# OLD PALM PLAT FIVE

A REPLAT OF A PORTION OF PARCEL 1, OLD PALM PLAT 1 AS RECORDED IN PLAT BOOK 96, PAGES 31 THROUGH 34,OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN THE SOUTH ONE—HALF OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, AND SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

#### **DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "OLD PALM PLAT FIVE", BEING A REPLAT OF A PORTION OF PARCEL 1, "OLD PALM PLAT 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 96, PAGES 31 THROUGH 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE IN THE SOUTH ONE—HALF OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, AND SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "S-1". OLD PALM PLAT TWO. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGES 139 THROUGH 145 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE WEST, FROM WHICH A RADIAL LINE BEARS NORTH 801213" WEST, SAID CURVE HAVING A RADIUS OF 568.00 FEET AND A CENTRAL ANGLE OF 08'53'15", THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT "S-1" AND THE ARC OF SAID CURVE, A DISTANCE OF 88.11 FEET: THENCE NORTH 71"18"58" WEST, A DISTANCE OF 92.84 FEET; THENCE NORTH 60'46'08" EAST, A DISTANCE OF 10.96 FEET; THENCE NORTH 29'13'52" WEST, A DISTANCE OF 95.00 FEET; THENCE NORTH 25'23'08" WEST, A DISTANCE OF 220.50 FEET; THENCE NORTH 29"13"52" WEST, A DISTANCE OF 220.00 FEET; THENCE NORTH 29"12"35" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 29'13'52" WEST, A DISTANCE OF 169.12 FEET; THENCE NORTH 02'43'12" WEST, A DISTANCE OF 172.43 FEET; THENCE NORTH 02'10'08" EAST, A DISTANCE OF 283.77 FEET; THENCE NORTH 13'20'34" EAST, A DISTANCE OF 182.42 FEET; THENCE NORTH 18'28'52" EAST, A DISTANCE OF 267.42 FEET; THENCE NORTH 07'36'49" EAST, A DISTANCE OF 290.00 FEET; THENCE NORTH 27'30'23" EAST, A DISTANCE OF 66.39 FEET; THENCE NORTH 02'10'08" EAST, A DISTANCE OF 1,720.00 FEET; THENCE NORTH 87'49'52" WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 33°23'30" WEST, A DISTANCE OF 139.85 FEET; THENCE NORTH 00'57'25" EAST, A DISTANCE OF 1,874.19 FEET; THENCE NORTH 00'00'00" EAST. A DISTANCE OF 20.81 FEET; THENCE SOUTH 85'37'06" EAST, A DISTANCE OF 82.56 FEET: THENCE SOUTH 87'56'04" EAST, A DISTANCE OF 591.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 98'25'45"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 257.69 FEET; THENCE SOUTH 10'29'41" WEST, A DISTANCE OF 939.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 860.00 FEET AND A CENTRAL ANGLE OF 44°21'08"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.72 FEET; THENCE ALONG A NON- TANGENT LINE SOUTH 47'59'47" EAST, A DISTANCE OF 245.63 FEET; THENCE SOUTH 88'11'13" EAST, A DISTANCE OF 1,045.69 FEET; THENCE SOUTH 88'10'50" EAST, A DISTANCE OF 106.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, TO WHICH A RADIAL LINE BEARS SOUTH 21"11'18" WEST, SAID CURVE HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 37°24'16": THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 173.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 285.00 FEET AND A CENTRAL ANGLE OF 15'00'34": THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 74.66 FEET TO THE BEGINNING OF A NON- TANGENT CURVE CONCAVE TO THE EAST, TO WHICH A RADIAL LINE BEARS SOUTH 66'43'14" EAST, SAID CURVE HAVING A RADIUS OF 84.00 FEET AND A CENTRAL ANGLE OF 50'50'15": THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE. A DISTANCE OF 74.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST, TO WHICH A RADIAL LINE BEARS SOUTH 59'00'49" EAST, SAID CURVE HAVING A RADIUS OF 287.00 FEET AND A CENTRAL ANGLE OF 44°09'14"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.17 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 263.00 FEET AND A CENTRAL ANGLE OF 4519'59": THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE. A DISTANCE OF 208.09 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 4,065.22 FEET AND A CENTRAL ANGLE OF 02'16'41"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 161.63 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 997.00 FEET AND A CENTRAL ANGLE OF 04'45'53"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.91 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1.065.00 FEET AND A CENTRAL ANGLE OF 08'01'29"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 4,077.22 FEET AND A CENTRAL ANGLE OF 04'07'31": THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 293.55 FFFT: THENCE NORTH 67°29'50" WEST, A DISTANCE OF 129.37 FEET: THENCE SOUTH 82°53'47" WEST, A DISTANCE OF 228.82 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 77'01'08"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,310.63 FEET; THENCE SOUTH 84'07'22" EAST, A DISTANCE OF 215.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST, TO WHICH A RADIAL LINE BEARS SOUTH 84.07.22" EAST, SAID CURVE HAVING A RADIUS OF 760.00 FEET AND A CENTRAL ANGLE OF 10'54'08"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 144.61 FEET; THENCE ALONG A NON-TANGENT LINE SOUTH 32'24'09" WEST, A DISTANCE OF 46.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, TO WHICH A RADIAL LINE BEARS SOUTH 21'02'55" EAST, SAID CURVE HAVING A RADIUS OF 835.50 FEET AND A CENTRAL ANGLE OF 87'25'14": THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,274.79 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 568.00 FEET AND A CENTRAL ANGLE OF 28'15'55"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 280.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 121.5961 ACRES, MORE OR LESS.

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

- 1. THE GOLF TRACT SHOWN AND DESIGNATED HEREON AS TRACT "G-1" IS HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, IT SUCCESSORS AND/OR ASSIGNS FOR GOLF COURSE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- 2. THE OPEN SPACE TRACTS SHOWN AND DESIGNATED HEREON AS TRACTS "OS-1", "OS-2", "OS-3", "OS-4" AND "OS-5" ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, IT SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

3. THE LAKE TRACTS SHOWN AND DESIGNATED HEREON AS TRACTS "L-4", L-5", L-6" AND "L-7" ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, IT SUCCESSORS AND/OR ASSIGNS, FOR CONSTRUCTION, STORM WATER MANAGEMENT AND DRAINAGE PURPOSE SAID LAKE TRACTS "L-4" THROUGH "L-7" SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

FEBRUARY, 2004

- 4. THE STREET TRACT SHOWN AND DESIGNATED HEREON AS TRACT "S-1", IS HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, IT SUCCESSORS AND/OR ASSIGNS, AS PRIVATE ROADWAY, EXCLUSIVELY FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, CABLE TELEVISION SYSTEMS AND RELATED PURPOSE SAID TRACT "S-1", SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- 5. THE RECREATION TRACT SHOWN AND DESIGNATED HEREON AS TRACT "F-1" IS HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, IT SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE RECREATION PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- 6. THE UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED 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
- 7. THE DRAINAGE EASEMENTS AS SHOWN HEREON AND DESIGNATED D.E., ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, IT SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- 8. THE WATERLINE AND SEWERLINE EASEMENTS AS SHOWN HEREON AND DESIGNATED WSE, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES SAID LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- 9. NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "S-1" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, IT SUCCESSORS AND/OR ASSIGNS; NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER SAID TRACT "S-1" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, IS SUCCESSORS AND/OR 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 SAID TRACT "S-1".
- 10. THE LAKE MAINTENANCE EASEMENTS SHOWN HEREON AND DESIGNATED L.M.E., ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, IT SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES SAID LAKE MAINTENANCE EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

IN WITNESS WHEREOF, COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT 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 Up DAY OF January, 2003.44

COMMUNITIES FINANCE COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA

BY: CONTROL OF SUMMER STATES OF THE SERVICE PRESIDENT

TNESS: STEVE LEONHARDT

COMMUNITIES

FINANCE

COMPANY, LLC

WITNESS: Column Hill
EDWIN J. HILL

#### ACKNOWLEDGEMENT:

STATE OF FLORIDA SS COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH G. TUMA WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE PRESIDENT OF COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE AUTHORIZED SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21ST DAY OF JANUARY, 2004.

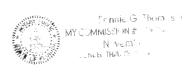
Same of the same of

Maria 4, 2007

MY COmmittee and James 1995

SHEET 1 OF 11

NOTARY PUBLIC
PRINT NAME: BONNIE G-THONESON
LICENSE NUMBER: DD 256 866



#### TITLE CERTIFICATION:

I, HUGH 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 COMMUNITES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT 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.

January 15, 2004

BY:

ATTORNEY AT LAW

HUGH W. PERRY

FLORIDA BAR NO. 0603600

## NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH SS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 28<sup>TH</sup> DAY OF ANUARY, 2004.

NORTHERN PALM BEACH COUNT IMPROVEMENT DISTRICT

ATTEST: O'NEAL BARDIN JR.

BY:

SECRETARY, BOARD OF SUPERVISORS

BY: MINTUH HAL R. VALECHE PRESIDENT, BOARD OF SUPERVISORS

#### **APPROVALS:**

CITY OF PALM BEACH GARDENS SS

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

CITY OF

PALM BEACH

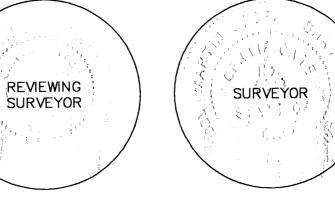
GARDENS

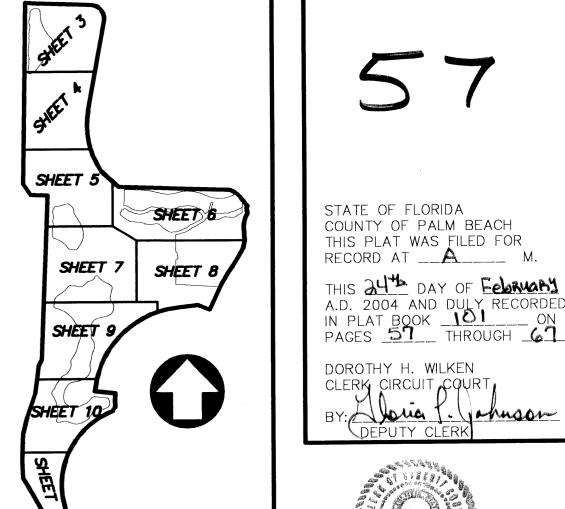
DANIEL P. CLARK P.E., CITY ENGINEER

NORTHERN PALM BEACH

COUNTY IMPROVEMENT

DISTRICT





#### REVIEWING SURVEYOR:

STATE OF FLORIDA SS

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 PERMANENT CONTROL POINTS (PCP'S) OR MONUMENTS AT, LOT CORNERS.

KEY MAP

NOT TO SCALE

BY: July July O. HOWARD DUKES
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4533

DATE: 2, February 2004

#### SURVEYOR'S CERTIFICATION:

THIS IS TO 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; 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 SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS ZI DAY OF JANUAR , 2004

BY:

MARTIN J. (SHATTO PROFESSIONAL SURVEYOR AND MAPPER #5219

#### SURVEYOR'S NOTES:

- 1. IN THOSE CASES WHERE EASMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASMENTS 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 THIER 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 AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA.
- 3. 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 CITY ENGINEER.
- 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
- 5. LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED (RADIAL).

  6. BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED ON A BEARING
- 6. BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 88'22'39" EAST, ALONG THE SOUTH LINE OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 7. THE LANDS ENCOMPASSED BY THIS PLAT LIE WHOLLY WITHIN THE LIMITS OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT'S UNIT OF DEVELOPMENT NO.2

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.



### Wantman Group, Inc.

Engineering Surveying Mapping
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WEST PALM BEACH, FL 33407
(561) 687-2220 phone (561) 687-1110 fax

CERT No. 6091 — LB No. 7055

THIS INSTRUMENT WAS PREPARED BY MARTIN J. SHATTO, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, REGISTRATION NO. 5219
IN THE OFFICES OF WANTMAN GROUP, INC.