

PLAT OF
SAUSALITO GROVES. P.U.D.

BEING A PORTION OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SITUATE IN PALM BEACH COUNTY, FLORIDA.

JUNE 1988

LEGAL DESCRIPTION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) S.S.
 A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 13, RUN THENCE S 89°40'29" W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) SAID SECTION 13, A DISTANCE OF 672.03 FEET; THENCE N 02°03'35" E PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4), OF SAID SECTION 13, A DISTANCE OF 53.05 FEET TO THE POINT OF BEGINNING.

CONTINUE THENCE N 02°03'35" E ALONG SAID PARALLEL LINE, A DISTANCE OF 412.95 FEET; THENCE N 89°40'29" E, A DISTANCE OF 632.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LAWRENCE ROAD; THENCE N 02°03'35" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE LYING 40.00 FEET WESTERLY OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL TO THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 811.99 FEET; THENCE S 89°38'05" W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-21 A DISTANCE OF 1350.97 FEET; THENCE S 00°35'47" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1223.09 FEET; THENCE N 89°40'29" E ALONG THE NORTHERLY RIGHT-OF-WAY OF N.W. 22ND AVENUE LYING 53.00 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL TO THE SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 687.67 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL OF LAND CONTAINING 31.917 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

DEDICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) S.S.

KNOWN ALL MEN BY THESE PRESENTS THAT MAURICE EPSTEIN AND JOSEPH A. PALERMO, TRUSTEES, OWNERS OF THE LAND HEREON, BEING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SAUSALITO GROVES BEING MORE PARTICULARLY DESCRIBED ABOVE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE, AS FOLLOWS:

- LIMITED ACCESS EASEMENT:**
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- ROAD RIGHT-OF-WAY:**
THE AREAS SHOWN HEREON AS ADDITIONAL ROAD RIGHT-OF-WAY ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR ADDITIONAL ROAD RIGHT-OF-WAY PURPOSES.
- THE LANDSCAPE BUFFERS AS SHOWN HEREON, ARE HEREBY RESERVED BY JOSEPH A. PALERMO AND MAURICE EPSTEIN, AS TRUSTEES, THEIR SUCCESSORS AND/OR ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT RECOURSE TO PALM BEACH COUNTY.**
- TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED BY JOSEPH A. PALERMO AND MAURICE EPSTEIN, AS TRUSTEES, THEIR SUCCESSORS AND/OR ASSIGNS, FOR RESIDENTIAL AND RECREATION PURPOSES. THIS TRACT IS SUBJECT TO REPLATTING PRIOR TO DEVELOPMENT AND WILL BE THE MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT RECOURSE TO PALM BEACH COUNTY.**
- TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED BY JOSEPH A. PALERMO AND MAURICE EPSTEIN, AS TRUSTEES, THEIR SUCCESSORS AND/OR ASSIGNS, AND WILL BE THE MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT RECOURSE TO PALM BEACH COUNTY. FUTURE USE OF THIS PARCEL IS SUBJECT TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS APPROVAL.**
- DRAINAGE EASEMENT:**
THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY RESERVED FOR DRAINAGE OF PARCEL "B" TO JOSEPH A. PALERMO AND MAURICE EPSTEIN, AS TRUSTEES, THEIR SUCCESSORS AND/OR ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH ARE ASSOCIATED WITH THE DRAINAGE OF COUNTY ROADS.

IN WITNESS WHEREOF, WE MAURICE EPSTEIN AND JOSEPH A. PALERMO, TRUSTEES, DO HEREBY SET OUR HANDS THIS 4th DAY OF June, A.D., 1988.

WITNESS _____ MAURICE EPSTEIN, TRUSTEE
 WITNESS _____ JOSEPH A. PALERMO, TRUSTEE
 WITNESS _____ Yoda Sallenger

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED MAURICE EPSTEIN AND JOSEPH A. PALERMO, TRUSTEES TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 4th DAY OF June, A.D. 1988.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION, BY THE OWNERS THEREOF AND AGREE THAT THEIR MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5121, AT PAGES 1111 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF WE MAURICE EPSTEIN AND ROBERT EPSTEIN, TRUSTEES, DO HEREBY SET OUR HANDS AND SEALS THIS 4th DAY OF June, 1988.

WITNESS: _____ BY: _____ MAURICE EPSTEIN, TRUSTEE
 WITNESS: _____ BY: _____ ROBERT EPSTEIN, TRUSTEE

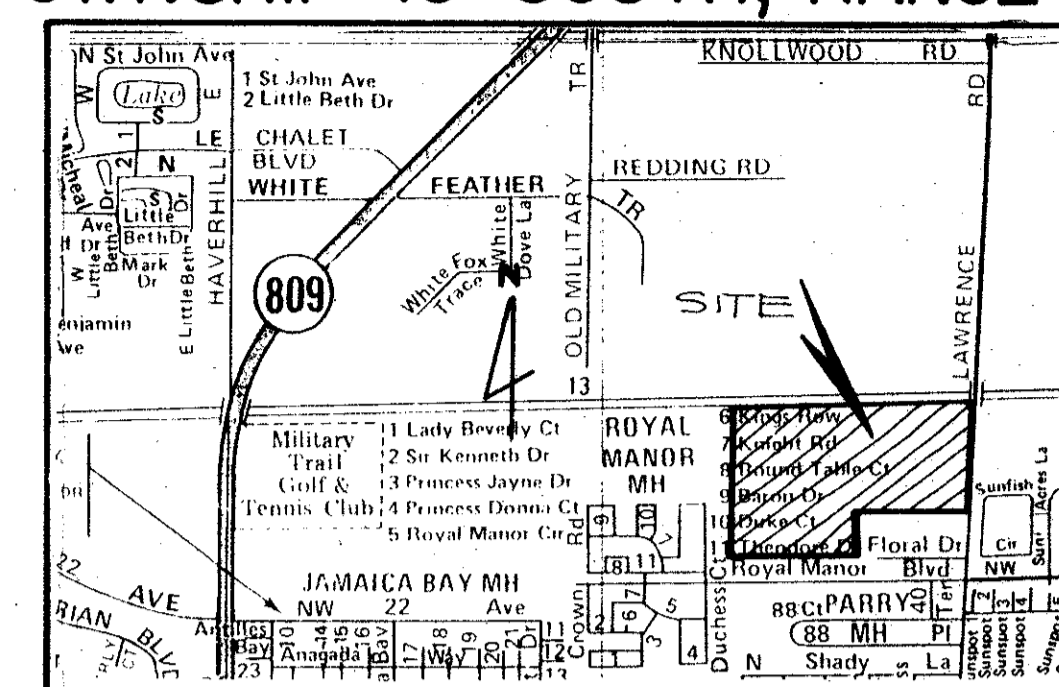
ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED MAURICE EPSTEIN AND ROBERT EPSTEIN, TRUSTEES TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 4th DAY OF June, A.D. 1988.

