

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT SANCTUARY BAY DEVELOPMENT CORPORATION, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "SANCTUARY BAY" LYING IN GOVERNMENT LOT 3 OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

ALL OF THE WEST 380 FEET OF GOVERNMENT LOT 3 OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, LYING NORTH OF THE OLD JUPITER BEACH ROAD, INCLUDING THE LAND CONVEYED BY QUIT CLAIM DEED FROM THE TRUSTEES OF INTERNAL IMPROVEMENT FUND ON JUNE 9, 1958 AND AS RECORDED IN OFFICIAL RECORD BOOK 208, PAGE 278 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF "SAWFISH BAY COLONY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N88°22'48"W, A DISTANCE OF 143.86 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 232.59 FEET, THROUGH A CENTRAL ANGLE OF 40°07'00", A DISTANCE OF 182.85 FEET TO THE POINT OF TANGENCY; THENCE S81°30'15"W, A DISTANCE OF 50.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 74.36 FEET, THROUGH A CENTRAL ANGLE OF 39°30'51", A DISTANCE OF 51.28 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 3 AND THE EASTERLY BOUNDARY LINE OF "SAWFISH BAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 201 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE PREVIOUSLY DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY OF OLD JUPITER BEACH ROAD PER THE RIGHT-OF-WAY MAP PREPARED BY LINDAHL, BROWNING, FERRARI & HELLSTROM, INC., PROJECT NO. 83209; THENCE N01°27'21"E, ALONG THE SAID WEST LINE OF GOVERNMENT LOT 3 AND THE EAST LINE OF SAID "SAWFISH BAY" AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 614.41 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF 1922; THENCE S39°28'47"E, A DISTANCE OF 28.64 FEET; THENCE S59°54'33"E, A DISTANCE OF 251.37 FEET; THENCE S81°28'47"E, A DISTANCE OF 118.73 FEET; THENCE S89°13'47"E, A DISTANCE OF 24.44 FEET TO THE NORTHWEST CORNER OF SAID "SAWFISH BAY COLONY", THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH SAID GOVERNMENT MEANDER LINE OF 1922; THENCE S01°38'06"W, ALONG THE WEST BOUNDARY OF SAID "SAWFISH BAY COLONY", AND THE EAST LINE OF THE WEST 380 FEET OF SAID GOVERNMENT LOT 3, A DISTANCE OF 358.10 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, SUBJECT TO ALL PERTINENT MATTERS OF RECORD, CONTAINING 3.785 ACRES, MORE OR LESS.

SHOWN HEREON AS:

SANCTUARY BAY

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

- 1. 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.
2. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SANCTUARY BAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA. NO TREES OR PERMANENT STRUCTURES ARE TO BE PLACED IN THESE EASEMENTS.
3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATED TO THESE, WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
4. CONSTRUCTION AND PLANTING OF TREES AND SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF THE TOWN OF JUPITER AND ALL UTILITIES OCCUPYING SAID EASEMENTS.
5. NO CLEARING OR VEGETATION REMOVAL SHALL COMMENCE ON ANY LOT WITHOUT A VEGETATION REMOVAL PERMIT FROM THE TOWN OF JUPITER. THIS REQUIREMENT SHALL BE INCLUDED IN THE DEED OF EACH LOT SOLD.
6. THE 10' TRANSITIONAL UPLAND EASEMENT BUFFER AS SHOWN ON EACH LOT HEREON IS HEREBY DEDICATED TO THE INDIVIDUAL LOT OWNER FOR MAINTENANCE OF SAME WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.
7. THE LIMITED ACCESS EASEMENT ADJACENT TO OLD JUPITER BEACH ROAD, AS SHOWN HEREON AS D' L.A.E., IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OF ACCESS RIGHTS.
8. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COSTS.
9. NO STRUCTURE OR BUILDING OF ANY KIND, OR LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED TO BY ITS SECRETARY-TREASURER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF DECEMBER, 2000.

SANCTUARY BAY DEVELOPMENT CORPORATION, INC. A FLORIDA CORPORATION

BY: ANTHONY E. OLIVER, PRESIDENT

ATTEST: BRUCE E. WITA, SECRETARY-TREASURER

SANCTUARY BAY

LYING IN GOVERNMENT LOT 3 OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

DECEMBER 2000

SHEET 1 OF 2

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANTHONY E. OLIVER AND BRUCE E. WITA, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY-TREASURER, RESPECTIVELY, OF SANCTUARY BAY DEVELOPMENT CORPORATION, INC., A FLORIDA CORPORATION, AND 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 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 7th DAY OF December, 2000.

MY COMMISSION EXPIRES: 10/20/04 # CCR68476

ANITA B. WURSTER NOTARY PUBLIC

MORTGAGEES CONSENT

STATE OF ALABAMA COUNTY OF MONTGOMERY

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 11963, PAGE 878 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, COLONIAL BANK, AN ALABAMA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF DECEMBER, 2000.

