DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT DOWNTOWN AT THE GARDENS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS DOWNTOWN AT THE GARDENS AND LANDMARK. LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF REGIONAL CENTER PARCELS 27.12, 27.14 AND LAKE VICTORIA GARDENS AVENUE, AS RECORDED IN PLAT BOOK 94. PAGES 40 THROUGH 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF WATER MANAGEMENT TRACT 3-B AND A PORTION OF PARCEL 27.13, REGIONAL CENTER PARCELS 27.09, 27.13 AND WATER MANAGEMENT TRACT 3-B. AS RECORDED IN PLAT BOOK 90, PAGES 199 THROUGH 201, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 27.09. SAID POINT BEING THE SOUTHEAST CORNER OF SAID WATER MANAGEMENT TRACT 3-B. ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF KYOTO GARDENS DRIVE, AS RECORDED IN OFFICIAL RECORD BOOK 8292, PAGE 1543, OF SAID PUBLIC RECORDS; THENCE SOUTH 59°56'43" WEST, A DISTANCE OF 458.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 465.87 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°06'14" A DISTANCE OF 49.63 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 58°41'21" WEST, A DISTANCE OF 35.68 FEET; THENCE SOUTH 75°56'35' WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 36°10'30" WEST, A DISTANCE OF 38.43 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 465.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°32'42" A DISTANCE OF 264.62 FEET TO A POINT OF TANGENCY; THENCE NORTH 61°03'17" WEST, A DISTANCE OF 279.67 FEET; THENCE NORTH 24°53'30" EAST, A DISTANCE OF 29.75 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 24°04'25" WEST) HAVING A RADIUS OF 643.87 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°52'31", A DISTANCE OF 436.87 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 58°42'07" WEST, A DISTANCE OF 1.54 FEET (THE PRECEDING NINE [9] COURSES BEING COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF KYOTO GARADENS DRIVE) TO A POINT ON THE WESTERLY LINE OF REGIONAL CENTER PARCELS 27.12, 27.14 AND LAKE VICTORIA AVENUE, SAID POINT BEING ON A CURVE CONCAVE TO THE EAST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 77°10'17" EAST), HAVING A RADIUS OF 4838.25 FEET: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°01'53", A DISTANCE OF 593.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3848.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 03°13'33". A DISTANCE OF 216.67 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 02°34'17' WEST, A DISTANCE OF 115.76 FEET; THENCE NORTH 04°19'55" EAST, A DISTANCE OF 206.45 FEET; THENCE NORTH 01°20'43" EAST, A DISTANCE OF 173.55 FEET (THE PRECEDING FIVE [5] COURSES BEING COINCIDENT WITH SAID WESTERLY LINE OF REGIONAL CENTER PARCELS 27.12, 27.14 AND LAKE VICTORIA GARDENS AVENUE) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GARDENS BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 5072, PAGE 354, OF SAID PUBLIC RECORDS; THENCE NORTH 46°19'52" EAST, A DISTANCE OF 35.33 FEET; THENCE SOUTH 88°40'08" EAST, A DISTANCE OF 8.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 540.87 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°00'00", A DISTANCE OF 188.80 FEET TO A POINT OF TANGENCY: THENCE NORTH 71°19'52" EAST. A DISTANCE OF 187.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 465.87 FEET: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°03'20", A DISTANCE OF 244.38 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 26°23'28' EAST, A DISTANCE OF 39.52 FEET; THENCE SOUTH 71°23'22" EAST, A DISTANCE OF 110.88 FEET; THENCE NORTH 70°49'52" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 64°10'08" EAST, A DISTANCE OF 425.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1051.45 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°15'16", A DISTANCE OF 665.31 FEET TO A POINT OF TANGENCY; THENCE NORTH 79°34'36" EAST), A DISTANCE OF 145.48 FEET; THENCE SOUTH 55°55'II" EAST, A DISTANCE OF 35.05 FEET (THE PRECEDING TWELVE [12] COURSES BEING COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF GARDENS BOULEVARD) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FAIRCHILD GARDENS AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 5072, PAGE 354, OF SAID PUBLIC RECORDS; THENCE SOUTH IIº 24'59" EAST, A DISTANCE OF 178.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 470.87 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°50'00", A DISTANCE OF 105.47 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°25'01" WEST, A DISTANCE OF 133.43 FEET (THE PRECEDING THREE [3] COURSES BEING COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE OF FAIRCHILD GARDENS AVENUE); THENCE NORTH 88°34'59" WEST, A DISTANCE OF 301.16 FEET; THENCE SOUTH 44°02'28" WEST. A DISTANCE OF 174.91 FEET TO A POINT ON THE EASTERLY LINE OF SAID WATER MANAGEMENT TRACT 3-B; THENCE SOUTH 42°08'02 WEST, A DISTANCE OF 264.23 FEET; THENCE SOUTH 01º05'24" WEST, A DISTANCE OF 163.87 FEET; THENCE SOUTH 46°02'07" EAST, A DISTANCE OF 247.50 FEET (THE PRECEDING THREE [3] COURSES BEING COINCIDENT WITH SAID EASTERLY LINE OF WATER MANAGEMENT TRACT 3-B) TO THE AFOREMENTIONED

