ALTON PROPERTY OWNERS ASSOCIATION, INC. ACCEPTANCE STATE OF FLORIDA COUNTY OF PALM BEACH ALTON PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6th DAY OF NOVEMber 2014. ALTON PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT Scott MORTON ALTON PROPERTY OWNERS ASSOCIATION, INC. ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED RICK COVELL. WHO IS PERSONALLY KNOWN TO ME, OR AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ALTON PROPERTY OWNERS ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS COTO DAY OF NOVEMBER 2014. MY COMMISSION EXPIRES: 10/20/2017 COMMISSION NO. FF 057435 Fran Gutierrez NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE Motors Public State of Florida STATE OF FLORIDA COUNTY OF PALM BEACH NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE PARKWAY BUFFER EASEMENTS. THE ROADWAY BUFFER EASEMENTS. THE ACCESS AND MAINTENANCE EASEMENTS OVER TRACTS "P-1" THROUGH "P-8", INCLUSIVE AND THE WATER MANAGEMENT EASEMENTS AND HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF TRACTS "W-1". "W-2" "LM-1" AND "LM-2", AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EASEMENTS AND TRACTS. IN WITNESS WHEREOF. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ADRIAN M. SALEE, ITS PRESIDENT, BOARD OF SUPERVISORS. AND ATTESTED BY O'NEAL BARDIN. JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS. THIS DAY OF ACCURATE 2014. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT 2C Fred Francis O'NEAL BARDIN, JR. ADRIAN M. SALEE ASSISTANT SECRETARY PRESIDENT BOARD OF SUPERVISORS BOARD OF SUPERVISORS TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH II. 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 TO KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, KG DONALD ROSS LLC. A FLORIDA LIMITED LIABILITY COMPANY, PARKSIDE RETAIL INVESTMENTS LLC. A FLORIDA LIMITED LIABILITY COMPANY, HEIGHTS BIOTECH INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, VILLAS AT BRIGER, LLC. A FLORIDA LIMITED LIABILITY COMPANY, FLORIDA POWER AND LIGHT COMPANY. A FLORIDA CORPORATION, GRANDIFLORA MULTIFAMILY INVESTMENTS LLC. A FLORIDA LIMITED LIABILITY COMPANY AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; 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. DATED ____ HUGH W. PERRY, FLORIDA BAR # _____^ FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A. CITY OF PALM BEACH GARDENS APPROVAL CITY OF PALM BEACH GARDENS COUNTY OF PALM BEACH, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF Developed, 2014. ROBERT G. PREMUROSO, MAYOR PATRICIA SNIDER, CMC THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF LANGE MAKE TODD ENGLE, P.E. CITY ENGINEER

NORTHERN PALM BEACH COUNTY

IMPROVEMENT DISTRICT

MORTGAGEE

NOTARY

LISA MARKE CHALLELEY

EXPIRES: December 17, 2016 Brasiled Thru Motory Proble Underwille MORTGAGEE

+ 1), j ... +

ALTON PCD

LYING IN SECTIONS 26 AND 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST. CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 10 OCTOBER, 2014

LESTER FAMILY MORTGAGEE'S CONSENT

STATE OF FLORIDA 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 26522, PAGE 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY

> THE LESTER FAMILY INVESTMENTS, L.P. THE THALL FAMILY PARTNERSHIP, L.P. ROMADE ASSET PARTNERS, L.P. PAUL H. BRIGER REVOCABLE TRUST AGREEMENT PETER L. BRIGER THE DAVID MINKIN FLORIDA REALTY TRUST

	estimate of attacks
ITNESS:	BY: CHARLES A. LUBITZ, ESQ.
t t ble to	DESIGNATED REPRESENTATIVE
RINTED NAME:	
and the second	

LESTER FAMILY ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES A. LUBITZ, ESQ., WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DESIGNATED REPRESENTATIVE OF THE LESTER FAMILY INVESTMENTS L.P., THE THALL FAMILY PARTNERSHIP, L.P., ROMADE ASSET PARTNERS, L.P., PAUL H. BRIGER REVOCABLE TRUST AGREEMENT, PETER L. BRIGER, AND PATRICIA B. LESTER AND HOWARD LESTER, AS CO-TRUSTEE OF THE DAVID MINKIN FLORIDA REALTY TRUST DATED DECEMBER 12, 1996 AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2014

COMMISSION NO. and the second s

REGIONS BANK MORTGAGEE'S CONSENT

STATE OF FLORIDA 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 26522, PAGE 244 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE TOBERTHIS DAY OF NOVEMBEL, 2014.

