

SABAL LAKES PHASE TWO

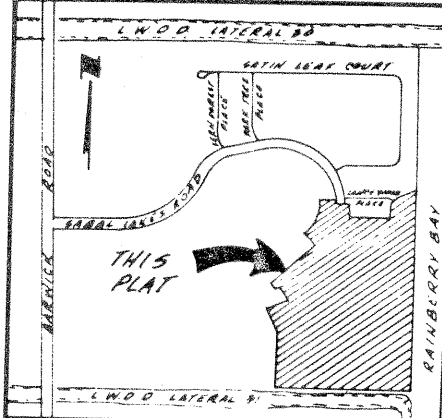
SHEET 1 OF 2

176

70 176

SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record in P.B.C. on the 11th day of June 1993 and duly recorded in P.B.C. Book No. 73 on page 876 + 877
DOPD - 7/1 W. EN. 1993
By Richard J. Tate D.C.



LOCATION MAP

DESCRIPTION:
THAT PORTION OF THE NORTHEAST ONE QUARTER (1/4) OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE S. 00° 13' 24" E. (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 1053.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 13' 24" E., ALONG SAID EAST LINE 1508.21 FEET TO THE NORTH RIGHT OF WAY LINE OF LAKE NORTH DRAINAGE DISTRICT CANAL NO. L-31; THENCE N. 89° 33' 20" W., ALONG SAID NORTH RIGHT OF WAY LINE 563.18 FEET; THENCE N. 00° 24' 42" E., 421.00 FEET; THENCE N. 20° 17' 49" W., 158.88 FEET; THENCE N. 28° 19' 15" W., 83.43 FEET; THENCE N. 70° 47' 32" E., 136.91 FEET TO A POINT ON A 410.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY (RADIAL TO SAID POINT BEARS N. 73° 31' 24" E.); THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01° 11' 07", AN ARC DISTANCE OF 8.48 FEET TO A POINT OF REVERSE CURVATURE OF A 175.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 08' 57", AN ARC DISTANCE OF 55.33 FEET TO A POINT OF CONFOCUS CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98° 38' 23", AN ARC DISTANCE OF 43.04 FEET TO A POINT OF NON-TANGENCY; THENCE N. 42° 02' 47" W., 60.00 FEET TO A POINT ON A 425.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY (RADIAL TO SAID POINT BEARS N. 42° 02' 47" W.); THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 42' 28", AN ARC DISTANCE OF 34.92 FEET; THENCE N. 43° 14' 46" E., 459.86 FEET TO A POINT OF CONFOCUS CURVATURE OF A 425.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01° 27' 54", AN ARC DISTANCE OF 10.87 FEET TO POINT OF NON-TANGENCY; THENCE N. 48° 45' 15" W., 100.04 FEET TO A POINT ON A 325.00 FOOT RADIUS CURVE CONCAVE WESTERLY (RADIAL TO SAID POINT BEARS N. 48° 40' 11" W.); THENCE NORTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 40' 13", AN ARC DISTANCE OF 293.09 FEET; THENCE N. 75° 39' 36" E., RADIAL TO THE LAST AND NEXT DESCRIBED CURVE, 100.00 FEET TO A 425.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 02' 19", AN ARC DISTANCE OF 29.96 FEET TO A POINT OF NON-TANGENCY; THENCE N. 89° 46' 36" E., 99.89 FEET; THENCE S. 00° 13' 24" E., 100.00 FEET; THENCE N. 89° 45' 36" E., 307.50 FEET; THENCE N. 00° 13' 24" W., 75.00 FEET; THENCE N. 67° 03' 16" E., 51.32 FEET; THENCE N. 74° 07' 08" E., 106.45 FEET TO THE POINT OF BEGINNING.
CONTAINING 28.918 ACRES, MORE OR LESS.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT FINANCIAL FLORIDA DEVELOPERS, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS DESCRIBED ABOVE AND SHOWN HEREON AS SABAL LAKES PHASE TWO HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.
THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE SABAL LAKES PHASE TWO HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES TRACT 4 (A PUBLIC ROAD).
THE LAKE MAINTENANCE EASEMENT AND THE LAKE ACCESS EASEMENT ARE HEREBY DEDICATED TO THE SABAL LAKES PHASE TWO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR LAKE MAINTENANCE PURPOSES.
PARCEL B, PARCEL C AND PARCEL D ARE HEREBY DEDICATED TO THE SABAL LAKES PHASE TWO HOMEOWNERS ASSOCIATION, INC., FOR OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
WATER MANAGEMENT PARCEL A IS HEREBY DEDICATED TO THE SABAL LAKES PHASE TWO HOMEOWNERS ASSOCIATION, INC., FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
TRACT 4, IS HEREBY DEDICATED TO THE PUBLIC FOR ROAD RIGHT OF WAY.
TRACT 1, TRACT 2 AND TRACT 3 ARE HEREBY DEDICATED TO THE SABAL LAKES PHASE TWO HOMEOWNERS ASSOCIATION, INC., FOR ACCESS AND UTILITIES PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. HOWEVER, SAID TRACTS SHALL BE MADE AVAILABLE TO THE CITY OF DELRAY BEACH FOR MAINTENANCE OF PUBLIC UTILITIES.
PARK NO. 2, BLOCK 4 AND POOL PARK NO. 3, BLOCK 10 ARE HEREBY DEDICATED TO THE SABAL LAKES PHASE TWO HOMEOWNERS ASSOCIATION, INC., FOR PARK AND RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF June 1993.
ATTEST:
Richard Horton, VICE PRESIDENT
Sandra Anden, PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF June 1993, BY RICHARD HORTON, VICE PRESIDENT OF FINANCIAL FLORIDA DEVELOPERS, INC. THAT HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED PERSONALLY KNOWN TO ME AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.
IN WITNESS MY HAND OFFICIAL SEAL THIS 11th DAY OF June 1993.
Barbara Flowers
NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF June 1993, BY SANDRA ANDEN, PRESIDENT OF FINANCIAL FLORIDA DEVELOPERS, INC. THAT SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED PERSONALLY KNOWN TO ME AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.
IN WITNESS MY HAND OFFICIAL SEAL THIS 11th DAY OF June 1993.
Dawn Yvette Price
NOTARY PUBLIC

