

SAGEWOOD

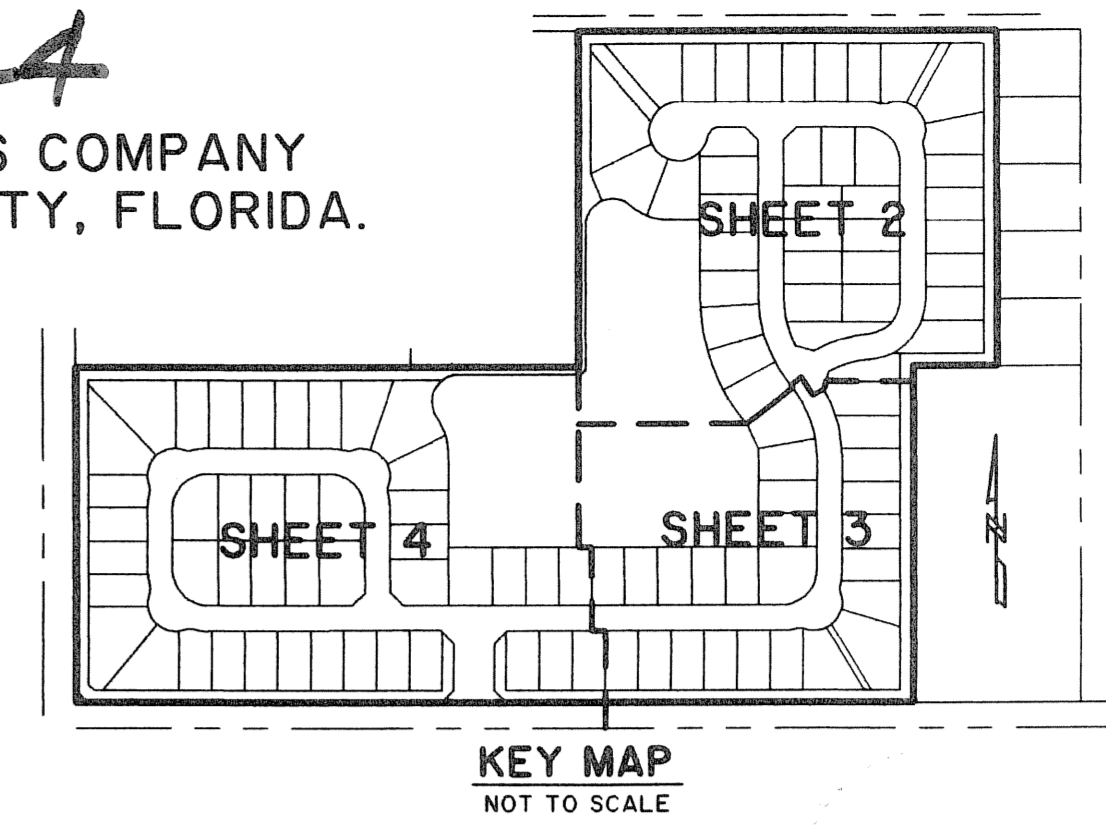
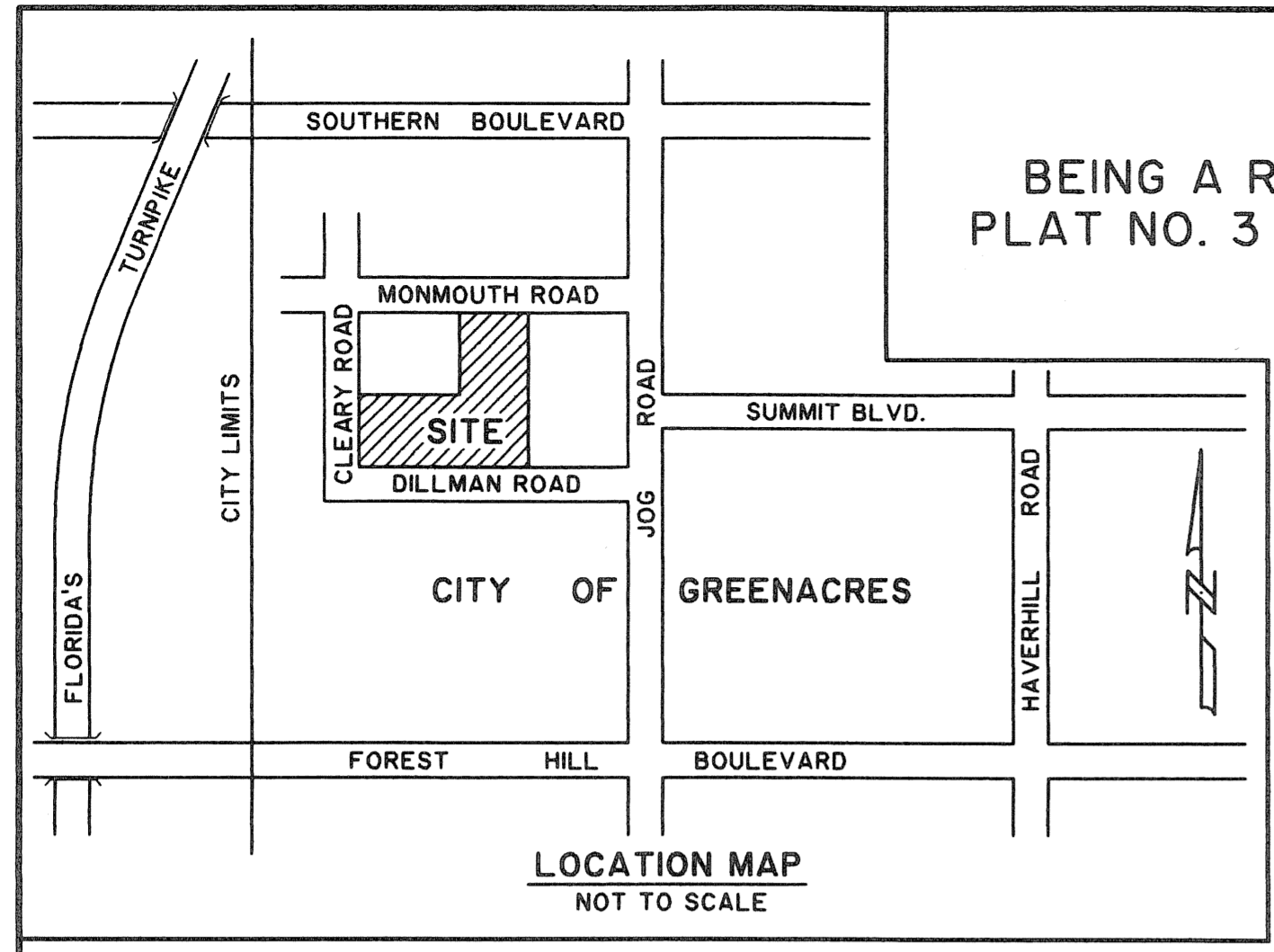
00018.024

