COUNTY OF PALM BEACH) ss

This 25 day of November

on page 110 thru 112

This Plat was filed for record at 10:21 A

and duly recorded in Plat Book No. 100

DOROTHY H. WILKEN, QIER of Cfrout Court

STATE OF FLORIDA

EVERGRENE P.C.D. PLAT SEVEN

A REPLAT OF TRACTS F-2 AND S-14, EVERGRENE PLAT TWO AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA OCTOBER 2003 SHEET No.1 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS EVERGRENE P.C.D. PLAT SEVEN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A REPLAT OF TRACTS F-2 AND S-14. EVERGRENE PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

SAID TRACTS CONTAIN 538,668.52 SQUARE FEET (12.366 ACRES, MORE OR LESS) AND ARE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS

- THE STREET TRACT SHOWN AND DESIGNATED HEREON AS TRACT "S-1" IS HEREBY DEDICATED IN FEE SIMPLE TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE ROADWAY, EXCLUSIVELY FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, CABLE TELEVISION SYSTEMS AND RELATED PURPOSES, SAID TRACT "8-1" SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, FLORIDA
- OPEN SPACE TRACTS 1 THROUGH 18, AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE, DRAINAGE, UTILITIES AND RELATED PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- THE UTILITY EASEMENTS, SHOWN HEREON AS U.E., ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION AND STREET LIGHTING SYSTEMS. THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION AND STREET LIGHTING SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- EASEMENTS FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS W.S.E., ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
- NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "S-1", PARKING TRACTS P-1 THROUGH P-11 AND OPEN SPACE TRACTS 1 THROUGH 18 ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY. SAID LAND SHALL BETHE PERPETUAL MAINTENANCE OBLIGATION OF THE EVERGRENE MASTER ASSOCIATION. INC. A FLORIDA NOT-FOR-PROFIT CORPORATION. ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT "S-1", PARKING TRACTS P-1 THROUGH P-11 AND OPEN SPACE TRACTS 1 THROUGH 18 IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER SAID TRACT "5-1", PARKING TRACTS P-1 THROUGH P-11 AND OPEN SPACE TRACTS 1 THROUGH 18.
- THE 11-FEET-WIDE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EVERGRENE MASTER ASSOCIATION. INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM
- THE SAFE SIGHT EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS. FOR SAFE SIGHT MAINTENANCE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, SAID SIGHT EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA, SAFE SIGHT EASEMENTS WITHIN THE LIMITS OF THE STREET TRACTS ARE DEPICTED ON THE APPROVED SITE PLAN.
- THE 2-FEET-WIDE STREET LIGHT EASEMENTS. AS SHOWN HEREON ADJACENT TO THE 3-FEET-WIDE W.S.E. DEDICATED TO SEACOAST UTILITY AUTHORITY. ARE HEREBY GRANTED TO FLORIDA POWER AND LIGHT COMPANY, FOR CONSTRUCTION, ACCESS AND MAINTENANCE OF STREET LIGHTING SYSTEMS ONLY. THE LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS.
- TRACTS P.T.-1 THROUGH P.T.-11, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS PARKING TRACTS SERVING RESIDENTIAL LOTS FOR INGRESS. EGRESS. UTILITIES. DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA

IN WITNESS WHEREOF, COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29 DAY OF OCTOBER 2003.

COMMUNITIES FINANCE COMPANY, LLC A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA.

CORPORATE ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Kenneth 6. Tuma WHO IS PERSONALLY KNOWN TO ME, OR HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA. 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

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF OCTOBER

MY COMMISSION EXPIRES: 11-6-03

NOTARY SEAL



ACCEPTANCE OF RESERVATIONS BY THE EVERGRENE MASTER ASSOCIATION, INC.

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE EVERGRENE MASTER 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 494 DAY OF

THE EVERGRENE MASTER ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS TAGMOSTATIVHO IS PERSONALLY KNOWN TO ME, OR HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION. AND ACKNOWLEDGED TO AND BEFORE METHAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEALAFFIXED 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 3000 DAY OF OCTOB SAL 2003.

MY COMMISSION EXPIRES: 11-6-03

PRINT NOTARY No. CC 382186

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT AND ACCEPTANCE OF

STATE OF FLORIDA COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACCEPTS THE 11-FEET-WIDE DRAINAGE EASEMENT AS LOCATED WITHIN OPEN SPACE TRACT-16 AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LAND ON WHICH SAID EASEMENT LIES. AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLIGATIONS, OR DEDICATIONS TO, BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 3 DAY OF NOVEWARD , 2003.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

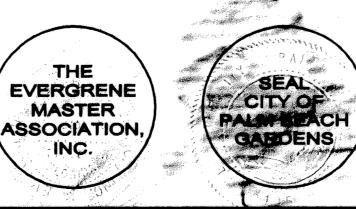
VICE PRESIDENT, BOARD OF SUPERVISORS ATTESTED BY: SECRETARY, BOARD OF SUPERVISORS TITLE:

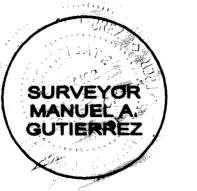
TITLE CERTIFICATION

I, HUGY W. PERRY , 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 COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, 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.

ATTORNEY AT LAW PRINT NAME: HUGH W. PLA FLORIDA BAR NO. 0603 600



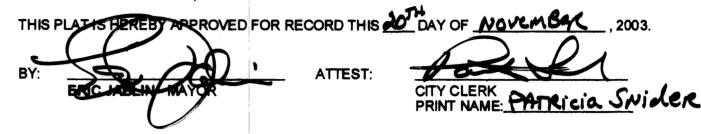






REVIEWING

CITY OF PALM BEACH GARDENS COUNTY OF PALM BEACH, FLORIDA



THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 20 DAY OF NOVEM DEC. 2003.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLATSHOWN HEREON IS ATRUE 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"), HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO CHAPTER 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS: AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA

THIS 28th DAY OF OCTOBER MANUEL A. GUTIERREZ PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE No. LS 4102

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177,081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.s) AND MONUMENTS AT LOT CORNERS.

O. HOWARD DUKES PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE No. LS 4533

SURVEYOR'S NOTES

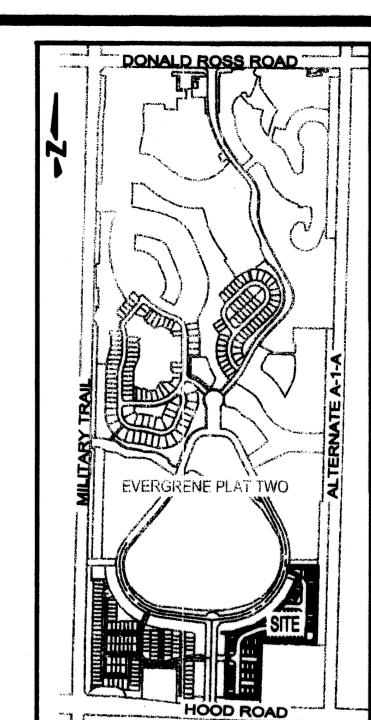
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT ASSHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWERSHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
- LOT LINES ARE NON-RADIAL UNLESS NOTED (RADIAL).
- BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST AS SHOWN ON THE PLAT OF EVERGRENE PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS SOUTH 89°52'40" EAST.
- DIMENSIONS AND DIRECTIONAL INFORMATION ALONG PLAT BOUNDARY LINES THAT DIFFER FROM THE ORIGINAL BOUNDARY LINES OF TRACTS F-2 AND S-14 ON PLAT 2 AS RECORDED, ARE DUE TO REVISED MATHEMATICAL CLOSURES. DETAILED COMPARISONS BETWEEN (PLAT) AND (CALCULATED) ANNOTATIONS ARE TO BE FOUND ON THE BOUNDARY SURVEY ACCOMPANYING THIS PLAT.

NOTICE:

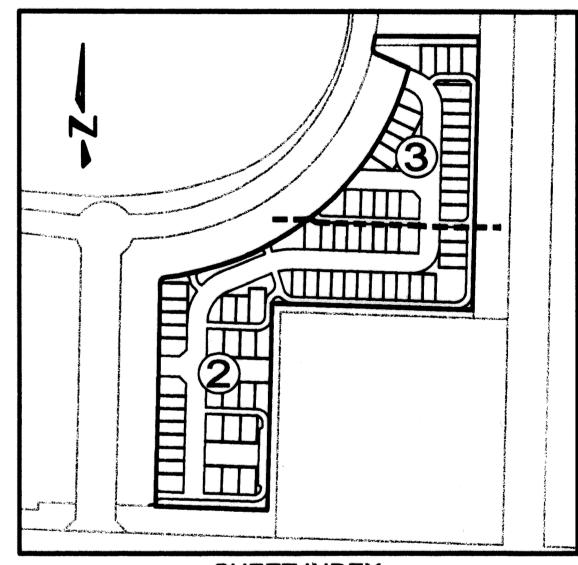
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREINAND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

	UNIT OF DEVELOR	PMENT 2B			
AREA TABULATION					
TRACT NAME	AREA		LAND USE CLASSIFICATION		
	SQUARE FEET	ACRES			
ROAD TRACT S-1	184,155.66	4.2276	EX		
LOTS 1-71	254,911,91	5.8520	SFC		
OPEN SPACE TRACTS 1-18	86,058.95	1.9756	EX		
PARKING TRACTS 1-11	13,542.00	0.3109	EX		
TOTALS:	538,668.52	12.0552		•	





LOCATION MAP NOT TO SCALE



SHEET INDEX NOT TO SCALE

TRACT NAME	AREA		
	SQUARE FEET	ACRES	
LOTS 1-71	254,911.91	5.852	
OPEN SPACE TRACT-1	318.69	0.007	
OPEN SPACE TRACT-1A	1,674.90	0.038	
OPEN SPACE TRACT-1B	215.70	0.005	
OPEN SPACE TRACT-1C	1,121.72	0.025	
OPEN SPACE TRACT-2	12,439.48	0.285	
OPEN SPACE TRACT-3	13,232.69	0.303	
OPEN SPACE TRACT-4	594.89	0.013	
OPEN SPACE TRACT-5	4,288.30	0.098	
OPEN SPACE TRACT-6	2,784.76	0.063	
OPEN SPACE TRACT-7	4,412.96	0.101	
OPEN SPACE TRACT-8	5,339.00	0.122	
OPEN SPACE TRACT-9	1,436.20	0.033	
OPEN SPACE TRACT-10	548.69	0.012	
OPEN SPACE TRACT-11	7,112.69	0.163	
OPEN SPACE TRACT-12	2,339.03	0.053	
OPEN SPACE TRACT-13	1,458.81	0.033	
OPEN SPACE TRACT-14	5,857.27	0.134	
OPEN SPACE TRACT-15	2,510.32	0.057	
OPEN SPACE TRACT-16	15,070.59	0.346	
OPEN SPACE TRACT-17	1,177.28	0.027	
OPEN SPACE TRACT-18	2,124.98	0.048	
PARKING TRACTS P-1 TO P11	13,542.00	0.310	
ROAD TRACT S-1	184,155.66	4.227	
TOTALS:	538,668.52	12.366	

LOT AREAS SHOWN ON SHEET 3

Keshavarz & Associates, Inc. CONSULTING ENGINEERS - SURVEYORS

711 North Dixie Highway, Suite 201 West Palm Beach, Florida 33401 Tal: (561) 689-8600 Fax: (561) 689-7476 LB 4897 THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTTERREZ. PSM PROFESSIONAL SURVEYOR AND MAPPER NO. LS 4102

IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. \\Ke\F\$\\$U\756_PLAT7_EYER\dwg\756_PLAT_\$HT1.dwg 10/1/2003 4:59:03 PM EST