COLONIAL BANK, AN ALABAMA BANKING CORPORATION

BY: RICK A. SIMPSON, SENIOR VICE PRESIDENT

ATTEST: MICHAEL T. STANLEY, VICE-PRESIDENT

MORTGAGEE ACKNOWLEDGEMENT

STATE OF ALABAMA COUNTY OF MONTGOMERY

BEFORE ME PERSONALLY APPEARED RICK A. SIMPSON AND MICHAEL T. STANLEY WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF COLONIAL BANK, AN ALABAMA BANKING CORPORATION, A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, 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 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 7th DAY OF Dec, 2000.

MY COMMISSION EXPIRES: 9/24/03 # 22874365

JENNIFER KEASLER NOTARY PUBLIC, STATE OF ALABAMA

SANCTUARY BAY HOMEOWNERS ASSOCIATION ACCEPTANCE

STATE OF FLORIDA COUNTY OF PALM BEACH

SANCTUARY BAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 7th DAY OF DECEMBER, 2000.

SANCTUARY BAY HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: ANTHONY E. OLIVER, PRESIDENT

WITNESS: LINDA J. BRATH

WITNESS: CLIVIA PARENTS

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANTHONY E. OLIVER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SANCTUARY BAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 7th DAY OF December, 2000.

MY COMMISSION EXPIRES: 10/20/04 # CCR68476

ANITA B. WURSTER NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, WILLIAM J. HYLAND, 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 FIND THE TITLE TO THE PROPERTY IS VESTED IN SANCTUARY BAY DEVELOPMENT CORPORATION, INC., A FLORIDA CORPORATION; 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: 12/8/2000 BY: WILLIAM J. HYLAND

WILLIAM J. HYLAND ATTORNEY-AT-LAW FLORIDA BAR # 266590

THIS INSTRUMENT WAS PREPARED BY ROBERT P. BLASZYK, PSM, IN THE OFFICES OF

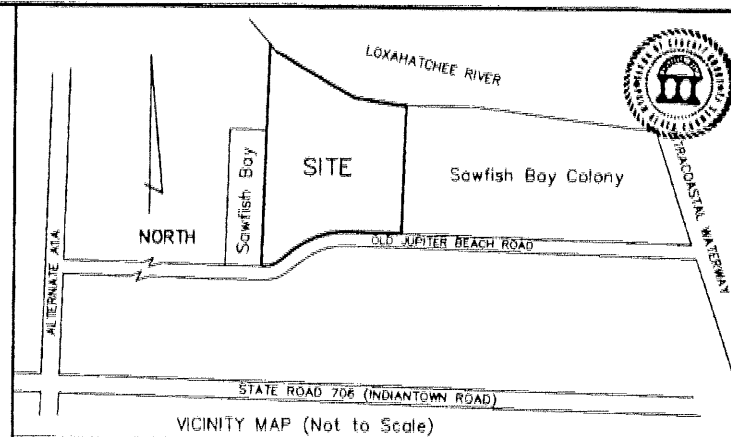
RPB Consulting, Inc.

Land Surveying and Mapping

11211 Prosperity Farms Rd., Suite C-301, Palm Beach Gardens, Florida 33410

Phone (561) 827-2245 Fax (561) 624-1569

Certificate of Authorization No. LB 7022



VICINITY MAP (Not to Scale)

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COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on the 8th day of December, 2000, and duly recorded in Plat Book No. 82, Page 28. ROBERT P. BLASZYK, PSM, Surveyor

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) AND MONUMENTS ACCORDING TO SECTION 177.06(9) F.S., 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 THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

ROBERT P. BLASZYK, PROFESSIONAL SURVEYOR AND MAPPER, STATE OF FLORIDA NO. 4133

APPROVALS

JUPITER TOWN COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.071(2) FLORIDA STATUTES, THIS 18th DAY OF DECEMBER, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.06(1), FLORIDA STATUTES.

DOUG P. KOENNICKE, P.E. - TOWN ENGINEER

SANCTUARY BAY IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF December, 2000.

KAREN GOLONKA, MAYOR OF TOWN OF JUPITER

SALLY BOYLAN, TOWN CLERK

NOTES:

- 1) O DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) No.4133 SET, UNLESS NOTED OTHERWISE.
2) BEARING BASIS: S01°38'06"W ALONG THE WEST LINE OF THE PLAT OF SAWFISH BAY COLONY.
3) AREA = 3.785 ACRES, MORE OR LESS.
4) A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND
H. SCALE FACTOR = 1.0000425
I. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
J. ROTATION EQUATION: NONE
5) THE 1.42' (NGVD 1928) CONTOUR LINE AND THE EXISTING BULKHEAD LINE (SOUTHERLY FACE) ARE SHOWN FOR THE PURPOSE OF DEFINING SETBACKS AND DO NOT REPRESENT BOUNDARY LINES.
6) THAT PORTION OF TRACT No. 521 (MSA 605) PREVIOUSLY LYING BETWEEN THE 1855 AND 1922 GOVERNMENT MEANDER LINES OF THE SUBJECT PROPERTY WAS QUIT CLAIMED TO THE OWNER BY THE UNITED STATES OF AMERICA PER O.R.B. 11926, PAGE 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 THIS COUNTY.