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN AND CONSENT TO THE DEDICATION OF MORTGAGE WHICH IS RECORDED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT HIS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF I DO HERON UNTO SET MY HAND AND SEAL THIS 11th DAY OF June 1993.
Thomas F. Fleming, III
MORTGAGEE

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF June 1993, BY THOMAS F. FLEMING, III, THAT HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED PERSONALLY KNOWN TO ME AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.
IN WITNESS MY HAND OFFICIAL SEAL THIS 11th DAY OF June 1993.
Dawn Yvette Price
NOTARY PUBLIC

CITY APPROVALS:
THIS PLAT OF SABAL LAKES PHASE TWO WAS APPROVED ON THE 11th DAY OF June 1993 BY THE CITY OF DELRAY BEACH, FLORIDA.
Mayor: Richard Horton
Attest: Olivia M. Sings CITY CLERK
AND REVIEWED, ACCEPTED AND CERTIFIED BY:
W. J. ... DIRECTOR OF PLANNING AND ZONING
... PLANNING AND ZONING BOARD CHAIRMAN
... CITY ENGINEER
... FIRE MARSHAL
... DIRECTOR OF ENVIRONMENTAL SERVICES
... DIRECTOR OF PARKS AND RECREATION

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, DAVID DICKENSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN FINANCIAL FLORIDA DEVELOPERS, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN.
DATE: June 4, 1993
David Dickenson, Attorney

SURVEYORS 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.M.S.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.
John Kenneth Weigand
JOHN KENNETH WEIGAND
LAND SURVEYOR NO. 3922

AREA SUMMARY:

TRACT	SQUARE FEET	ACRES
TRACT 1	153	0.0035
TRACT 2	157	0.0036
TRACT 3	186295	4.2767
TRACT 4	53239	1.2222
PARK NO. 2	1880	0.1832
POOL PARK NO. 3	22378	0.5137
PARCEL A (LAKE)	148617	3.4118
PARCEL B	1954	0.0449
PARCEL C	2580	0.0592
PARCEL D	750	0.0172

O'BRIEN, SUITER & O'BRIEN, INC.
ENGINEERS, SURVEYORS, LAND PLANNERS
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA

DATE: MAY 1993
FIELD BOOK: 0228
PAGE: SHEET 1 OF 2
SCALE: 1"=60'
ORDER NO: 93-95

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