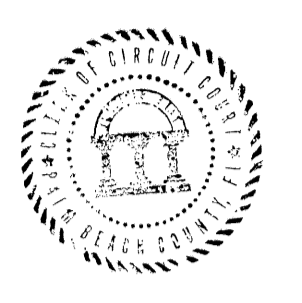
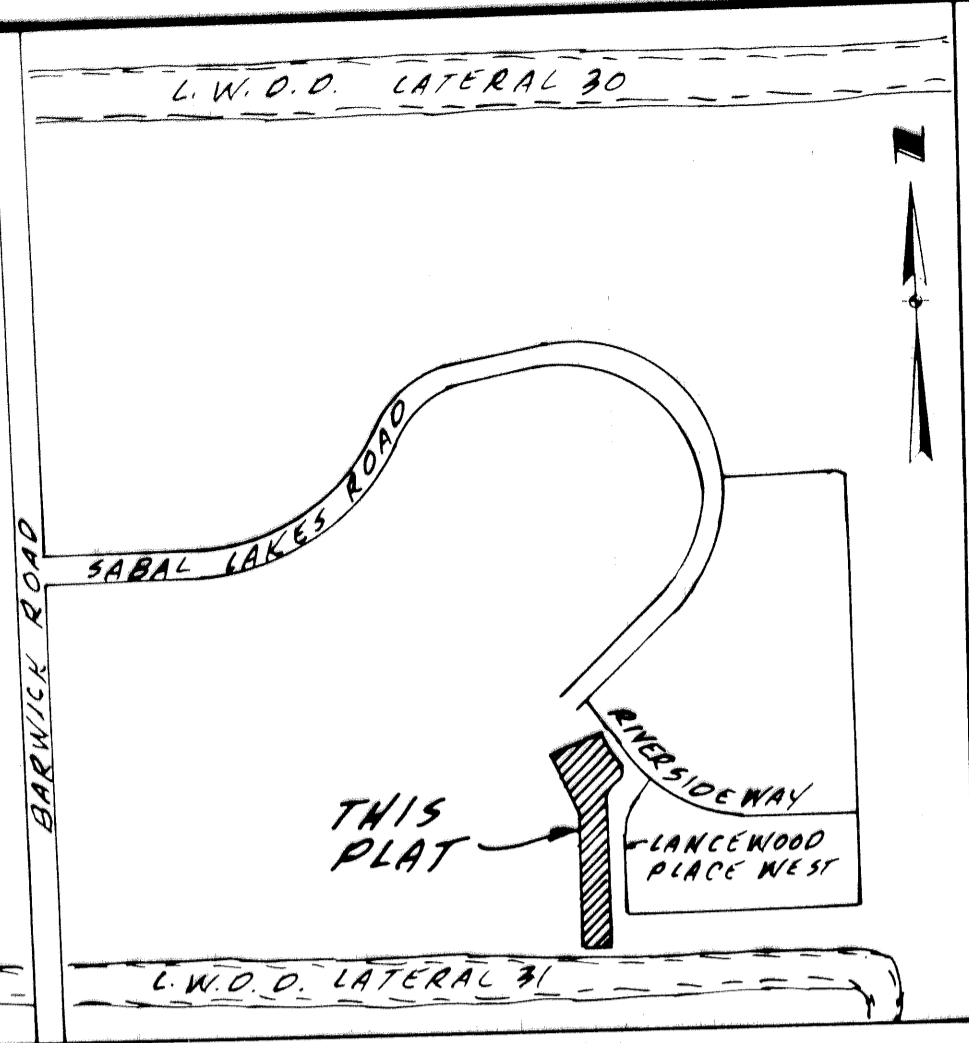
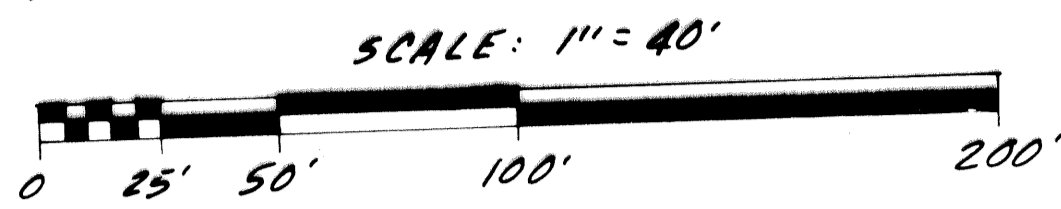


