

20060443579  
45



6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063  
PHONE: 954-972-3959 FAX: 954-972-4178

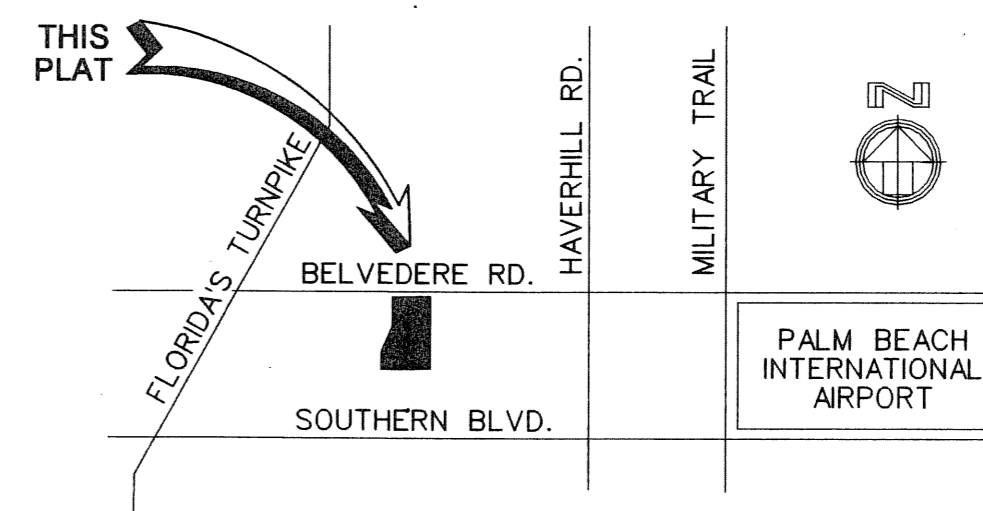
NOVEMBER 2005

041129

JM

# SUNTERRA PUD

A REPLAT OF A PORTION OF "MODEL LAND CO. SUBDIVISION OF SEC 35 T.43S. R.42E."  
(PLAT BOOK 5, PAGE 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA),  
BEING A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER OF SECTION 35,  
TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



LOCATION MAP  
NOT TO SCALE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:51 PM  
THIS 31 DAY OF July  
2006, AND DULY RECORDED  
IN PLAT BOOK 102 ON PAGES  
45 THRU 47  
SHARON R. BOCK,  
CLERK & COMPTROLLER  
By: Donna C. West

SHEET 1 OF 3

### DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS "SUNTERRA PUD", A REPLAT OF A PORTION OF "MODEL LAND CO. SUBDIVISION OF SEC 35 T.43S. R.42E." (PLAT BOOK 5, PAGE 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF BLOCK A, WOODED ACRES, AS RECORDED IN PLAT BOOK 36, AT PAGE 139 & 140, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH A LINE 75.80 FEET (AS MEASURED AT RIGHT ANGLES) SOUTHERLY FROM AND PARALLEL TO THE NORTH LINE OF SAID SECTION 35; THENCE SOUTH 00°02'51" WEST ALONG THE EAST LINE OF SAID BLOCK "A", A DISTANCE OF 584.57 FEET; THENCE SOUTH 23°36'00" WEST ALONG SAID EASTERLY LINE OF BLOCK "A", A DISTANCE OF 591.01 FEET; THENCE SOUTH ALONG SAID EAST LINE OF BLOCK "A", A DISTANCE OF 381.38 FEET; THENCE NORTH 89°17'47" EAST ALONG THE NORTH LINE OF LOTS 37 THROUGH 49, OF SAID BLOCK "A", A DISTANCE OF 1035.93 FEET TO A POINT IN THE WEST LINE OF 4TH ADDITION TO PLAT OF LAKE BELVEDERE ESTATES AS RECORDED IN PLAT BOOK 27, AT PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 00°04'14" EAST ALONG THE WEST LINE OF SAID 4TH ADDITION AND ALONG THE WEST LINE OF THE 3RD ADDITION AND 1ST ADDITION TO PLAT OF LAKE BELVEDERE ESTATES AS RECORDED IN PLAT BOOK 26 AT PAGE 185 AND PLAT BOOK 26 AT PAGE 67, RESPECTIVELY, PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE 1507.97 FEET TO A POINT IN A LINE 75.80 FEET (AS MEASURED AT RIGHT ANGLES) SOUTHERLY FROM AND PARALLEL TO THE NORTH LINE OF SAID SECTION 35, SAID LINE ALSO BEING 55.80 FEET (AS MEASURED AT RIGHT ANGLES) SOUTHERLY FROM AND PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF A 20.0 FOOT PLATTED ROAD RIGHT-OF-WAY AS SHOWN ON MODEL LAND COMPANY PLAT OF SUBDIVISION OF SAID SECTION 35, AS RECORDED IN PLAT BOOK 5, AT PAGE 77, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 89°02'32" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 799.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 31.181 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

1. TRACTS B-1, B-2, B-3, AND B-4 (BUFFER TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SUNTERRA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT L (WATER MANAGEMENT TRACT), AS SHOWN HEREON IS HEREBY RESERVED FOR THE SUNTERRA HOMEOWNERS ASSOCIATION, INC., 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 PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITIGATION ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2002-21, PAGE 232, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

3. TRACTS O-1, O-2, AND O-3 (OPEN SPACE TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SUNTERRA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. TRACTS R-1 AND R-2 (RECREATION AREAS) AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SUNTERRA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. TRACT S (RESIDENTIAL ACCESS STREET), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SUNTERRA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AS A RESIDENTIAL ACCESS STREET 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.

6. TRACT S (RESIDENTIAL ACCESS STREET), AS SHOWN HEREON, IS HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTE-WATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

7. THE MASS TRANSIT EASEMENT (M.T.E.) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND LIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE SUNTERRA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS THE COUNTY, ITS SUCCESSORS AND OR ASSIGNS, COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE SUNTERRA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

8. THE DRAINAGE EASEMENTS (D.E.) 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 SUNTERRA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

10. THE LAKE MAINTENANCE EASEMENT (L.M.E.) AND LAKE MAINTENANCE ACCESS EASEMENT (L.M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SUNTERRA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER 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 PALM BEACH COUNTY.

11. THE LIFT STATION EASEMENT (L.S.E.) AS SHOWN HEREON, IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. PALM BEACH COUNTY FENCE IN THIS EASEMENT FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE SUNTERRA HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

12. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION AND MAINTENANCE OF OTHER UTILITIES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

13. THE ROOF OVERHANG EASEMENTS (R.O.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY, TO THE OWNER OF THE LOT ABUTTING EACH EASEMENT FOR THE PURPOSE OF ACCOMMODATING AND PROVIDING MAINTENANCE ACCESS TO ROOF OVERHANG, IMPROVEMENTS, AND UTILITY SERVICES FOR THE DWELLING UNIT AND ASSOCIATED STRUCTURES ON SAID LOT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

14. THE BUFFER EASEMENTS (B.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SUNTERRA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RIGHT-OF-WAY BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

15. PURSUANT TO PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE ARTICLE 16 C.1.E.3.f. DISCLOSURE, SELLER HEREBY DISCLOSES TO BUYER(S) THAT THE PROPERTY IS LOCATED WITHIN THE PALM BEACH COUNTY LAND USE COMPATIBILITY NOISE ZONE AND THAT AIRPORT NOISE MAY BE OBJECTIONABLE. ON OCCASION RESIDENTS OF THIS COMMUNITY WILL OBSERVE AIRCRAFT ARRIVING AT AND DEPARTING FROM PALM BEACH INTERNATIONAL AIRPORT. THE AREA OF SUNTERRA PUD LIES BENEATH THE ARRIVAL AND DEPARTURE CORRIDOR FOR PALM BEACH INTERNATIONAL AIRPORT.

IN WITNESS WHEREOF THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 16th DAY OF March, 2006.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP  
BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, MANAGING GENERAL PARTNER

WITNESS: Christopher P. Barry  
PRINT NAME: Christopher P. Barry  
BY: David E. Abrams  
DIVISION PRESIDENT

WITNESS: Clifford E. Torres Jr.  
PRINT NAME: Clifford E. Torres Jr.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID ABRAMS, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SE FL DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AND 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 16th DAY OF March 2006.

Bonnie Sierra  
PRINT NAME: Bonnie Sierra  
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES: 06-23-09  
COMMISSION NO.: DD 444097

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF ORANGE )

WE, COMMERCE TITLE COMPANY, 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 THE TITLE TO THE PROPERTY IS VESTED TO CENTEX HOMES; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: Janet O. Merbo  
PRINT NAME: Janet O. Merbo  
TITLE: Eastern Region Title Prod. Manager

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE SUNTERRA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF March, 2006.

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

WITNESS: Christopher P. Barry  
PRINT NAME: Christopher P. Barry

WITNESS: Clifford E. Torres Jr.  
PRINT NAME: Clifford E. Torres Jr.

BY: Steven Hildebrandt  
KEVIN BORKENHAGEN  
PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED STEVEN HILDEBRANDT, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SUNTERRA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND 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 16th DAY OF March, 2006.

MY COMMISSION EXPIRES: 06-23-09

COMMISSION NO.: DD 444097

Bonnie Sierra  
PRINT NAME: Bonnie Sierra  
NOTARY PUBLIC - STATE OF FLORIDA

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 96-33 AND IN ACCORDANCE WITH SEC. 177.07(2), F.S. THIS 16th DAY OF March, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.

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

### AREA TABULATION

RESIDENTIAL LOTS (LOTS 1-124)	17.47 AC.
BUFFER TRACTS (TRACTS B-1 THRU B-4)	1.82 AC.
LAKE TRACT (TRACT L)	6.20 AC.
OPEN SPACE TRACTS (TRACTS O-1 THRU O-3)	0.26 AC.
RECREATION TRACTS (TRACTS R-1 & R-2)	1.36 AC.
RESIDENTIAL ACCESS STREET (TRACT S)	4.07 AC.
TOTAL	31.18 AC.

### P.U.D. STATISTICS

PUD NAME	SUNTERRA (FKA FAIRWAY LAKE)
PETITION NO.	PDD2004-014
ACREAGE	31.18
UNITS	124
DENSITY	3.98 D.U./AC.
TYPE OF UNITS	ZERO LOTLINE

### NOTES:

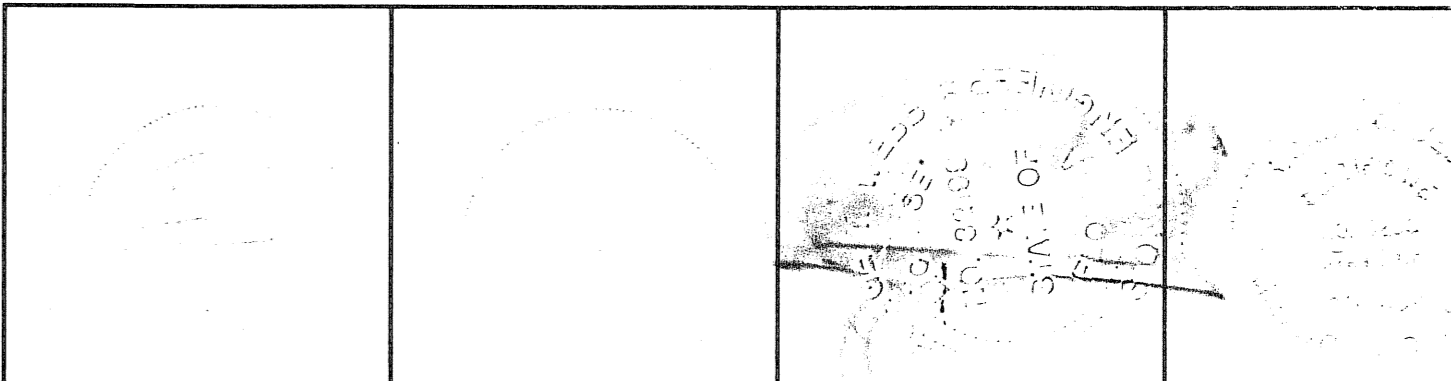
- THE PLAT BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING AN ASSUMED BEARING OF NORTH 00°00'00" EAST ACCORDING TO THE PLAT OF "WOODED ACRES" (PLAT BOOK 36, PAGES 139-140, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA).
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).
- 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, FLORIDA.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
- THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE SCALE FACTOR USED IS 1.00003236. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
- BEARING ROTATION (PLAT TO GRID IS 01°28'32" (CLOCKWISE).
- NORTH 00°00'00" EAST (PLAT BEARING)
- NORTH 01°28'32" EAST (GRID BEARING)

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER; THAT SAID SURVEY AND MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT 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"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), 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 PLAT COMPLIES WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Donna C. West  
DATE: 7-15-06  
DONNA C. WEST  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LB220  
CARNAHAN PROCTOR CROSS, INC.  
6101 W. ATLANTIC BLVD.  
MARGATE, FL 33063  
CERTIFICATE OF AUTHORIZATION NO. LB2936

CENTEX REAL ESTATE CORPORATION  
SUNTERRA HOMEOWNERS ASSOCIATION, INC.  
PALM BEACH COUNTY ENGINEER  
SURVEYOR



SUNTERRA  
SUBDIVISION  
PAGE 45  
BOOK 108  
FLOOR MAP # 155-B  
ZONING PUD  
QUAD # 31  
SE  
TAZ 027  
FUD NAME