POINT OF BEGINNING. CONTAINING 53.39 ACRES, MORE OR LESS.

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

- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO DOWNTOWN AT THE GARDENS, L.L.C., ITS SUCCESSORS AND/OR ASSIGNS. AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 2. THE PERPETUAL PUBLIC ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR PUBLIC ACCESS AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF DOWNTOWN AT THE GARDENS, L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. STRUCTURES MAY BE PERMITTED UPON PERPETUAL PUBLIC ACCESS EASEMENTS AS
- APPROVED OR WITH PRIOR WRITTEN CONSENT BY THE CITY OF PALM BEACH GARDENS.
- 3. EASEMENTS FOR WATER PURPOSES AS SHOWN HEREON AND DESIGNATED AS W.L.E. ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS. THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

DOWNTOWN AT THE GARDENS AND LANDMARK

LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF REGIONAL CENTER PARCELS 27.12, 27.14 AND LAKE VICTORIA GARDENS AVENUE, AS RECORDED IN PLAT BOOK 94, PAGES 40 THROUGH 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF WATER MANAGEMENT TRACT 3-B AND A PORTION OF PARCEL 27.13, REGIONAL CENTER PARCELS 27.09, 27.13 AND WATER MANAGEMENT TRACT 3-B. AS RECORDED IN PLAT BOOK 90, PAGES 199 THROUGH 201, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

4. EASEMENTS FOR SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS S.L.E. ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER FACILITIES. SAID LANDS ENCUMBERED BY SAID SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST

5. THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF DOWNTOWN AT THE GARDENS, L.L.C. ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT. BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.

IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY

6. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE PLAT COVERED BY PAVEMENT IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES ONLY, SAID LANDS BEING THE THE PERPETUAL MAINTENANCE OBLIGATION OF DOWNTOWN AT THE GARDENS, L.L.C., ITS SUCCESSORS AND ASSIGNS.

7. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE DOWNTOWN AT THE GARDENS, L.L.C., ITS SUCCESSORS AND/OR ASSIGNS FOR BUFFER AND OTHER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY. ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF

8. THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR DOWNTOWN AT THE GARDENS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT EASEMENT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR NORTHERN PALM BEACH COUNTY IMPROVEMENT

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, CRAIG I.

DOWNTOWN AT THE GARDENS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA. PRINTED NAME: A. JAMES MAHRER CRAIG I. MENIN, MANAGING MEMBER DOWNTOWN AT THE GARDENS, L.L.C. PRINTED NAME: JOSY CUE

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF PALM BEACH

OF PALM BEACH GARDENS.

BEFORE ME PERSONALLY APPEARED CRAIG I. MENIN, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF DOWNTOWN AT THE GARDENS, L.L.C., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICE NOTARY PUBLIC COMMISSION NO.CC9 51983

MORTGAGEE'S CONSENT STATE OF FLORUPA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 14511 AT PAGE 1337 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SELECTION THIS S DAY OF JANUARY, 2004

SOUTHERN COMMUNITY BANK OF SOUTH FLORIDA PRINTED NAME: ETER J. KAMPINE PRINTED NAME: A.JAMES MAHIZER TITLE: SR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PLUM BENCH

BEFORE ME PERSONALLY APPEARED PETER KAMPINE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED YALL DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SEL YP OF SOUTHERN COMMUNITY BANK OF SOUTH 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.

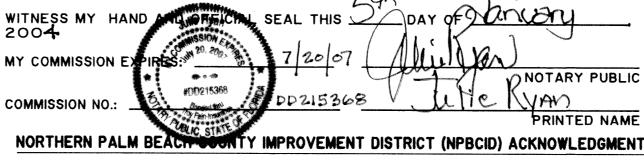
WITNESS MY HAND AND OFFICIAL SEAL THIS

SHEET I OF 4 RTGAGEE'S CONSENT STATE OF TORI A COUNTY OF Browned

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 14839 AT PAGE 208 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

ACKNOWLEDGMENT STATE OF HORIDA Brownd BEFORE ME PERSONALL APPEARED PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS

OF BANKATLANTIC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 INSTRUEMNT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.



STATE OF FLORIDA COUNTY OF PALM BEACH

STATE OF FLORIDA

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACCEPTS THE DEDICATION OF THE WATER MANAGEMENT EASEMENT AS SHOWN HEREON; AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LAND OVER WHICH SAID EASEMENT LIES, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR ARE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID NPBCID ON THIS PLAT

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HAS CAUSED THESE PRESENTS TO BE SIGNED BY HUGO P.UNRUH, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN JR., ITS SECRETARY, BOARD OF SUPERVISORS THIS _ OF ______, 2004



TITLE CERTIFICATION

COUNTY OF PALM BEACH Alan J. CIKIN 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 DOWNTOWN AT THE GARDENS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA: THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED NOR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT. DATED: 1-6-04 ALAN A. CINEIN FOR THE FIRM OF

> MARTENS, MCBANE & O'CONNELL 515 N. FLAGLER DRIVE WEST PALM BEACH, FL 33401

BOOSE, CASEY, CIKLIN, LUBITZ,

APPROVALS

CITY OF PALM BEACH GARDENS COUNTY OF PALM BEACH, FLORIDA

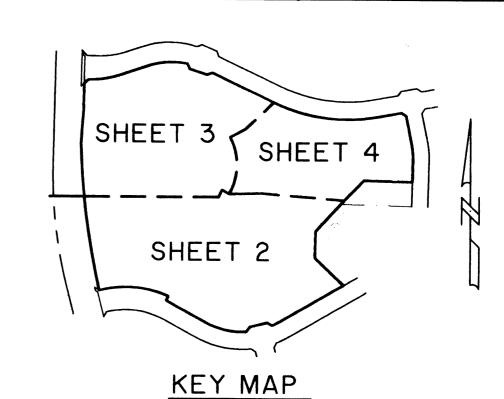
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ASTA ____ 200**4**

PATRICIA SNIDER, CITY CLERK THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF

____ 2004 JAMMARY DenilCarl DOWNTOWN AT THE GARDENS, L.L.C. DANIEL P. CLARK, P.E. CITY ENGINEER

AREA TABULATION

TRACT "A". 48.76 ACRES TRACT "B" 4.63 ACRES TOTAL 53.39 ACRES



THIS PLAT WAS FILED FOR RECORD AT __ A M., THIS 26 DAY OF SON 2004 AND DULY RECORDED IN PLAT BOOK NO. O ON PAGE 12-15 DOROTHY H. WILKEN, CLERK OF THE CROUIT COURT heir f. Jahnson D.C

SURVEYOR'S NOTES:

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF PALM BEACH GARDENS.

2. 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 ENGINEER. FURTHER, NO BUILDINGS. STRUCTURES OF ANY KIND, OR THE PLANTING OF TREES OR SHRUBS SHALL BE PLACED IN DRAINAGE SWALES UNLESS SPECIFICALLY AUTHORIZED BY THE CITY AND THE PROPERTY OWNER EXECUTES A REMOVAL AGREEMENT.

NOT TO SCALE

DENOTES UTILITY EASEMENT DENOTES DRAINAGE EASEMENT DENOTES LIFT STATION EASEMENT DENOTES FOUND PERMANENT REFERENCE MONUMENT (L.B. 4431). SHOWN THUS: --DENOTES SET PERMANENT REFERENCE MONUMENT (LB 4396) DENOTES SET NAIL AND WASHER IN CONCRETE SIDEWALK STAMPED PRM (LB 4396) P.O.C. DENOTES POINT OF COMMENCEMENT DENOTES POINT OF BEGINNING DENOTES RADIUS **DENOTES CENTRAL ANGLE**

DENOTES CENTERLINE DENOTES RADIAL BEARING DENOTES PLAT BOOK DENOTES OFFICIAL RECORD BOOK DENOTES PALM BEACH COUNTY DENOTES PROFESSIONAL SURVEYOR AND MAPPER DENOTES OVERALL DENOTES LAKE MAINTENANCE EASEMENT

DENOTES WATER LINE EASEMENT DENOTES SEWER LINE EASEMENT DENOTES LIMITED LIABILITY COMPANY DENOTES CONCRETE MONUMENT R.P.B. DENOTES ROAD PLAT BOOK DENOTES DEED BOOK

DENOTES CURVE LENGTH

DENOTES PERPETUAL PUBLIC ACCESS EASEMENT DENOTES PEDESTRIAN EASEMENT S.U.A.E. DENOTES SEACOAST UTILITY AUTHORITY EASEMENT DENOTES BUFFER EASEMENT

L.B.E. DENOTES LANDSCAPE BUFFER EASEMENT ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.B).

5. BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTHERLY LINE OF WATER MANAGEMENT TRACT 3-B (PLAT BOOK 90, PAGES 199-201) HAVING A PLATTED BEARING OF NORTH 01°22'09" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

REVIEWING SURVEYOR

STATE OF FLORIDA COUNTY OF PALM BEACH

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

PERMANENT CONTROL PONTS AND MONUMENTS AT LOT CORNERS. O. HOWARD DUKES PROFESSIONAL SURVEYOR AND MAPPER

LICENSE NO. LS 4533 SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

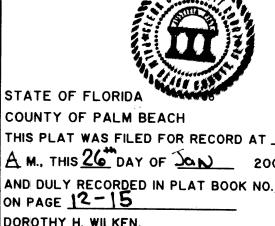
NOTARY

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO CHAPTER 177.091 (9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

X . + _ _ CRAIG SE PUSEY PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA CERTIFICATE No. LS 5019 LANDMARK SURVEYING AND MAPPING, INC. 1850 FOREST HILL BLVD. SUITE 100 WEST PALM BEACH, FLORIDA 33406 CERTIFICATE OF AUTHORIZATION L.B. # 4396

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.

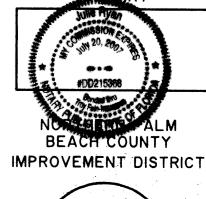
THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.



MORTGAGEE



MORTGAGEE

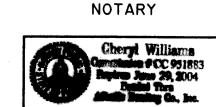


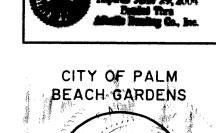


MORTGAGEE SOUTHERN COMMUNITY BANK



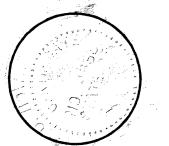
MORTGAGEE







REVIEWING SURVEYOR



SURVEYOR



1850 Forest Hill Boulevard Ph. (561) 433-5405 Suite IOO W.P.B. Florida LB # 4396

DOWNTOWN AT THE GARDENS AND LANDMARK