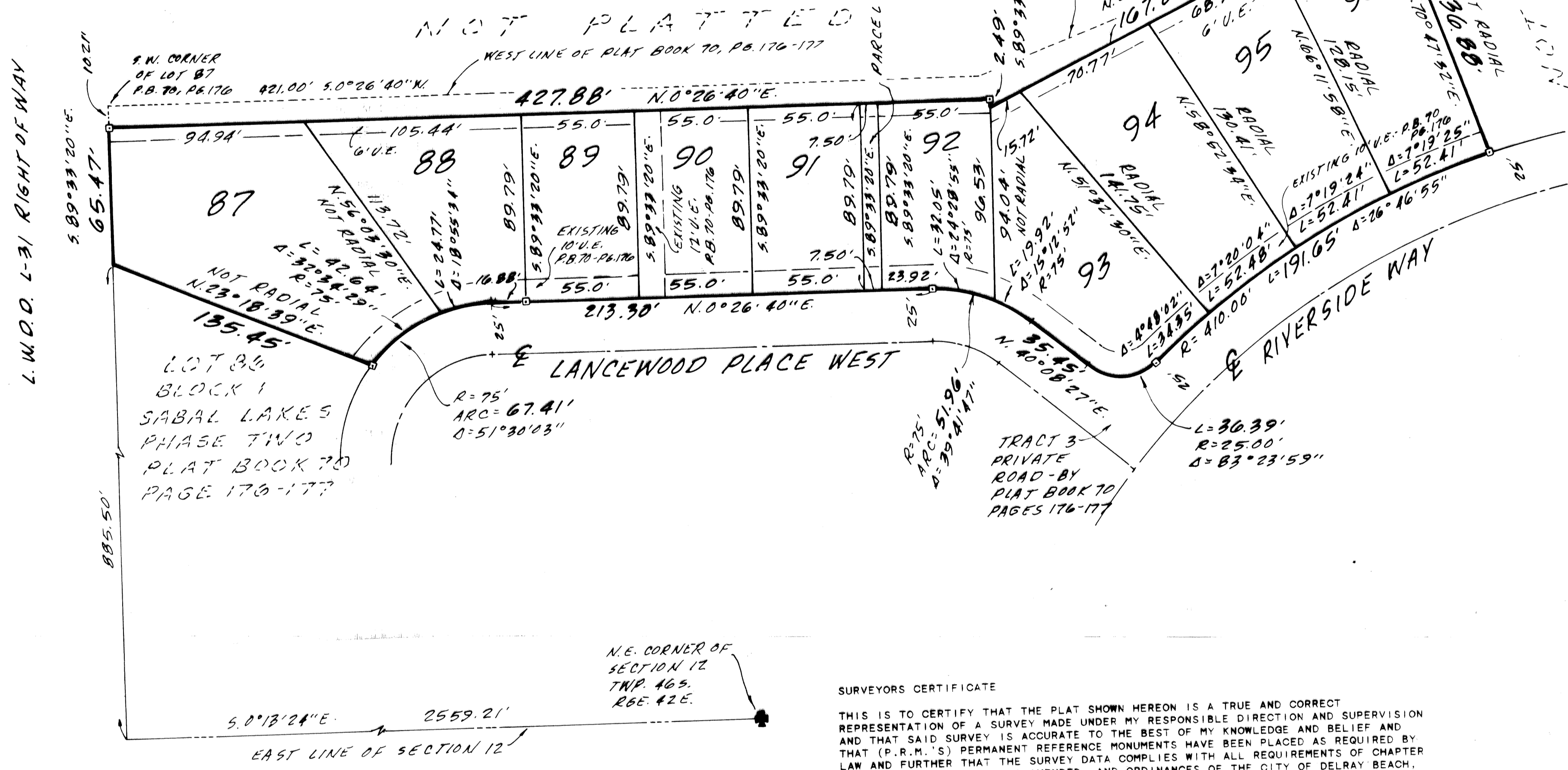
# REPLAT OF LOTS 87-96, BLOCK 1, SABAL LAKES PHASE TWO

A REPLAT OF PART OF LOTS 87, 88, 89, 90, 91, 92, 93, 94, 95 AND 96, BLOCK 1 SABAL LAKES PHASE TWO, PLAT BOOK 70, PAGES 176 AND 177 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 at this 17th day of June 1994 and duly recorded in Plat Book on page 3 DOROTHY H. WILKEN, Clerk by *Debra A. ...*

NOTES:  
THERE WILL BE NO TREES, SHRUBS OR STRUCTURES PLACED ON ANY EASEMENT SHOWN ON THIS PLAT.  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.  
THE EAST LINE OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR S. 0° 13' 24" E.  
THIS INSTRUMENT PREPARED BY JOHN KENNETH WEIGAND IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (407/276-4501)  
ALL LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE.



