

# SAUSALITO PLACE P.U.D.

**A REPLAT OF SAUSALITO GROVES, P.U.D., AS RECORDED IN PLAT BOOK 60, PAGES 44 AND 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA 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, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA**  
**SHEET 1 OF 3**

47

COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 THIS PLAT WAS FILED FOR RECORD  
 AT 4:10 P.M. THIS 17<sup>th</sup> DAY  
 OF NOVEMBER 1995 AND DULY  
 RECORDED IN PLAT BOOK NO. 76  
 ON PAGE 47-49.  
 DOROTHY H. WILKEN,  
 Clerk Circuit Court  
 BY: Dawn a Mathis, D.C.

**DEDICATION:**

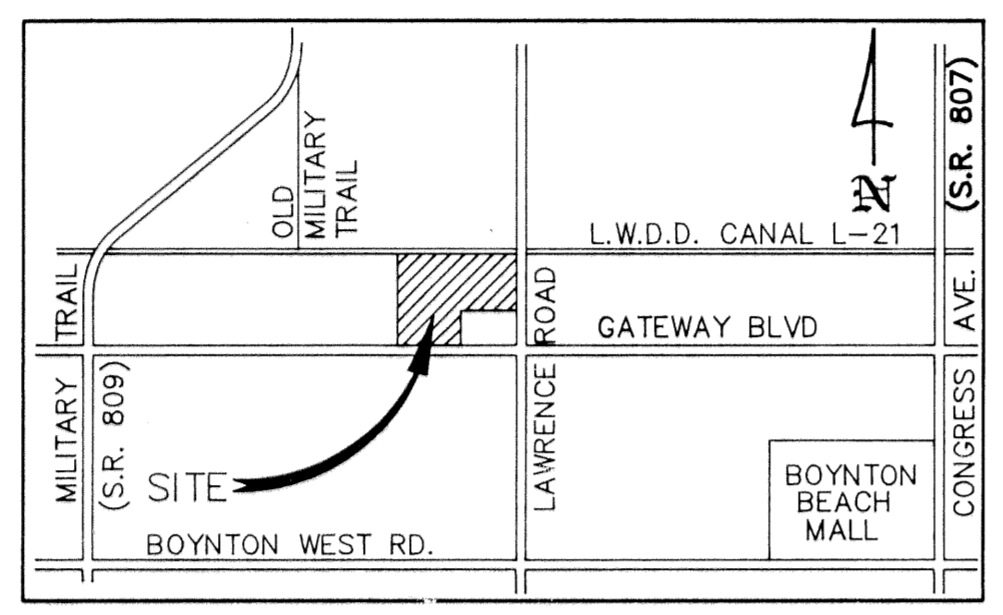
KNOW ALL MEN BY THESE PRESENTS THAT FOUR WAVES AT SAUSALITO PLACE, LIMITED, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SAUSALITO PLACE P.U.D. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 13; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4), A DISTANCE OF 672.03 FEET; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4), A DISTANCE OF 466 FEET; THENCE EASTERLY, PARALLEL WITH THE SAID SOUTH LINE, A DISTANCE OF 672.03 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4); THENCE SOUTHERLY, ALONG SAID EAST LINE, A DISTANCE OF 466 FEET TO THE POINT OF BEGINNING, LESS THE EAST 40 FEET AS RIGHT-OF-WAY FOR LAWRENCE ROAD AND LESS RIGHT-OF-WAY, FOR LAKE WORTH DRAINAGE DISTRICT LATERAL 21.

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

- STREETS, PARKING AND DRIVEWAY TRACTS:  
 TRACT "A", (THE PRIVATE ROAD TRACT) AS SHOWN IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAUSALITO PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND RELATED PURPOSES.
- WATER MANAGEMENT TRACTS:  
 TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SAUSALITO PLACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- DRAINAGE AND LAKE MAINTENANCE/ACCESS EASEMENTS:  
 THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAUSALITO PLACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.  
 THE LAKE MAINTENANCE ACCESS TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SAUSALITO PLACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- UTILITY EASEMENTS:  
 THE UTILITY EASEMENTS AS 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 AND MAINTENANCE OF OTHER UTILITIES.
- LIMITED ACCESS EASEMENTS  
 THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- RECREATION AREAS:  
 TRACTS "C", "D" AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SAUSALITO PLACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- LANDSCAPE BUFFER EASEMENTS:  
 THE LANDSCAPE BUFFER EASEMENTS AND THE 15 FOOT RIGHT-OF-WAY LANDSCAPE BUFFER EASEMENTS, ARE HEREBY RESERVED FOR THE SAUSALITO PLACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.



LOCATION MAP  
NOT TO SCALE

THE 10 FOOT RIGHT-OF-WAY BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SAUSALITO PLACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED, HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY 12 OF OCTOBER, 1995.

FOUR WAVES AT SAUSALITO PLACE, LIMITED  
 A FLORIDA LIMITED PARTNERSHIP

BY: FOUR WAVES AT BOYNTON, L.C.,  
 A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER  
 BY: FOUR WAVES ENTERPRISES, INC.,  
 A FLORIDA CORPORATION, ITS SOLE MANAGING PARTNER

WITNESS: [Signatures]  
 WITNESS: [Signatures]

**ACKNOWLEDGMENTS**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED ROBERT RICKEL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED MP AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FOUR WAVES ENTERPRISES, INC., A CORPORATION, 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 12 DAY OF October, 1995.  
 [Signature]  
 NOTARY PUBLIC

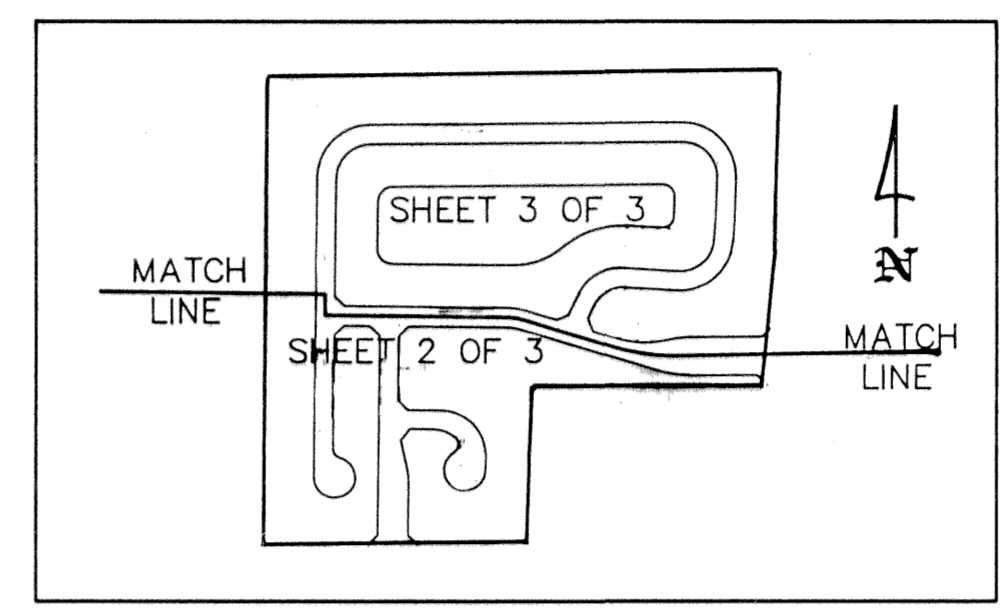
**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 WE, RELIANCE TITLE CO., INC., 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 THAT THE TITLE TO THE PROPERTY IS VESTED TO FOUR WAVES AT SAUSALITO PLACE, LIMITED; THAT THE CURRENT TAXES HAVE BEEN PAID; ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: Oct 12, 1995  
 [Signature]  
 LARRY A. ROTHENBERG, P.A.  
 PRESIDENT

**SHEET INDEX**

- SHEET 1 OF 3 - COVER SHEET
- SHEET 2 OF 3 - MAP SHEET
- SHEET 3 OF 3 - MAP SHEET



SHEET INDEX MAP  
NOT TO SCALE

**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 8614 AT PAGE 1220 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION 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 13<sup>th</sup> DAY OF October, 1995.

FIRST UNION NATIONAL BANK OF FLORIDA  
 A FLORIDA CORPORATION

WITNESS: [Signatures]  
 BY: Tracy S. Dunham  
 VICE PRESIDENT

**ACKNOWLEDGMENTS**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TRACY S. DUNHAM WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED MP AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST UNION NATIONAL BANK OF FLORIDA, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 13<sup>th</sup> DAY OF October, 1995.  
 [Signature]  
 NOTARY PUBLIC

**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) WILL BE SET UNDER THE GUARANTEE POSTED WITH THE CITY OF BOYNTON BEACH, FLORIDA 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.

[Signature]  
 WAYNE LARRY FISH  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA STATE-REG. NO. 3235

**APPROVALS - CITY OF BOYNTON BEACH**

**CITY COMMISSION**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF November, 1995.

[Signature]  
 GERALD TAYLOR, MAYOR

**CITY ENGINEER:**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF November, 1995.

[Signature]  
 WILLIAM V. HUKILL  
 CITY ENGINEER

ATTESTED BY: [Signature]  
 SUZANNE M. KRUSE  
 CITY CLERK  
 (AS TO BOTH)

**NOTES:**

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, HAVING A BEARING OF SOUTH 02°03'35" WEST, AS TAKEN FROM PLAT BOOK 60, PAGES 44 AND 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL THERETO UNLESS OTHERWISE NOTED.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTION THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDING OR ANY PORTION OF ANY BUILDING SHALL BE PLACED WITHIN THE LIMITS OF ANY EASEMENT.
- BUILDING AND SITE REGULATIONS FOR THE RESIDENTIAL LOTS, COMMON GROUND AND RECREATION AREAS ARE SPECIFIED ON THE CURRENT MASTER PLAN.

SUBDIVISION SAUSALITO PLACE  
 BOOK 76 PAGE 47  
 FLOOD MAP  
 FLOOD ZONE  
 ZONING  
 QUAD  
 ZIP CODE  
 PUD NAME/CITY OF BOYNTON BEACH

SEAL FOUR WAVES ENTERPRISES, INC.	SEAL NOTARY PUBLIC	SEAL FIRST UNION NATIONAL BANK OF FLORIDA, INC.	SEAL NOTARY PUBLIC	SEAL SURVEYOR	SEAL CITY CLERK CITY OF BOYNTON BEACH, FLORIDA	SEAL CITY ENGINEER CITY OF BOYNTON BEACH, FLORIDA
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THIS INSTRUMENT WAS PREPARED BY: WAYNE LARRY FISH IN THE OFFICES OF

**W.L.FISH & COMPANY**  
 PROFESSIONAL SURVEYORS

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 West Palm Beach, Florida 33401  
 (407)833-5001 Fax: (407)659-6745