AN ALABAMA BANKING CORPORATION JEFFERY I. SHULMAN EXECUTIVE VICE PRESIDENT

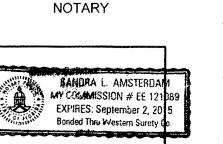
REGIONS BANK ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFERY I. SHULMAN WHO IS PERSONALLY KNOWN TO ME AS IDENTIFICATION, AND WHO EXECUTED OR HAS PRODUCED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF REGIONS BANK, 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.

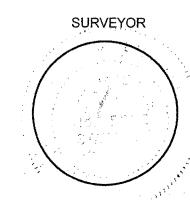
WITNESS MY HAND AND OFFICIAL SEAL THIS 6 _ day of NOVEMBER MY COMMISSION EXPIRES: 9 2015

Sandra L. Arnsterdam



COMMISSION NO. EE 121089





TIVACT F-3	3.017 ACRES	EXEMPT ACREAGE		
TRACT "P-6"	1.516 ACRES	EXEMPT ACREAGE		
TRACT "P-7"	3.107 ACRES	EXEMPT ACREAGE		^
TRACT "P-8"	9.219 ACRES	EXEMPT ACREAGE		6.
TRACT "S-1"	10.290 ACRES	EXEMPT ACREAGE	*.	
TRACT "S-2"	2.943 ACRES	EXEMPT ACREAGE		
TRACT "S-3"	8.550 ACRES	EXEMPT ACREAGE		
TRACT "R"	0.228 ACRES	EXEMPT ACREAGE		
TRACT "RW-1"	0.220 ACRES	EXEMPT ACREAGE		CI
TRACT "RW-2"	0.208 ACRES	EXEMPT ACREAGE		TH
TRACT "RW-3"	0.179 ACRES	EXEMPT ACREAGE		OF FL
TRACT "W-1"	6.936 ACRES	EXEMPT ACREAGE		FII
TRACT "W-2"	9.012 ACRES	EXEMPT ACREAGE		RO
TRACT "LM-1"	1.943 ACRES	EXEMPT ACREAGE		PF
TRACT "LM-2"	2.259 ACRES	EXEMPT ACREAGE		LIC
TOTAL	681.692 ACRES			
C.M. = O.R.B. = O.B. = P.B.	CONCRETE MOFFICIAL REGISTRY PAGE(S) PALM BEACH TYPICAL FOUND RIGHT OF WA UTILITY EASE RADIUS ARC LENGTH CURVE CENT	CORD BOOK COUNTY Y MENT ASEMENT RAL ANGLE		RE SU BE RE AC WI RE TH AN
C.L. = P.B.E. = R.B.E. = S.U.A.E. = I.A.E. = I.A	CHORD LENG PARKWAY BU ROADWAY BU SEACOAST U IRON ROD LIMITED ACCI	TH OFFER EASEMENT OFFER EASEMENT TILITY AUTHORITY EASEMEN ESS EASEMENT VER AND LIGHT COMPANY	T	TH AS
	CENTERLINE SET NAIL AND SET 1/2" I.R. V DENOTES P.R DENOTES P.R WATER MANA FLORIDA DEP MINUTES OF	O ALUMINUM DISK, STAMPED VITH ALUMINUM DISK,STAMPI R.M FOUND (STAMPED "PRM L R.M FOUND (STAMPED "PRM 2 AGEMENT EASEMENT ARTMENT OF TRANSPORTAT THE CIRCUIT COURT BOOK	ED "SCHORAH AND ASSOCIATES PRM LB#2438" B 4431") 424")	
- 11	054004074	THE LITTLE AT LITTLE AND THE A		

FOR THE USE OF NORTHERN

PALM BEACH COUNTY

IMPROVEMENT DISTRICT

CODE

BAZ

BBZ

HOZ

OFZ

CRZ

PD - SFZ

PE - SFZ

PF - TRZ

PG - SFZ

PC - SFZ

PC - TRZ

DESIGNATED

ACREAGE

69.857 ACRES

42.171 ACRES

2.000 ACRES

52.630 ACRES

45.811 ACRES

12.300 ACRES

13.000 ACRES

40.802 ACRES

34.350 ACRES

46.510 ACRES

30.917 ACRES

205.997 ACRES

5.000 ACRES

LAND USE

UNDIFFERENTIATED

UNDIFFERENTIATED

SINGLE FAMILY - RES.