DESCRIPTION:  
LOTS 87 THROUGH 96, INCLUSIVE, AND PARCEL D, BLOCK 1, SABAL LAKES PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 70, PAGES 176 AND 177 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND NOT INCLUDING THE FOLLOWING DESCRIBED PARCEL:  
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 87; THENCE S. 89° 33' 20" E., ALONG THE SOUTH LINE OF SAID LOT 87, 10.21 FEET; THENCE N. 0° 26' 40" E., ALONG A LINE 10.21 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 87, 427.88 FEET TO THE NORTH LINE OF LOT 92, BLOCK 1; THENCE S. 89° 33' 20" E., ALONG SAID NORTH LINE, 167.80 FEET; THENCE N. 25° 35' 28" W., 156.68 FEET; THENCE S. 70° 47' 32" W., ALONG SAID NORTH LINE, 0.03 FEET; THENCE S. 28° 19' 15" E., ALONG THE WEST LINE OF LOT 96, 63.43 FEET; THENCE S. 20° 17' 49" E., ALONG THE WEST LINE OF LOTS 92 THROUGH 95, 156.68 FEET; THENCE S. 0° 26' 40" W., ALONG THE WEST LINE OF LOTS 87 THROUGH 92, 421.00 FEET TO THE SAID POINT OF BEGINNING.

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 REPLAT OF LOTS 87 - 96, BLOCK 1, 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.  
PARCEL D IS HEREBY DEDICATED TO THE SABAL LAKES HOMEOWNERS ASSOCIATION, INC., FOR OPEN SPACE AND IS 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 BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF JUNE, 1994.  
ATTEST: *Richard Horton* RICHARD HORTON, VICE PRESIDENT  
*Sandra Anden* SANDRA ANDEN, PRESIDENT

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JUNE, 1994 BY RICHARD HORTON, VICE PRESIDENT OF FINANCIAL FLORIDA DEVELOPERS, INC. THAT HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.  
IN WITNESS MY HAND OFFICIAL SEAL THIS 11th DAY OF JUNE, 1994.  
BY: *Richard Horton*  
NOTARY PUBLIC  
NAME: *Richard Horton*

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JUNE, 1994 BY SANDRA ANDEN, PRESIDENT OF FINANCIAL FLORIDA DEVELOPERS, INC. THAT SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.  
IN WITNESS MY HAND OFFICIAL SEAL THIS 11th DAY OF JUNE, 1994.  
BY: *Sandra Anden*  
NOTARY PUBLIC  
NAME: *Sandra Anden*

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. R. 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

TITLE CERTIFICATION  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, DOUGLAS R. NEU, 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 FINANCIAL FLORIDA DEVELOPERS, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY FREE OF ANY ENCUMBRANCES.  
DATE: June 13, 1994  
*Douglas R. Neu*  
DOUGLAS R. NEU, ATTORNEY

CITY APPROVALS:  
THIS PLAT OF REPLAT OF LOTS 87 - 96, BLOCK 1, SABAL LAKES PHASE TWO APPROVED ON THE 24th DAY OF JUNE, 1994 BY THE COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.  
*Alison MacArthur* MAYOR  
*David Deming* DIRECTOR OF PLANNING AND ZONING  
*Hayden* CITY ENGINEER  
ATTEST: *Alison MacArthur* CITY CLERK  
*Jean Beer* PLANNING AND ZONING BOARD  
*W. J. Greenwood* DIRECTOR OF ENVIRONMENTAL SERVICES

LOT AREAS:

LOT 87	11999 SQ. FT.
LOT 88	6746
LOT 89	4938
LOT 90	4938
LOT 91	4938
LOT 92	5007
LOT 93	7883
LOT 94	8273
LOT 95	7792
LOT 96	7587
PARCEL D	673
TOTAL	70774

LEGEND:  
"U.E." = UTILITY EASEMENT  
"P.B." = PLAT BOOK  
"C" = CENTERLINE  
"R" = RADIUS  
"A" = CENTRAL ANGLE

**O'BRIEN, SUITER & O'BRIEN, ENGINEERS, SURVEYORS, LAND PLANNERS**  
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483  
DATE: APRIL 1994  
FIELD BOOK: 0229  
REVISIONS:  
SCALE:  
ORDER: