

CENTRAL GARDENS

BEING A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 41 SOUTH,
RANGE 42 EAST, CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA.

MARCH 2012

191

State of Florida }
County of Palm Beach } SS

THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2012 AND DULY RECORDED

IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

TITLE CERTIFICATION

State of Florida }
County of Palm Beach } SS

Cohen, Norris, Walmer, Ray, Teleman and Cohen as agents for First American Title Insurance Company, do hereby certify that we have examined the title to the heron described property; that we find the title to the remainder of the property is vested to HAMPTONS PBG, L.P., a Delaware Limited Partnership; that the current taxes have been paid; that all mortgages not satisfied or 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.

By: [Signature] Date: 6/5/12
Davis B. Norris, Esq.
Licensed in Florida
Florida Bar No. 356654

MORTGAGEE'S CONSENT

State of Wisconsin }
County of Milwaukee } SS

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 Records Book 2522, at Page 1859 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by [Signature] and its corporate seal to be affixed hereon by and with the authority of its board of directors this 6th day of JUNE, 2012.

Witness: Gregory J. Wols the Northwestern Mutual Life Insurance Company
Gregory J. Wols
(Print Name)
Witness: Nadine T. Hansohn # By: Northwestern Mutual Real Estate Investments, LLC, a Delaware limited liability company, its wholly-owned affiliate and authorized representative
Nadine T. Hansohn
(Print Name)

ACKNOWLEDGMENT

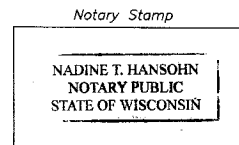
State of Wisconsin }
County of Milwaukee } SS

Before me personally appeared Gregory J. Wols who is personally known to me, or has produced NI driver's license as identification, and who executed the foregoing instrument as the Managing Director of Northwestern Mutual Life, a Wisconsin corporation, 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 6th day of June, 2012.

My commission expires: November 15, 2015
(Date)

By: [Signature]
Notary Public
Print Name: Nadine T. Hansohn
Commission Number: N/A



of Northwestern Mutual Real Estate Investments, LLC, on behalf

CITY OF PALM BEACH GARDENS APPROVAL

State of Florida }
County of Palm Beach } SS
City of Palm Beach Gardens }

This plat is hereby approved for record Dated this 9th Day of June, 2012.

Attest: [Signature] By: [Signature]
Patricia Snider, CMC, City Clerk David J. Levy, Mayor

City Engineer:

This plat is hereby accepted for record Dated this 9th Day of June, 2012.

By: [Signature]
Todd Engle, P.E., City Engineer

REVIEWING SURVEYOR

State of Florida }
County of Palm Beach } SS
City of Palm Beach Gardens }

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 verifications of Permanent Control Points (PCP) or monuments at the corners.

By: [Signature] Date: 07/11/12
Ronnie L. Edwards
Professional Surveyor and Mapper
License No. 6272, State of Florida

TABULAR DATA:

Petition No. PPCD-11-03-000004
Total Plat Area: 41.75± Acres

Tract A	=	13.75± Acres
Tract B	=	13.66± Acres
Tract LB-1	=	2.35± Acres
Tract LB-2	=	0.99± Acres
Tract LB-3	=	0.17± Acres
Tract LB-4	=	0.70± Acres
Tract LB-5	=	0.06± Acres
Tract LB-6	=	0.82± Acres
Tract LB-7	=	0.42± Acres
Tract L-1	=	3.01± Acres
Tract LM-1	=	0.94± Acres
Tract OS-1	=	0.88± Acres
Tract P-1	=	1.98± Acres
Tract P-2	=	0.67± Acres
Tract P-3	=	1.35± Acres

SURVEYOR'S CERTIFICATE

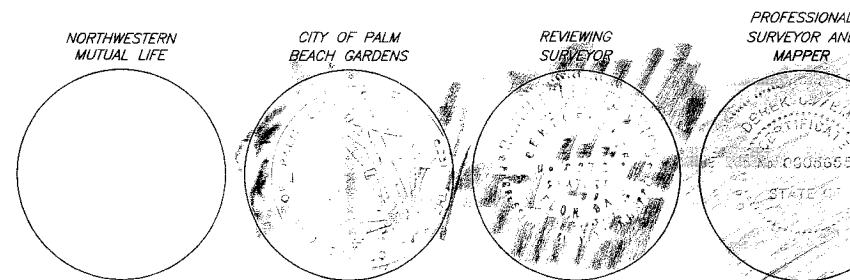
This is to certify that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said Survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("PRM's") and monuments according to Section 177.091(9), Florida Statutes, have been placed as required by law; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of the City of Palm Beach Gardens.

This 28th day of JUNE, 2012

[Signature]
Derek G. Zeman
Professional Surveyor and Mapper
License No. 5655, State of Florida

SURVEYOR'S NOTES

- 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.
- The bearings shown hereon are based on Grid North as established by the National Ocean Service ("NOS") through its program office National Geodetic Survey ("NGS") and the East, West one-quarter (E,W 1/4) Section line of Section 35, Township 41 South, Range 42 East, Palm Beach County, Florida, said line bears South 87°56'04" East.
- Horizontal values shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum (NAD) 1983, (1990 Adjustment). All distances are in U.S. Survey Feet. Control measurements meet or exceed closure for Suburban: Linear: 1 foot in 7,500 feet horizontally and were verified through a redundancy of measurements.
- 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 buildings, structures, construction of any kind, trees or shrubs placed in, over, under or upon the Ingress/Egress Easements, as shown hereon, unless and until approved, in permit form, by the Northern Palm Beach County Improvement District.
- There shall be no buildings, structures, construction of any kind, trees or shrubs placed on water and sewer easements as shown hereon, unless approved, in permit form, by the Seacoast Utility Authority.
- The building setbacks shall be as required by the current City of Palm Beach Gardens Zoning Regulations.



WGI
Wantman Group, Inc.

Engineering ♦ Planning ♦ Surveying ♦ Environmental

2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO - PORT ST. LUCIE - TAMPA

THIS INSTRUMENT WAS PREPARED BY DEREK G. ZEMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5655
FOR THE FIRM: WANTMAN GROUP, INC.