BEING A REPLAT OF PART OF TRACTS 40, 41 AND 45 AND ALL OF TRACTS 43 AND 44, BLOCK 13, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTIONS 3,4,9 AND 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

CITY OF GREENACRES

SHEET 1 OF 4

AUGUST, 2006



STATE OF FLORIDA 55
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT P...
 M., THIS 21ST DAY OF AUG 2006
 AND DULY RECORDED IN PLAT BOOK NO. 100
 ON PAGE 57-60
 SHARON R. BOCK,
 CLERK AND COMPTROLLER,
 PALM BEACH COUNTY,
 BY *Alvin J. Johnson* D.C.

THE BELL SOUTH EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO BELL SOUTH TELECOMMUNICATIONS, INC., ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE, MAINTAIN, ADD, AND/OR REMOVE SUCH SYSTEMS OF COMMUNICATIONS, FACILITIES OR RELATED SERVICES

2. TRACTS
 TRACT "S-1" AS SHOWN HEREON IS HEREBY RESERVED TO THE SAGEWOOD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES, UTILITIES 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 OR THE CITY OF GREENACRES, FLORIDA.

PALM BEACH COUNTY AND THE CITY OF GREENACRES SHALL HAVE INGRESS AND EGRESS RIGHTS TO TRACT "S-1" BY PUBLIC SAFETY PERSONNEL.

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF GREENACRES, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF GREENACRES, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES. THIS TRACT SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE SAGEWOOD HOMEOWNERS ASSOCIATION, INC., UNTIL SUCH TIME AS IT IS IMPROVED IN CONJUNCTION WITH MONMOUTH ROAD.