COMMERCIAL / RETAIL

UNDIFFERENTIATED

SINGLE FAMILY - RES.

SINGLE FAMILY - RES.

TOWNHOME - RES.

TOWNHOME - RES.

BIOTECH "A"

BIOTECH "B"

APARTMENT

205.997 ACRES | SINGLE FAMILY - RES.

0.223 ACRES | EXEMPT ACREAGE

0.081 ACRES | EXEMPT ACREAGE

0.099 ACRES | EXEMPT ACREAGE

0.099 ACRES | EXEMPT ACREAGE

0.257 ACRES | EXEMPT ACREAGE

0.057 ACRES | EXEMPT ACREAGE

0.119 ACRES | EXEMPT ACREAGE

0.345 ACRES | EXEMPT ACREAGE

0.691 ACRES | EXEMPT ACREAGE

3.613 ACRES | EXEMPT ACREAGE

0.854 ACRES | EXEMPT ACREAGE

3.887 ACRES | EXEMPT ACREAGE

4.978 ACRES | EXEMPT ACREAGE

2.513 ACRES | EXEMPT ACREAGE

2.905 ACRES | EXEMPT ACREAGE

3.017 ACRES | EXEMPT ACREAGE

SEACOAST UTILITY AUTHORITY

IRRIGATION SYSTEM ACCESS EASEMENT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

5.000 ACRES UTILITY

HOTEL

OFFICE

CLASSIFICATION

AREA TABULATION

DESIGNATION

TRACT "A"

TRACT "B'

TRACT "C-1"

TRACT "C-2"

TRACT "C-3"

TRACT "DEF"

TRACT "GH"

TRACT "FPL"

TRACT "O-1"

TRACT "O-2"

TRACT "O-3"

TRACT "0-4"

TRACT "0-5"

TRACT "0-6"

TRACT "O-7"

TRACT "O-8"

TRACT "0-9"

TRACT "0-10"

TRACT "0-11"

TRACT "P-1"

TRACT "P-2"

TRACT "P-3"

TRACT "P-4"

TRACT "P-5"

SUA

I.S.A.E.

NPBCID

ACREAGE

69.857 ACRES

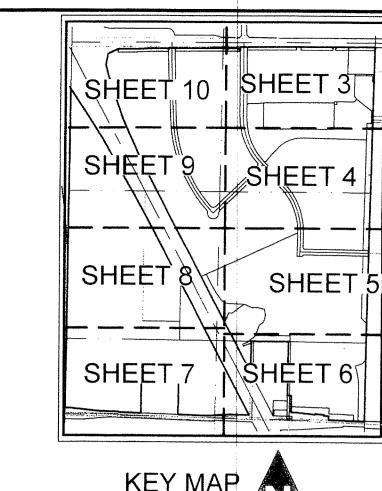
96.801 ACRES

58.111 ACRES

13.000 ACRES

40.802 ACRES

111.777 ACRES



COUNTY OF PALM BEACH STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT .M. THIS , 2014, AND DULY RECORDED IN PLAT BOOK NO.

ON PAGE _____ THRU _____ SHARON R. BOCK, CLERK AND COMPTROLLER

SURVEYOR'S NOTES

- 1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF PALM BEACH GARDENS.
- 2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GRANTORS AND GRANTEES OF SUCH EASEMENTS AND ALL APPLICABLE CITY APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 3. 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.
- 4. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 5. 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.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF SOUTH 01'20'36" WEST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.

CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR

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, LORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF PERMANENT CONTROL POINTS AND MONUMENTS AT LOT CORNERS.

RONNIE L. FURNISS PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. LS 6272

SURVEYOR'S CERTIFICATE

TATE OF FLORIDA COUNTY OF PALM BEACH

HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND UPERVISION: 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 EQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED VITH THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF HE REQUIREMENTS OF CHAPTER 177 PART I, PLATTING, FLORIDA STATUTES, AS AMENDED. AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA

DATE: 11/14/2014

PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NO. 5698 STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION L.B.# 2438

HIS INSTRUMENT WAS PRÉPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND SSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206. WEST PALM BEACH, FLORIDA.

SHEET 2 OF 10



MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406

EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

ALTON PCD

Z 1BRIGER 1608 (KOLTER-UNIT2)/1608_ALTON PCD PLAT.DWG, 10/30/2014 1:36:46 PM, Leslie