

PERIMETER

SURVEYING & MAPPING
Prepared by: Jeff S. Hodapp, P.S.M.
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GARDENS MEMORIAL PARK

A PORTION OF SECTION 11, TOWNSHIP 47 SOUTH, RANGE 42, EAST,
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.
FEBRUARY 2005

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:44 A.M.
THIS 19 DAY OF May
2005, AND DULY RECORDED
IN PLAT BOOK 105 ON PAGES
17 AND 18.
SHARON R. BOCK, CLERK
BY: Sharon R. Bock

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT DFG GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF SECTION 11, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, SHOWN HEREON AS "GARDENS MEMORIAL PARK", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 3177.14 FEET; THENCE NORTH 88°34'45" WEST, A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING, WHICH IS ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE CONTINUE NORTH 88°34'45" WEST, ALONG SAID LINE, A DISTANCE OF 1430.10 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 569.43 FEET; THENCE SOUTH 88°34'45" EAST, A DISTANCE OF 1430.10 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 569.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 18.689 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER FOR PROPER PURPOSES.
- TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED AS A CONSERVATION TRACT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DFG GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IT'S SUCCESSORS AND/OR ASSIGNS, AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE, EXCEPT PURSUANT TO A MANAGEMENT PLAN APPROVED BY THE CITY OF BOCA RATON. ACTIVITIES PROHIBITED IN THE CONSERVATION TRACT INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION; THE DEPOSITING OF SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION (WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL AND RELATED MAINTENANCE PRACTICES); EXCAVATION; DREDGING; REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITY DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION, SAID OWNER, IT'S SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
- TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR RIGHT-OF-WAY.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF WATER, SEWER, AND DRAINAGE; TRAFFIC CONTROL AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY, TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE LAKE MAINTENANCE EASEMENT AND THE LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER FOR ACCESS TO AND MAINTENANCE OF TRACT C, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, IT'S SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

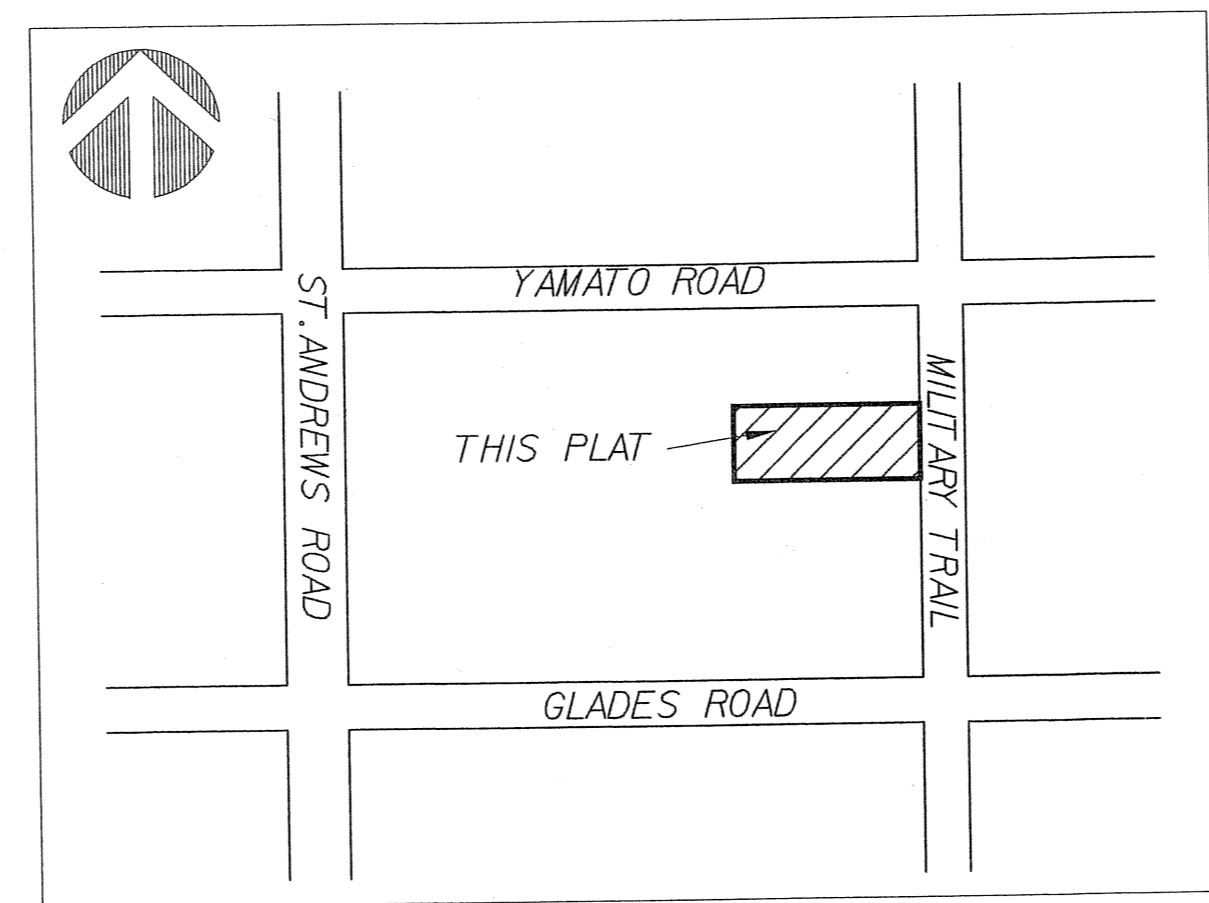
IN WITNESS WHEREOF, DFG GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 28 DAY OF April, 2005.

WITNESS: Monica Smith
PRINT NAME Monica Smith
WITNESS: Fred Feldstein
PRINT NAME FRED FELDSTEIN
DFG GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature] PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS
BEFORE ME PERSONALLY APPEARED DAVID GOLDSTEIN, MEMBER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Smith, Fred Feldstein AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS TO AND FOR DFG GROUP, LLC. WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF April, 2005.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC
Douglas Kinzer
Commission # DD302510
Expires February 4, 2009



LOCATION MAP
NOT TO SCALE

CITY OF BOCA RATON APPROVAL OF PLAT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, THIS 18 DAY OF May 2005. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOCA RATON, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.
BY: [Signature] STEVEN L. ABRAMS, MAYOR
BY: [Signature] JORGE A. CAMEJO, DEVELOPMENT SERVICES DIRECTOR
BY: [Signature] SHARMA CARANNANTE, CITY CLERK
BY: [Signature] MAURICE C. MOREL, P.E., CITY CIVIL ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS
I, PAUL LANE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO DFG GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 192, AS AMENDED; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATE 4-2-05 BY: [Signature] PAUL LANE, ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°00'00" WEST ALONG THE WEST LINE OF THE RIGHT-OF-WAY OF MILITARY TRAIL.
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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 PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S 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; 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.
DATE 3-31-2005 BY: [Signature] JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111
PERIMETER SURVEYING AND MAPPING, INC.
CERTIFICATE OF AUTHORIZATION #LB7264

CITY OF BOCA RATON	CITY ENGINEER	CITY SURVEYOR	SURVEYOR
[Signature]	[Signature]	[Signature]	[Signature]