TRACT "O-1", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPING, BUFFER AND DRAINAGE PURPOSES TO THE SAGEWOOD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.

TRACT "O-2", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SAGEWOOD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.

TRACTS "O-3", "O-4", "O-7" AND "O-8", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SAGEWOOD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.

TRACTS "O-5" AND "O-6", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, PARKING AND LANDSCAPING PURPOSES TO THE SAGEWOOD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.

TRACT "W", (WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO THE SAGEWOOD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.

IN WITNESS WHEREOF, D.R. HORTON, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 28TH DAY OF July, 2006.

D.R. HORTON, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA.

BY: *PPP*
 SAMUEL J. FERRERI, MAYOR
 WITNESS: *Mark Connor*
 PRINTED NAME: Mark Connor
 TITLE: Vice-President
 WITNESS: *Joseph B. Gouvier*
 PRINTED NAME: Joseph B. Gouvier
 TITLE: City Engineer

ACKNOWLEDGMENTS

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Ralph Boca*, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, 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 28TH DAY OF July, 2006.

MY COMMISSION EXPIRES: May 26, 2007
 NOTARY PUBLIC
 COMMISSION NUMBER DD226806
 PRINTED NAME OF NOTARY: *Ang Hettel*

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE SAGEWOOD HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28TH DAY OF July, 2006.

SAGEWOOD HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT
 WITNESS: *Alvin J. Johnson*
 PRINTED NAME: Alvin J. Johnson
 TITLE: President
 WITNESS: *Amelia Pineda*
 PRINTED NAME: Amelia Pineda
 TITLE: Secretary

ACKNOWLEDGMENTS

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Kari Albertson*, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SAGEWOOD 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 28TH DAY OF July, 2006.

MY COMMISSION EXPIRES: May 26, 2007
 NOTARY PUBLIC
 COMMISSION NUMBER DD226806
 PRINTED NAME OF NOTARY: *Ang Hettel*

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

I, JUAN RODRIGUEZ, 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 TO D.R. HORTON, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 7-31-2006
 JUAN RODRIGUEZ, ATTORNEY AT LAW
 MEMBER OF THE FLORIDA BAR
 LICENSED NUMBER 616461

CITY OF GREENACRES APPROVALS

CITY OF GREENACRES
 COUNTY OF PALM BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SAGEWOOD HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF GREENACRES, FLORIDA, THIS 28TH DAY OF August, 2006.

BY: *Samuel J. Ferreri*
 SAMUEL J. FERRERI, MAYOR
 BY: *Jason M. Gunther*
 JASON M. GUNTHER, P.E., CITY ENGINEER
 BY: *Wadie Atallah*
 WADIE ATALLAH, CITY MANAGER
 BY: *Sondra K. Hill*
 SONDRRA K. HILL, CITY CLERK

CERTIFICATE OF REVIEWING SURVEYOR

ON BEHALF OF THE CITY OF GREENACRES, FLORIDA, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART I, FLORIDA STATUTES AND ORDINANCES OF THE CITY OF GREENACRES.

DATE: 8-1-06
 BY: *Douglas M. Davie*
 DOUGLAS M. DAVIE, PSM - LS4343
 CRAVEN THOMPSON & ASSOCIATES, INC.
 3563 NW 53RD. STREET
 FT. LAUDERDALE, FLORIDA 33309

AREA TABULATION

TRACT "A"	0.018 ACRES
TRACT "B"	0.190 ACRES
TRACT "O-1"	3.281 ACRES
TRACT "O-2"	0.455 ACRES
TRACT "O-3"	0.125 ACRES
TRACT "O-4"	0.064 ACRES
TRACT "O-5"	0.161 ACRES
TRACT "O-6"	0.136 ACRES
TRACT "O-7"	0.040 ACRES
TRACT "O-8"	0.132 ACRES
TRACT "S-1"	5.624 ACRES
TRACT "W"	6.376 ACRES
LOTS 1 - 104	20.919 ACRES
TOTAL ACREAGE	37.509 ACRES

SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF GREENACRES ZONING REGULATIONS.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
- BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF SOUTH 89° 59'37" WEST ALONG THE CENTERLINE OF DILLMAN ROAD (CENTERLINE OF PLATTED 50 FEET ROAD, BEACH FARMS COMPANY PLAT NO. 3)

LEGEND

- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- C.M. = CONCRETE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- CL = CENTERLINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R = RADIUS
- L = ARC LENGTH
- Δ = CURVE CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- C.B. = CHORD BEARING
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- C.L. = CHORD LENGTH
- L.B. = LANDSCAPE BUFFER
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT
- L.S.E. = LIFT STATION EASEMENT
- RL = RADIAL LINE
- = PROPOSED P.C.P. LOCATION
- = DENOTES SET P.R.M. LB # 4396
- = DENOTES P.R.M. FOUND (AS NOTED)
- SQ FT = SQUARE FEET

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

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 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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF GREENACRES, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF GREENACRES, FLORIDA.

