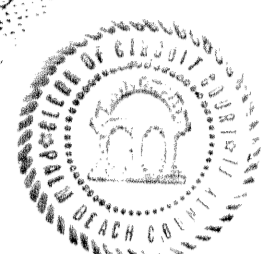


SATURNIA ISLES - PLAT FOUR

BEING A REPLAT OF A PORTION OF TRACT 85, SECTION 19, PALM BEACH FARMS COMPANY PLAT NO. 1 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26 TOGETHER WITH A PORTION OF BLOCKS 1 THROUGH 12, MILLER'S PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 69 TOGETHER WITH A PORTION OF BLOCKS 1 AND 6, MILLER'S PARK UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 75 TOGETHER WITH ALL ABANDONED RIGHTS OF WAY AS PER OFFICIAL RECORDS BOOK 12389, PAGE 1259, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

SHEET 1 OF 5 NOVEMBER, 2001

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 3:47 p.m. on the 21 day of April 2002, and has been duly recorded in Plat Book No. 99 on page 111-115
DOROTHY H. WILKEN, Clerk of Circuit Court
By *[Signature]* D.C.



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 SATURNIA ISLES - PLAT FOUR, BEING A REPLAT OF A PORTION OF TRACT 85 IN SECTION 19, PALM BEACH FARMS COMPANY PLAT NO. 1 AS RECORDED IN PLAT BOOK 2, PAGE 26 AND BLOCKS 1 THROUGH 12, MILLER'S PARK AS RECORDED IN PLAT BOOK 4, PAGE 69 AND BLOCKS 1 AND 6, MILLER'S PARK UNIT 2 AS RECORDED IN PLAT BOOK 4, PAGE 75 AND A PORTION OF THOSE RIGHTS-OF-WAY ABANDONED ACCORDING TO OFFICIAL RECORD BOOK 12389, PAGE 1259, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SATURNIA ISLES-PLAT ONE AS RECORDED IN PLAT BOOK 91, PAGES 108 THROUGH 118, INCLUSIVE; THENCE NORTH 00°43'31" WEST, A DISTANCE OF 1,424.45 FEET; THENCE NORTH 89°05'13" E ALONG THE NORTH LINE OF SAID MILLER'S PARK, A DISTANCE OF 981.29 FEET; THENCE SOUTH 00°54'47" EAST, A DISTANCE OF 195.64 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 187.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 19°14'26" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°19'47", A DISTANCE OF 298.08 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°16'22", A DISTANCE OF 159.46 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 4,843.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°25'10", A DISTANCE OF 119.99 FEET, TO A POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°28'34", A DISTANCE OF 47.37 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 89°35'53" EAST, A DISTANCE OF 144.02 FEET, TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°49'08" WEST; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°27'00", A DISTANCE OF 153.40 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 82°22'03" WEST, A DISTANCE OF 38.59 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 4,843.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 86°53'37" EAST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°04'11", A DISTANCE OF 15.05 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 07°37'57" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 82°22'03" EAST, A DISTANCE OF 5.64 FEET; THENCE SOUTH 49°16'54" EAST, A DISTANCE OF 10.60 FEET; THENCE SOUTH 00°55'51" EAST, A DISTANCE OF 109.65 FEET, TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 940.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°04'09" WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°57'04", A DISTANCE OF 32.01 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 45°31'47" WEST, A DISTANCE OF 13.55 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 45°31'47" WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°26'47", A DISTANCE OF 24.84 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 940.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°25'29", A DISTANCE OF 39.78 FEET; THENCE SOUTH 05°24'03" WEST, A DISTANCE OF 21.35 FEET, TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 940.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 84°35'57" WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°34'06", A DISTANCE OF 42.14 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°05'58", A DISTANCE OF 42.46 FEET; THE LAST TWENTY-TWO DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF SATURNIA ISLES-PLAT THREE AS RECORDED IN PLAT BOOK 91, PAGES 111 THROUGH 121, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°04'09" WEST ALONG THE NORTH LINE OF SAID SATURNIA ISLES-PLAT ONE, A DISTANCE OF 1034.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.84 ACRES MORE OR LESS.

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

1. TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR SATURNIA ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SITE PLAN DATA SATURNIA ISLES - PLAT FOUR

ZONING DESIGNATION NO. PDD 2000-032(A)
TOTAL AREA 35.84 AC.
TOTAL DWELLING UNITS 77 (SINGLE FAMILY)
DENSITY 2.15 UNITS PER AC.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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 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 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.

NOTARY PUBLIC: *Kathleen M. Coffman*
PRINT NAME: Kathleen M. Coffman
MY COMMISSION EXPIRES: March 18, 2005
CC # 982953

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF BROWARD

SATURNIA ISLES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 11th DAY OF February, 2002.

SATURNIA ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

BY: *Tambra Wolfe*
TAMBRA WOLFE, PRESIDENT

WITNESS: *Rick E. Essner*
PRINT NAME: Rick E. Essner

WITNESS: *Kathleen M. Coffman*
PRINT NAME: Kathleen M. Coffman

BY: *Kathleen M. Coffman*
KATHLEEN M. JANNEK, ASSISTANT VICE PRESIDENT

WITNESS: *Rick E. Essner* PRINT NAME: Rick E. Essner

WITNESS: *Kathleen M. Coffman* PRINT NAME: Kathleen M. Coffman

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12389, AT PAGE 1259, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF FEBRUARY, 2002.

BANK OF AMERICA, N.A.
A NATIONAL BANKING ASSOCIATION

BY: *Richard J. Sage*
RICHARD J. SAGE, VICE PRESIDENT

WITNESS: *Walter J. Pardo*

PRINT NAME: *Walter J. Pardo*

WITNESS: *Pilar Chruso*

PRINT NAME: *Pilar Chruso*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD J. SAGE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, N.A., 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 15th DAY OF FEBRUARY, 2002.

NOTARY PUBLIC: *Pilar Chruso*
PRINT NAME: *Pilar Chruso*

MY COMMISSION EXPIRES: June 22, 2005
CC # DD003573

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 PROPERTY DESCRIBED HEREON; 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 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.

LAWYERS TITLE INSURANCE CORPORATION

BY: *Kathleen M. Jannek*
KATHLEEN M. JANNEK, ASSISTANT VICE PRESIDENT

DATE: 1/2/02

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF February, 2002.

NOTARY PUBLIC: *Kathleen M. Coffman*
PRINT NAME: Kathleen M. Coffman

MY COMMISSION EXPIRES: March 18, 2005
CC # 982953

SEAL OF G.L. HOMES OF BOCA RATON IV CORPORATION, GENERAL PARTNER
SEAL OF NOTARY FOR G.L. HOMES OF BOCA RATON IV CORPORATION, GENERAL PARTNER
SEAL OF SATURNIA ISLES HOMEOWNERS ASSOCIATION, INC.
SEAL OF NOTARY FOR SATURNIA ISLES HOMEOWNERS ASSOCIATION, INC.
SEAL OF BANK OF AMERICA, N.A.
SEAL OF SURVEYOR
SEAL OF COUNTY ENGINEER

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

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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 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 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 11th DAY OF FEBRUARY, 2002.

NOTARY PUBLIC: *Kathleen M. Coffman*
PRINT NAME: Kathleen M. Coffman

MY COMMISSION EXPIRES: March 18, 2005
CC # 982953

WITNESS: *Rick E. Essner* PRINT NAME: Rick E. Essner

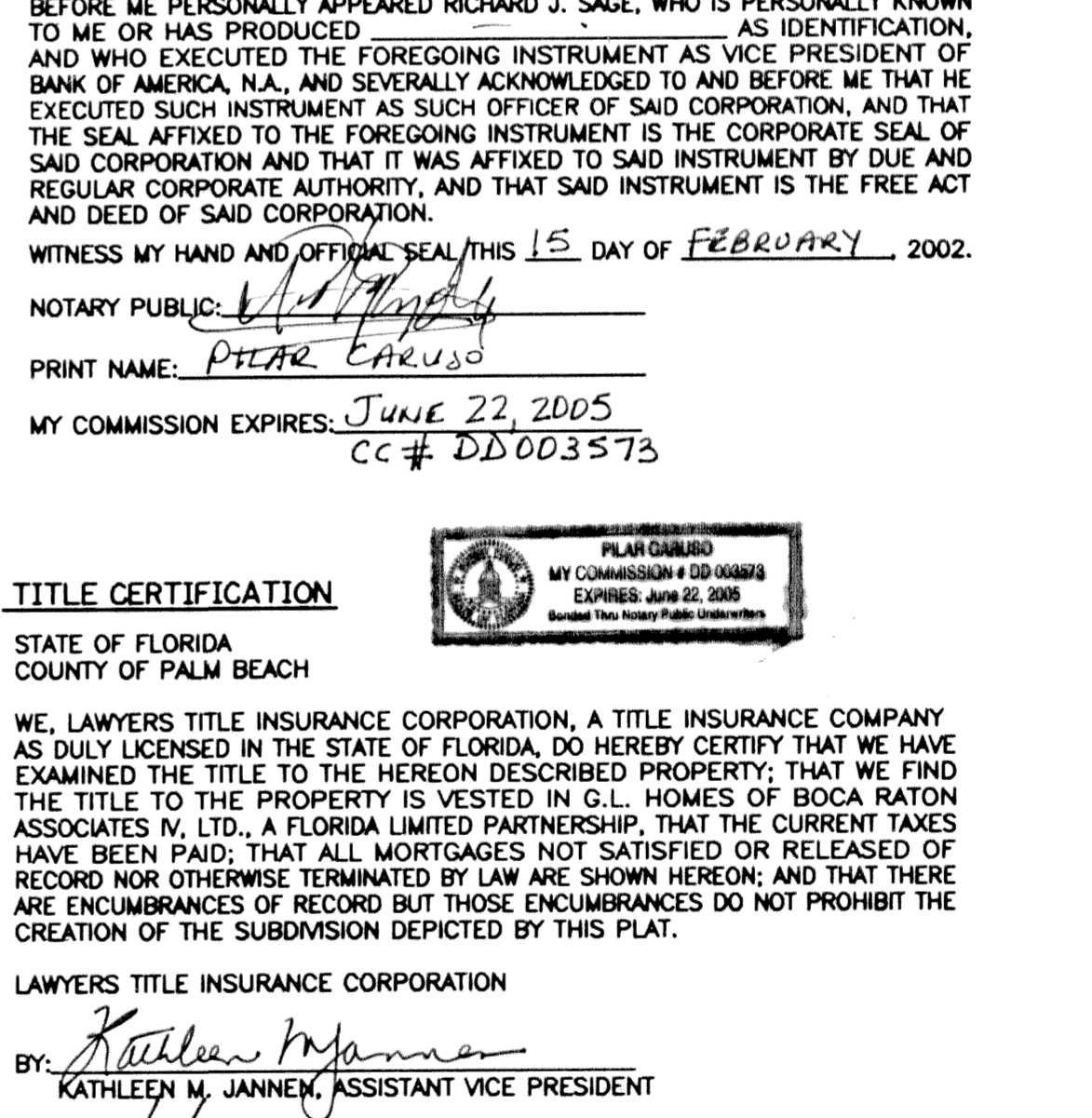
WITNESS: *Kathleen M. Coffman* PRINT NAME: Kathleen M. Coffman

BY: *Kathleen M. Jannek*
KATHLEEN M. JANNEK, ASSISTANT VICE PRESIDENT

DATE: 1/2/02

LOCATION MAP

N.T.S.



COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES, THIS 21 DAY OF April 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

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

DATE: 1/2/02

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83 (1990 ADJUSTMENT) ON THE WEST LINE OF SECTION 19-46-42 WHICH WHICH BEARS N 00°43'31" W. ALL BEARINGS ARE RELATIVE THERETO.
- 2. 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.
- 3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
- 4. 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.
- 5. 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.
- 6. COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1998 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 = 1.0000190
PLAT BEARING = GRID BEARING
NO ROTATION

SURVEYOR'S CERTIFICATE

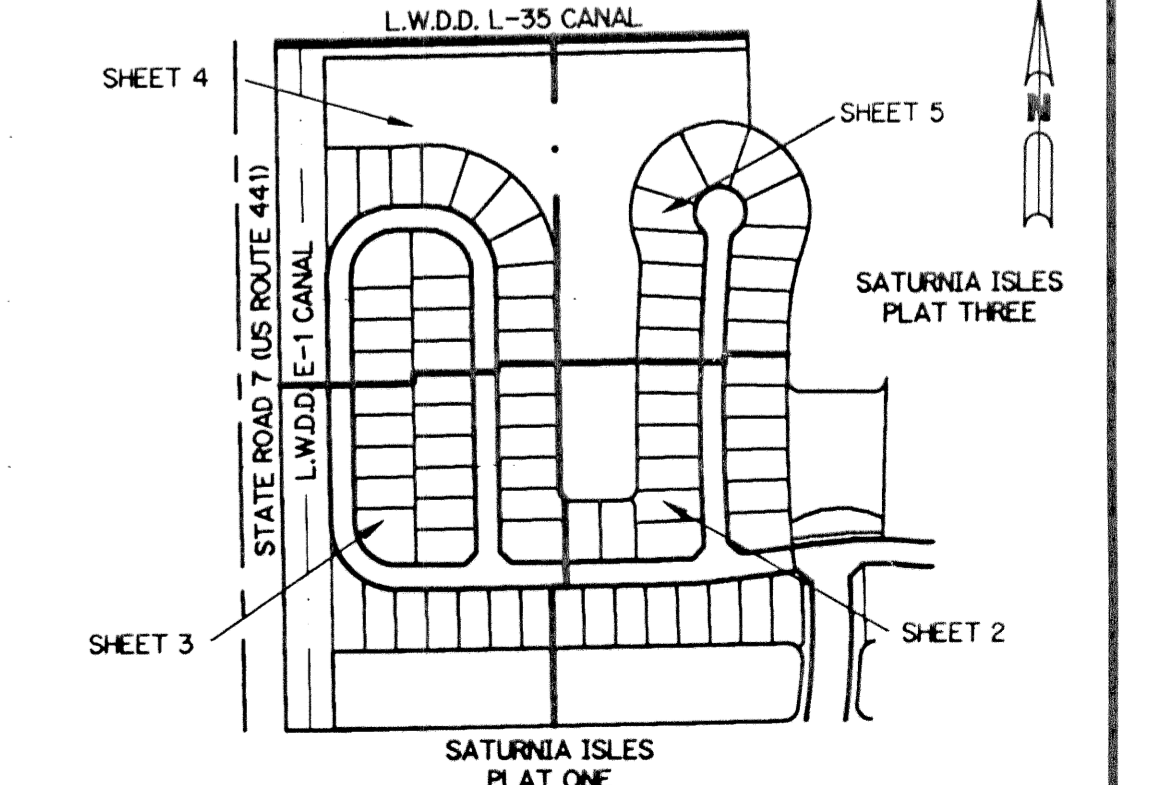
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.081 (1) 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: 2/22/02

KEY MAP

N.T.S.



SECRETARY OF SATURNIA ISLES - PLAT 4
94
761
SUSSMAN AGR