JUNE 11, 2013 AT 11:00 PM
3. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
4. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. THE PURPOSE OF THIS SPECIFIC PURPOSE SURVEY IS TO DEFINE THE LIMITS OF A RECORDED PLAT TO BE ABANDONED AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

DESCRIPTION:

ALL OF THE PLAT OF SABAL GROVE INCLUDING BUT NOT LIMITED TO ALL OF LOTS, TRACTS, STREETS, AND EASEMENTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGES 52 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

THE PRIVATE AND RESIDENTIAL ACCESS STREETS; LAKE MAINTENANCE, WATER MANAGEMENT AND UTILITY TRACTS, AND DRAINAGE, UTILITY, PALM BEACH COUNTY UTILITY, LAKE MAINTENANCE ACCESS AND MASS TRANSIT EASEMENTS, LYING WITHIN SABAL GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGES 52 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 456,443 SQUARE FEET OR 10.478 ACRES, MORE OR LESS

SAID LANDS LYING IN SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 18, 2013. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 5

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

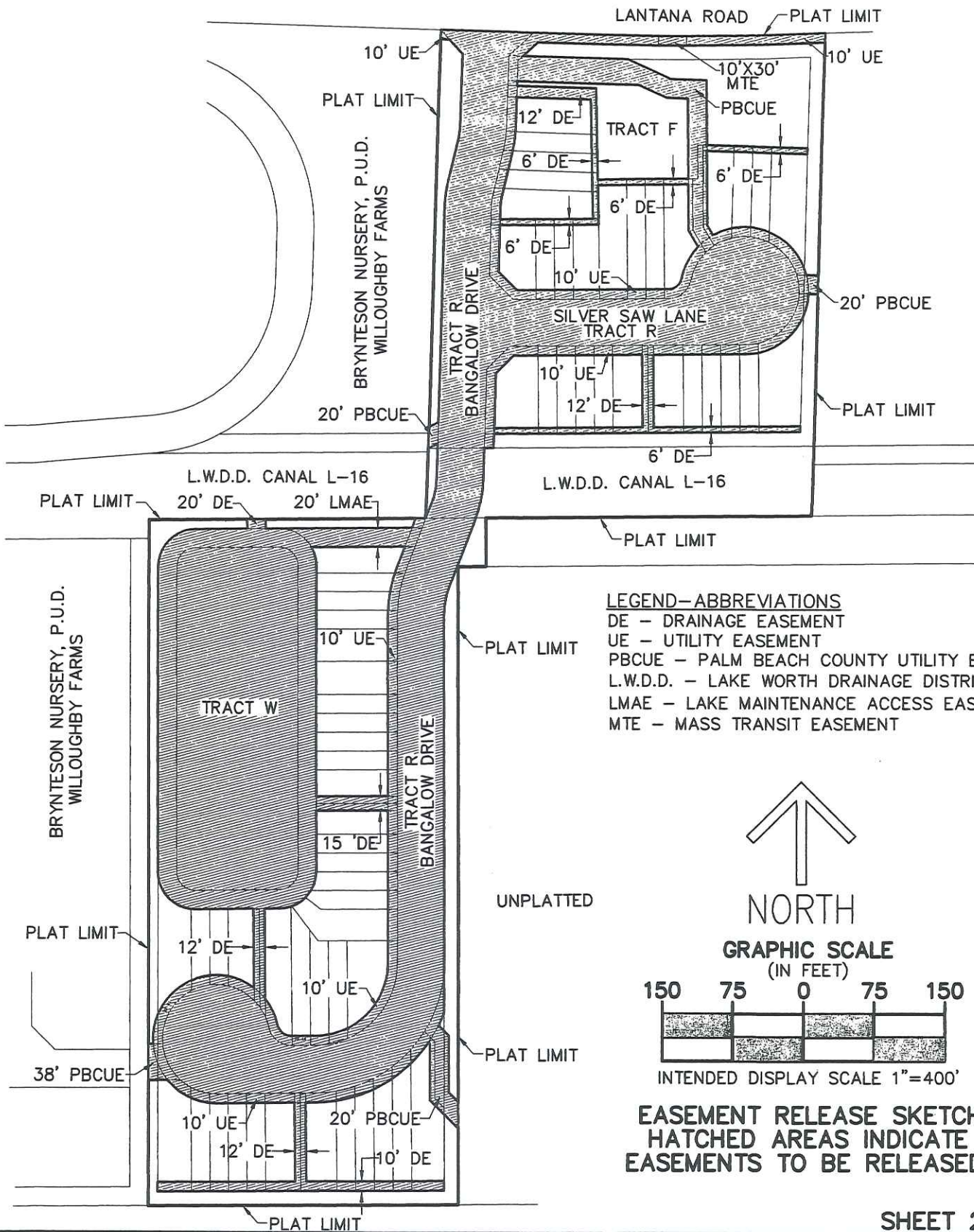
DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

DATE	11/18/13
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	4928_SKOD

**SABAL GROVE
 RELEASES
 SPECIFIC PURPOSE SURVEY**

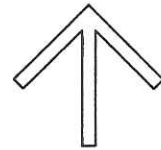
EXHIBIT A

Page 2 of 5



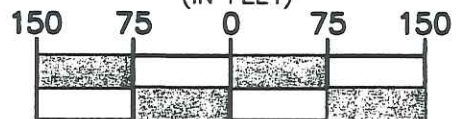
LEGEND—ABBREVIATIONS

- DE - DRAINAGE EASEMENT
- UE - UTILITY EASEMENT
- PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- MTE - MASS TRANSIT EASEMENT



NORTH

**GRAPHIC SCALE
(IN FEET)**



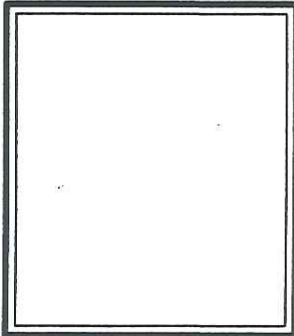
INTENDED DISPLAY SCALE 1"=400'

**EASEMENT RELEASE SKETCH
HATCHED AREAS INDICATE
EASEMENTS TO BE RELEASED**

SHEET 2 OF 5

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

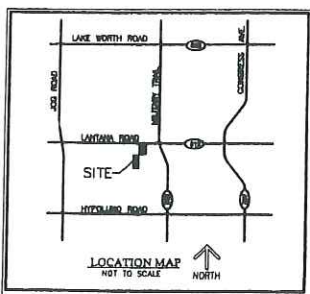
**SABAL GROVE
RELEASES
SKETCH OF DESCRIPTION**



DATE	10/10/13
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	4928_SKOD

2007 0332081

52



0965-001

SABAL GROVE

BEING A PORTION OF LOT 2, TRACT 37, AS SHOWN ON THE GOVERNMENT PLAT OF THE HIATUS BETWEEN TOWNSHIPS 44 AND 45 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATIONS AND RESERVATIONS: (CONTINUED)

- 6. OPEN SPACE TRACTS
- 7. LIMITED ACCESS EASEMENTS
- 8. INCOMPATIBILITY, COMPATIBILITY AND LANDSCAPE BUFFER EASEMENTS
- 9. LANDSCAPE BUFFER EASEMENT
- 10. MASS TRANSIT EASEMENT
- 11. UTILITY TRACTS

KNOW ALL MEN BY THESE PRESENTS THAT K. HOWANHAN T&C HOMES AT FLORIDA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS SABAL GROVE, BEING A PORTION OF LOT 2, TRACT 37, AS SHOWN ON THE GOVERNMENT PLAT OF THE HIATUS BETWEEN TOWNSHIPS 44 AND 45 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE S.88°30'01"E ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, A DISTANCE OF 1817.31 FEET; THENCE S.01°28'58"W, A DISTANCE OF 34.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LANTANA ROAD (STATE ROAD 812), AS RECORDED IN OFFICIAL RECORD BOOK 5781, PAGE 1178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°30'01"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 178.23 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 2,867.78 FEET AND A CENTRAL ANGLE OF 0°11'42"; THENCE EASTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 272.80 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 2,867.78 FEET AND A CENTRAL ANGLE OF 0°28'14"; THENCE EASTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.72 FEET; THENCE S.01°28'58"W, ALONG THE WEST LINE OF LANTANA ROAD (STATE ROAD 812), AS RECORDED IN PLAT BOOK 85, PAGES 3 AND 4 OF SAID PUBLIC RECORDS, AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 513.87 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE S.88°30'01"E, ALONG SAID NORTH LINE, A DISTANCE OF 347.85 FEET; THENCE S.02°31'57"E, A DISTANCE OF 82.14 FEET; THENCE S.82°48'18"W, A DISTANCE OF 29.85 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE S.00°18'00"E, ALONG SAID EAST LINE, A DISTANCE OF 578.21 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF CONCEPT HOMES, AS RECORDED IN PLAT BOOK 85, PAGES 188 THROUGH 204 OF SAID PUBLIC RECORDS, A DISTANCE OF 730.45 FEET; THENCE N.89°24'48"E, ALONG SAID EAST LINE, A DISTANCE OF 298.36 FEET; THENCE N.01°28'58"W, ALONG SAID EAST LINE, A DISTANCE OF 518.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 458,443 SQUARE FEET OR 10.478 ACRES MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. PRIVATE STREETS
2. RECREATIONAL AREA
3. WATER MANAGEMENT TRACT
4. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SABAL GROVE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND 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 ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS SHOWN HEREON 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 OF OTHER UTILITIES.

THE UTILITY EASEMENTS RUNNING PARALLEL AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND PARALLEL TO LANTANA ROAD, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, SANITARY WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, SANITARY WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE PALM BEACH COUNTY UTILITY EASEMENTS (PROVE) IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, SANITARY WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF April, 2007.

K. HOWANHAN T&C HOMES AT FLORIDA, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
MANAGING MEMBER

WITNESS: [Signature]
PRINT NAME: STEPHEN B. COLLIER
WITNESS: [Signature]
PRINT NAME: JEFF JOHNSON

ACKNOWLEDGMENT:
STATE OF FLORIDA
BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED SUFFICIENT EVIDENCE TO SATISFY MY DUTY AS A PUBLIC NOTARY PUBLIC AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT HOWANHAN DEVELOPMENT OF FLORIDA, INC., A FLORIDA CORPORATION MANAGING MEMBER OF K. HOWANHAN T&C HOMES AT FLORIDA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND KNOWINGLY AND VOLUNTARILY ACKNOWLEDGED 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 ONE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF April, 2007.
MY COMMISSION EXPIRES: 11-1-07
COMMISSION NUMBER: D0245945

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, [Signature] AS MANAGING MEMBER OF THE SABAL GROVE PROPERTY OWNERS ASSOCIATION, INC., 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 26th DAY OF April, 2007.

WITNESS: [Signature]
PRINT NAME: STEPHEN B. COLLIER
WITNESS: [Signature]
PRINT NAME: JEFF JOHNSON

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED SUFFICIENT EVIDENCE TO SATISFY MY DUTY AS A PUBLIC NOTARY PUBLIC AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SABAL GROVE PROPERTY OWNERS ASSOCIATION, INC., AND KNOWINGLY AND VOLUNTARILY ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY ONE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF April, 2007.
MY COMMISSION EXPIRES: 11-1-07
COMMISSION NUMBER: D0245945

K. HOWANHAN T&C HOMES AT FLORIDA, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
MANAGING MEMBER

TITLE CERTIFICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, RONALD PLATT, 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 AM THE TITLE TO THE PROPERTY IS VESTED IN K. HOWANHAN T&C HOMES AT FLORIDA, L.L.C.; 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 DESCRIBED BY THIS PLAT.

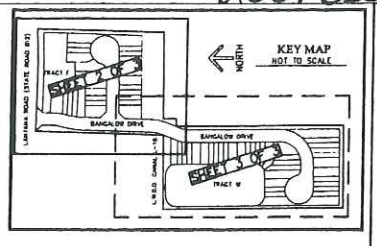
DATE: 4/26/07
RONALD PLATT
ATTORNEY AT LAW
LICENSED IN FLORIDA
COUNTY OF PALM BEACH

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 88-33, AND IN ACCORDANCE WITH SEC. 177.07(1)(2) F.S. THIS PLAT IS THE DAY OF 26th, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1)(1), F.S.

BY: [Signature]
GEORGE T. MOORE, STEVEN B. CARRIER
COUNTY 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 SUPERVISION 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. 177.04(6), F.S., WILL BE SET UNDER THE SUPERVISION OF THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND, FURTHER, THAT THE SURVEY DATA COMPLIED WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 5-1-07
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LR 45591



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:54 A.M. THIS 11th DAY OF JULY, A.D. 2007 AND DULY RECORDED IN PLAT BOOK 110 ON PAGE 52.

SHEET 1 OF 3

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 • (561)392-1981
OCTOBER - 2008

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL OR RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1980 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE ORIGINAL SCALE FACTOR = 1.000398 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE SEARCHED AS SHOWN HEREON ARE GRID DATUM, NAD 83 1980 ADJUSTMENT, FLORIDA EAST ZONE.

TABULAR DATA	
TOTAL AREA OF THIS PLAT	10,478 ACRES
AREA OF TRACT 1 (ROADWAY)	2,709 ACRES
AREA OF RESERVATION	1,517 ACRES
AREA OF RECREATION (TRACT 7)	0,834 ACRES
AREA OF TRACT 1 AND 11 (OPEN SPACE)	1,840 ACRES
AREA OF TRACTS 17 AND 21	0,034 ACRES
AREA OF TRACTS 17 AND 21	42 ACRES
UNIT TYPE	RESIDENTIAL TOWNSHIPS
DRAWN AND RECORDED THIS PLAT BY: DAVID P. LINDLEY, REG. LAND SURVEYOR #5005, STATE OF FLORIDA, LR 45591.	

STATIONED ON Sabal Grove
BRICK 115
FLORIDA ZONE B
BY: DAVID P. LINDLEY
DATE: 5-1-07
7:42 AM
FOR R/W

MANAGING MEMBER: [Signature] NOTARY

SABAL GROVE PROPERTY OWNERS ASSOCIATION, INC. NOTARY

SABAL GROVE PROPERTY OWNERS ASSOCIATION, INC. NOTARY

COUNTY ENGINEER: [Signature] NOTARY

SURVEYOR: [Signature] NOTARY

N/A SEE ABOVE NOTARY STAMP