BY: *Craig S. Pusey*
 CRAIG S. PUSEY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA CERTIFICATE No.5019
 LANDMARK SURVEYING AND MAPPING, INC.
 1850 FOREST HILL BLVD. SUITE 100
 WEST PALM BEACH, FLORIDA 33406
 CERTIFICATE OF AUTHORIZATION L.B. # 4396

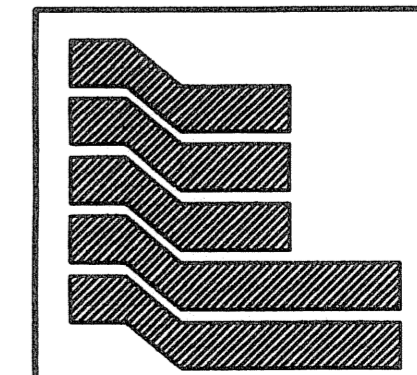
DATE: 7/26/06

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.

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

REVIEWING SURVEYOR

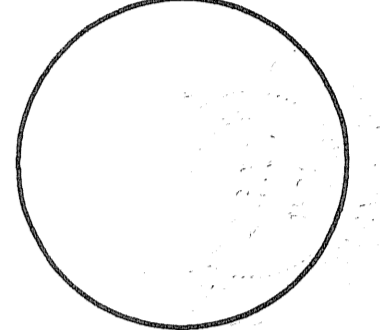
DOUGLAS M. DAVIE
 PSM - LS4343
 No. 0003436
 8-1-06
 STATE OF FLORIDA



Landmark Surveying & Mapping Inc.
 1850 Forest Hill Boulevard
 Ph. (561) 433-5405 Suite 100 W.P.B. Florida
 LB # 4396

SAGEWOOD

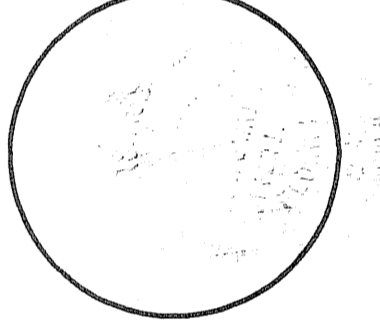
D.R. HORTON, INC.
 DEDICATION



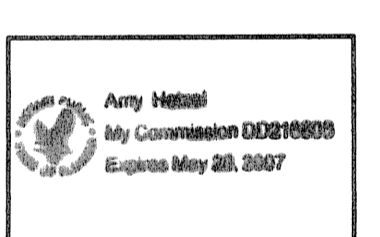
D.R. HORTON, INC.
 DEDICATION NOTARY



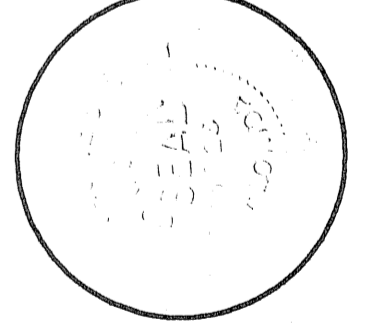
SAGEWOOD HOMEOWNERS ASSOCIATION, INC.



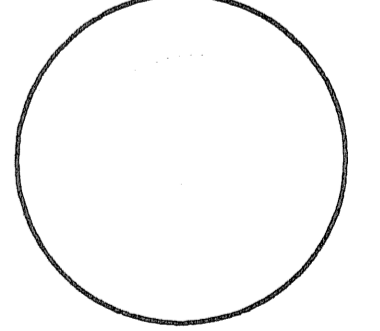
SAGEWOOD HOMEOWNERS ASSOCIATION, INC.
 NOTARY



CITY OF GREENACRES



CITY ENGINEER



SURVEYOR

