

SANCTUARY COVE

LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA

FEBRUARY 1995

150

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 2:52 P.M.
THIS 4th DAY OF August
1995, AND DULY RECORDED
IN PLAT BOOK 75 ON PAGES
150 AND 151

DOROTHY H. WILKEN, CLERK
By: Dawn D. [Signature], D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE OLEN COMPANY, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8; THENCE SOUTH 02-06-10 WEST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 667.20 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID NORTHEAST ONE-QUARTER (NE 1/4); THENCE SOUTH 88-29-53 EAST, ALONG SAID NORTH LINE, A DISTANCE OF 105.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD, BEING A LINE 105.00 FEET EAST OF AND PARALLEL WITH THE AFORESAID WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE SOUTH 88-29-53 EAST, CONTINUE ALONG SAID NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 959.93 FEET; THENCE SOUTH 02-17-52 WEST, DEPARTING FROM NORTH LINE, A DISTANCE OF 666.64 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID NORTHEAST ONE-QUARTER (NE 1/4); THENCE SOUTH 02-17-52 WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88-25-21 EAST, A DISTANCE OF 967.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD; THENCE NORTH 02-06-10 EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 687.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.301 ACRES, MORE OR LESS.

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

1) UTILITY EASEMENT

THE UTILITY EASEMENT SHOWN HEREON IS 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 UTILITIES.

2) WETLAND TRACT

THE WETLAND TRACT AS SHOWN HEREON IS HEREBY DECLARED TO BE A CONSERVATION AREA AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREA 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; EXCAVATION, DREDGING, OR REMOVAL OF SOIL, MATERIAL AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

3) LIFT STATION EASEMENT

THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES. THE LANDS ENCUMBERED BY SAID LIFT STATION EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS.

4) TRACT A

TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE TO THE VILLAGE OF NORTH PALM BEACH FOR ROADWAY AND UTILITY PURPOSES INCLUDING FLORIDA POWER & LIGHT COMPANY, SOUTHERN BELL AND CABLE TELEVISION. SAID TRACT A SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE VILLAGE OF NORTH PALM BEACH.

IN WITNESS WHEREOF, THE OLEN COMPANY, A NEVADA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY IGOR V. OLENICOFF AND DALE LYON, ITS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, THIS 2nd DAY OF JULY, 1995.

BY THE OLEN COMPANY,
A NEVADA CORPORATION

ATTEST: DALE LYON, VICE PRESIDENT
BY: IGOR V. OLENICOFF, PRESIDENT

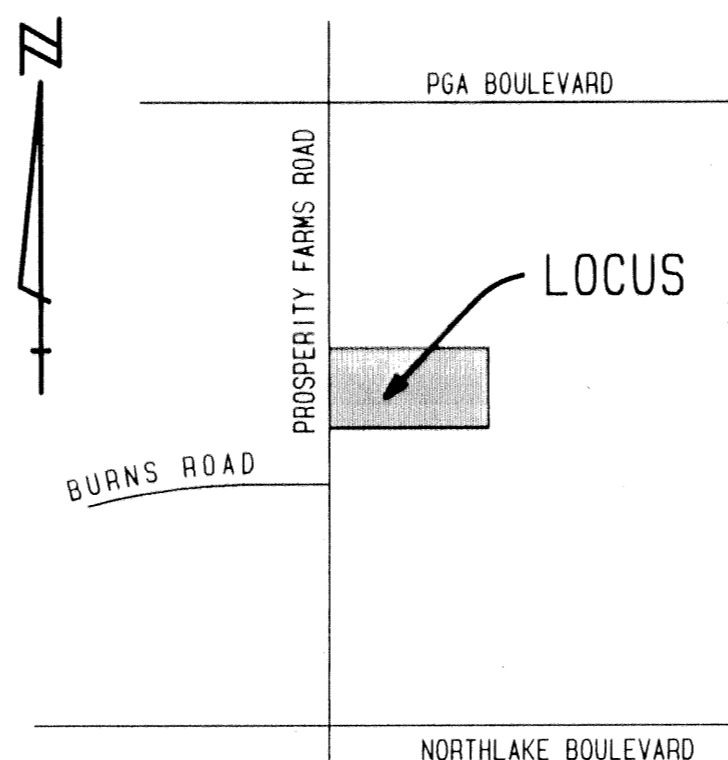
ACKNOWLEDGEMENT

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 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF THE OLEN COMPANY, A NEVADA CORPORATION, ON BEHALF OF THE CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE 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 6th DAY OF JULY, 1995.

MY COMMISSION EXPIRES: 4/1/99 [Signature]



LOCATION MAP
(NOT TO SCALE)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, INDEPENDENCE TITLE OF BOCA RATON, INC., A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN THE OLEN COMPANY; 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 3, 1995 [Signature], Secy. Pres.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE REFERENCED TO AN ASSUMED BEARING OF SOUTH 02-06-10 WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OF PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. LANDSCAPING SHALL MEET ALL VILLAGE REQUIREMENTS.

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 14th DAY OF July, 1995

[Signature] CHAIRMAN, PLANNING COMMISSION
[Signature] VILLAGE ENGINEER
[Signature] FIRE DEPARTMENT
[Signature] DIRECTOR, PUBLIC SERVICES
[Signature] VILLAGE CLERK
NORTH PALM BEACH, FLORIDA

[Signature] 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 PALM BEACH COUNTY, FLORIDA.

DATE: May 12, 1995

BY: [Signature]
TIMOTHY M. SMITH, P.L.S.
CERTIFICATE NO. 4676

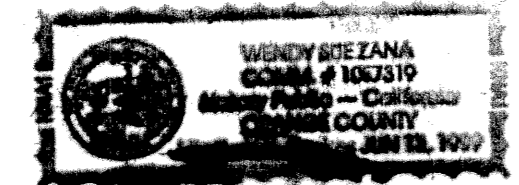
THIS INSTRUMENT WAS PREPARED BY TIMOTHY M. SMITH IN THE OFFICES OF MOCK, ROOS & ASSOC., INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA, 33407.

SHEET 1 OF 2

MOCK, ROOS & ASSOCIATES, INC. 5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113	
SCALE: 1"=50'	DATE: NOVEMBER 1994
P.A. NO. 94-164.00	CAD FILE: SANCRP01
SANCTUARY COVE	
SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST	

SUBDIVISION - Sanctuary Cove
 BOOK 75 PAGE 150
 FLOOD MAP
 ZONING
 SE - ZIP CODE
 PUD NAME Village North Palm Beach 4342

SEAL THE OLEN COMPANY
SEAL NOTARY PUBLIC



SEAL VILLAGE OF NORTH PALM BEACH

SEAL SURVEYOR