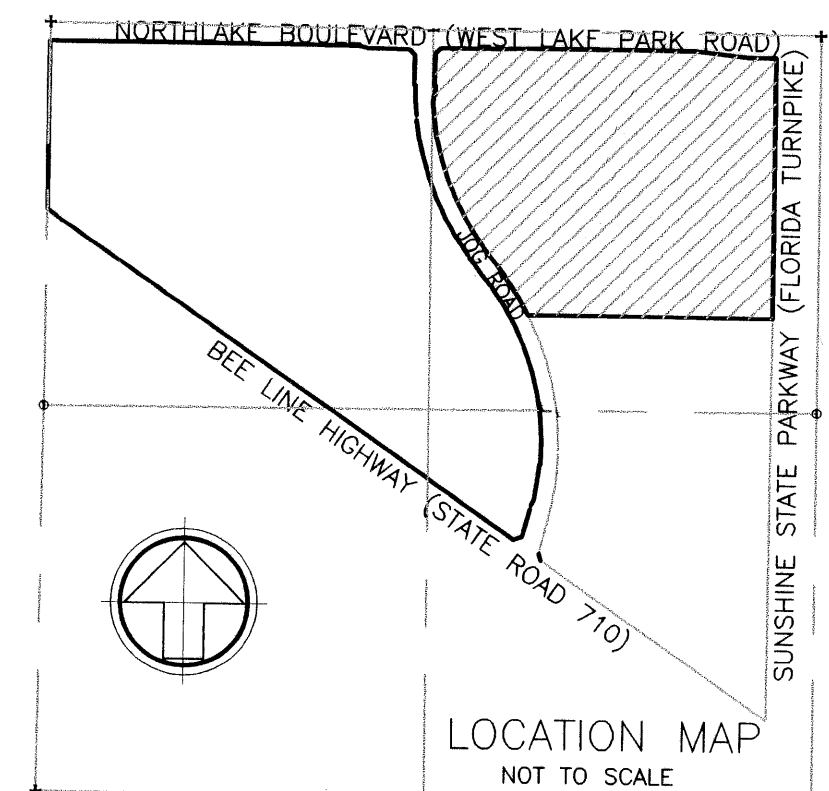
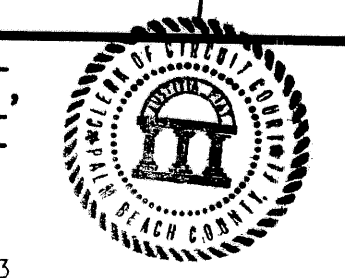


187



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 2:22:57 PM, this 8th day of September, 2003 and duly recorded in Plat Book No. 180 on Pages 187 and 188.  
DOROTHY H. WILKEN, CLERK  
BY: *Dorothy H. Wilken*



**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT, ACCEPTANCE OF DEDICATION AND RELEASE**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
UNIT OF DEVELOPMENT NO. 03

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY CONSENTS TO THE CREATION OF THIS PLAT AND ACKNOWLEDGES THAT THERE ARE NO MAINTENANCE OBLIGATIONS BEING INCURRED OR ACCEPTED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 19 DAY OF September, 2003.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
ATTEST: *Michael D. Rose*  
MICHAEL D. ROSE, SECRETARY  
BOARD OF SUPERVISORS  
BY: *Hugo F. Unruh*  
HUGO F. UNRUH, PRESIDENT  
BOARD OF SUPERVISORS

**APPROVALS**

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 20th DAY OF November, 2003.

ATTEST: *Patricia Snider*  
PATRICIA SNIDER, CITY CLERK  
BY: *Eric Jablin*  
ERIC JABLIN, MAYOR

**CITY ENGINEER:**

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 20 DAY OF Nov, 2003.

BY: *Daniel P. Clark*  
DANIEL P. CLARK, P.E., CITY ENGINEER

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, *Zelica M. Quigley*, 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 TITLE TO THE PROPERTY IS VESTED IN NORTHLAKE BOULEVARD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, GABLES EAST CONSTRUCTION, INC., A GEORGIA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA AND MONTECITO MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: Sept. 15, 2003  
BY: *Zelica M. Quigley*  
PRINTE NAME: *Zelica M. Quigley*  
FLORIDA BAR NO.: 0119962

**REVIEWING SURVEYOR**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATIONS OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

BY: *O. Howard Duke*  
O. HOWARD DUKE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4533  
DATE: 12 November 2003

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.) 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 SURVEY AND PLAT DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATED: 09/15/03  
BY: *Michael D. Rose*  
MICHAEL D. ROSE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS3998

SURVEYOR'S PROJECT NO. 01-0549

# GABLES AT NORTHLAKE REPLAT NO. 1

A REPLAT OF A PORTION OF GABLES AT NORTHLAKE (PB 96, PGS 194 - 199 PBCR)  
LYING IN SECTION 22, TOWNSHIP 42 SOUTH, RANGE 42 EAST, WITHIN  
THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY:  
MICHAEL D. ROSE, PSM

**SDA SHAH DROTOS & ASSOCIATES**  
ENGINEERING SURVEYING PLANNING  
CERTIFICATE OF AUTHORIZATION NO. LB6456  
1835 S. Perimeter Road • Suite 190 • Ft. Lauderdale, FL 33309  
PH: 954-776-7604 • FAX: 954-776-7608  
NOVEMBER, 2002

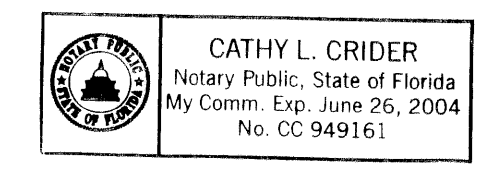
16. THE PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE MONTECITO MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL USE OF THE PUBLIC FOR SIDEWALK PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED NORTHLAKE BOULEVARD LLC, THROUGH GABLES REALTY LIMITED PARTNERSHIP, ITS SOLE MEMBER, THROUGH GABLES GP, INC., ITS GENERAL PARTNER AND GABLES EAST CONSTRUCTION, INC. AND THE MONTECITO MASTER ASSOCIATION HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR VICE-PRESIDENTS, RESPECTIVELY AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS, THIS 17th DAY OF Sept., 2003.

WITNESS: *Barbara Britton*  
PRINTED NAME: *Barbara Britton*  
BY: GABLES REALTY LIMITED PARTNERSHIP  
A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER  
WITNESS: *Fernando Arimon*  
PRINTED NAME: *Fernando Arimon*  
BY: GABLES GP, INC., A TEXAS CORPORATION,  
ITS GENERAL PARTNER  
WITNESS: *Brad D. Bryant*  
PRINTED NAME: *Brad D. Bryant*  
TITLE: *VICE PRESIDENT*  
WITNESS: *Barbara Britton*  
PRINTED NAME: *Barbara Britton*  
BY: *Brad D. Bryant*  
PRINTED NAME: *BRAD D. BRYANT*  
TITLE: *VICE PRESIDENT*  
WITNESS: *Fernando Arimon*  
PRINTED NAME: *Fernando Arimon*  
BY: *Brad D. Bryant*  
PRINTED NAME: *BRAD D. BRYANT*  
TITLE: *VICE PRESIDENT*  
WITNESS: *Barbara Britton*  
PRINTED NAME: *Barbara Britton*  
BY: *Brad D. Bryant*  
PRINTED NAME: *BRAD D. BRYANT*  
TITLE: *VICE PRESIDENT*  
WITNESS: *Fernando Arimon*  
PRINTED NAME: *Fernando Arimon*  
BY: *Brad D. Bryant*  
PRINTED NAME: *BRAD D. BRYANT*  
TITLE: *VICE PRESIDENT*

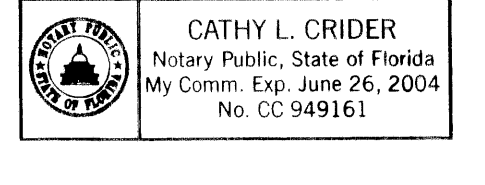
**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, AS SOLE MEMBER OF NORTHLAKE BOULEVARD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 17 DAY OF September, 2003.  
MY COMMISSION EXPIRES: *Cathy L. Crider*  
NOTARY PUBLIC  
PRINTED NAME: \_\_\_\_\_



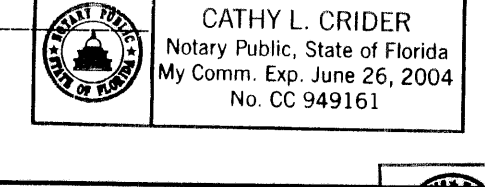
**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF MONTECITO MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF September, 2003.  
MY COMMISSION EXPIRES: *Cathy L. Crider*  
NOTARY PUBLIC  
PRINTED NAME: \_\_\_\_\_



**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF MONTECITO MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 17 DAY OF September, 2003.  
MY COMMISSION EXPIRES: *Cathy L. Crider*  
NOTARY PUBLIC  
PRINTED NAME: \_\_\_\_\_



DEDICATION (GABLES GP, INC.)	ACKNOWLEDGEMENT	DEDICATION (GABLES EAST CONSTRUCTION)	ACKNOWLEDGEMENT	ACKNOWLEDGEMENT (MONTECITO MASTER ASSOCIATION)	ACKNOWLEDGEMENT	ACCEPTANCE OF RESERVATION (MONTECITO MASTER ASSOCIATION)	ACKNOWLEDGEMENT	ACCEPTANCE OF RESERVATION (MONTECITO HOMEOWNERS ASSOCIATION)	ACKNOWLEDGEMENT	NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	CITY OF PALM BEACH GARDENS	REVIEWING SURVEYOR	SURVEYOR
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**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT NORTHLAKE BOULEVARD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, GABLES EAST CONSTRUCTION, INC., A GEORGIA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND MONTECITO MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, OWNERS OF THE LAND SHOWN HEREON AS GABLES AT NORTHLAKE REPLAT NO. 1, A REPLAT OF A PORTION OF GABLES AT NORTHLAKE (PLAT BOOK 96, PAGES 194 THROUGH 199, PBCR) AND LYING IN SECTION 22, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A REPLAT OF TRACT "A", WATER MANAGEMENT TRACT "C", WATER MANAGEMENT TRACT "D", LANDSCAPE BUFFER TRACT "E" AND LANDSCAPE BUFFER TRACT "F", GABLES AT NORTHLAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGES 194 THROUGH 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, CONTAINING 90.137 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- WATER MANAGEMENT TRACTS C-1 AND D-1, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MONTECITO MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, DESIGNATED AS W.S.E., ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MONTECITO MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADWAYS.
- LANDSCAPE BUFFER TRACTS "E-1", "F-1", AND "N", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MONTECITO MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE MONTECITO MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN WATER MANAGEMENT TRACTS "C-1" AND "D-1" FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "A-1", AS SHOWN HEREON, IS HEREBY DEDICATED FOR FUTURE DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHLAKE BOULEVARD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "B-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MONTECITO MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES, OPEN SPACE, PARKING 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 THE CITY OF PALM BEACH GARDENS.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "B-1" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE MONTECITO MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT "B-1" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT "B-1".

TRACTS "N" AND "O", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MONTECITO 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 THE MONTECITO HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACTS "N" AND "O" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE MONTECITO HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACTS "N" AND "O" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACTS "N" AND "O".

TRACTS "G-1", "H" AND "P", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MONTECITO MASTER 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 THE CITY OF PALM BEACH GARDENS.

TRACTS "I", "K", AND "L", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MONTECITO 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 THE CITY OF PALM BEACH GARDENS.

TRACTS "J" AND "U", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MONTECITO 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 THE CITY OF PALM BEACH GARDENS.

THE PUBLIC ACCESS, UTILITY AND DRAINAGE EASEMENT AS SHOWN HEREON IS DEDICATED AS FOLLOWS: THE PUBLIC ACCESS EASEMENT IS HEREBY DEDICATED TO THE MONTECITO MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL USE OF THE PUBLIC FOR SIDEWALK PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, THE UTILITY EASEMENT IS HEREBY DEDICATED TO THE PUBLIC FOR UTILITY PURPOSES AND IS RESTRICTED TO UNDERGROUND UTILITIES ONLY WITHIN THE ROADWAY CLEAR RECOVERY AREA AS STIPULATED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, THE DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE PUBLIC FOR DRAINAGE PURPOSES.

THE S.U.A. ACCESS EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO WATER FACILITIES FOR MAINTENANCE PURPOSES. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSOR AND ASSIGNS.