NOTARY PUBLIC
 MY COMMISSION EXPIRES 10-7-90

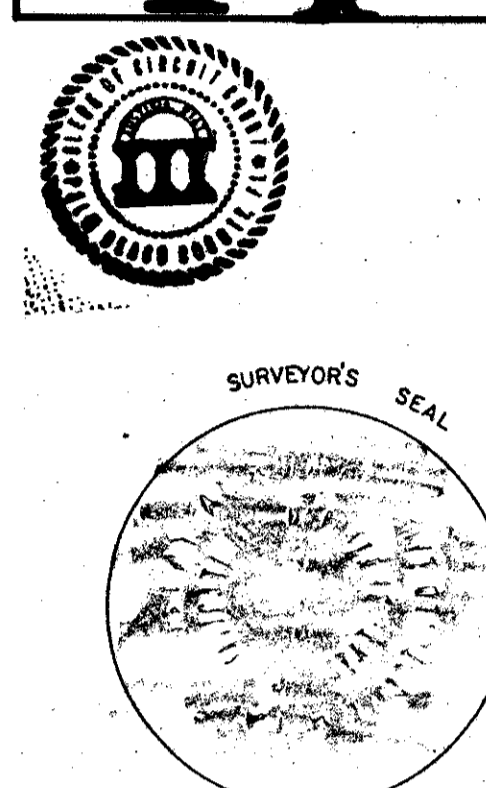


SURVEYOR'S CERTIFICATE

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) S.S.

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

GARY M.F. RAMMAN
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA #2633



TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) S.S.

I, RONALD E. YOUNG, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO MAURICE EPSTEIN AND JOSEPH A. PALERMO, TRUSTEES, THAT CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

6/8/88
 RONALD E. YOUNG, ATTORNEY-AT-LAW
 LICENSED IN FLORIDA
 ADDRESS: 1010 10TH AVENUE NORTH
 LAKE WORTH, FLORIDA 33460

COUNTY APPROVALS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) S.S.

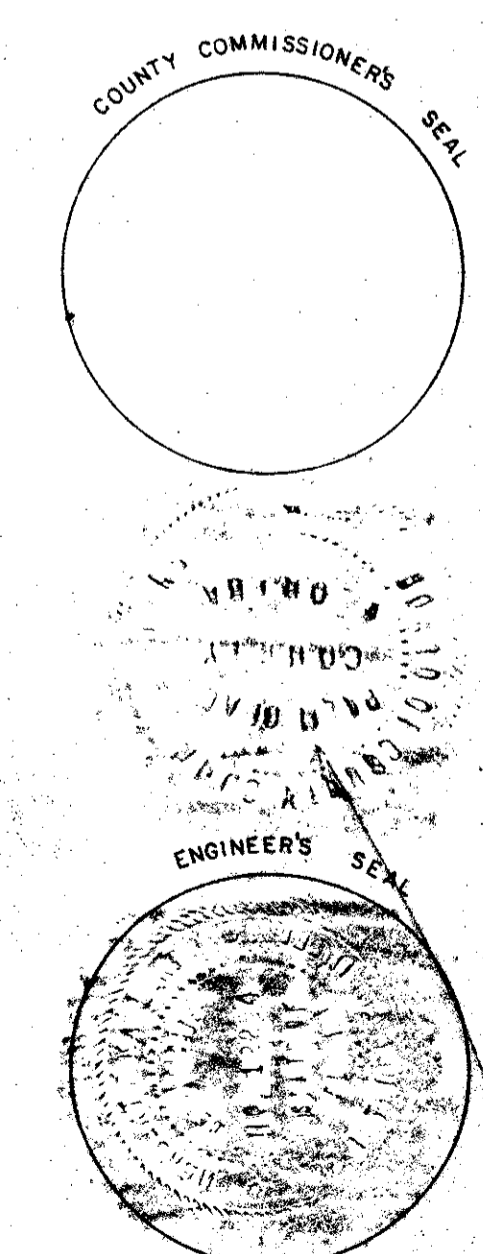
BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 28 DAY OF June 1988.

BY: Carol A. Roberts
 CAROL A. ROBERTS - CHAIR
 ATTEST: JOHN B. DUNKLE - CLERK

COUNTY ENGINEER:
 BY: Herbert F. Kahlert
 DEPUTY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF June 1988.
 HERBERT F. KAHLERT, P.E. - COUNTY ENGINEER



SUBDIVISION: Sausalito Groves
 BOOK: 60
 PAGE: 44
 FLOOD MAP: 1908
 ZONING: B
 MAP: 34
 ZIP CODE: 33466
 PUD NAME:

