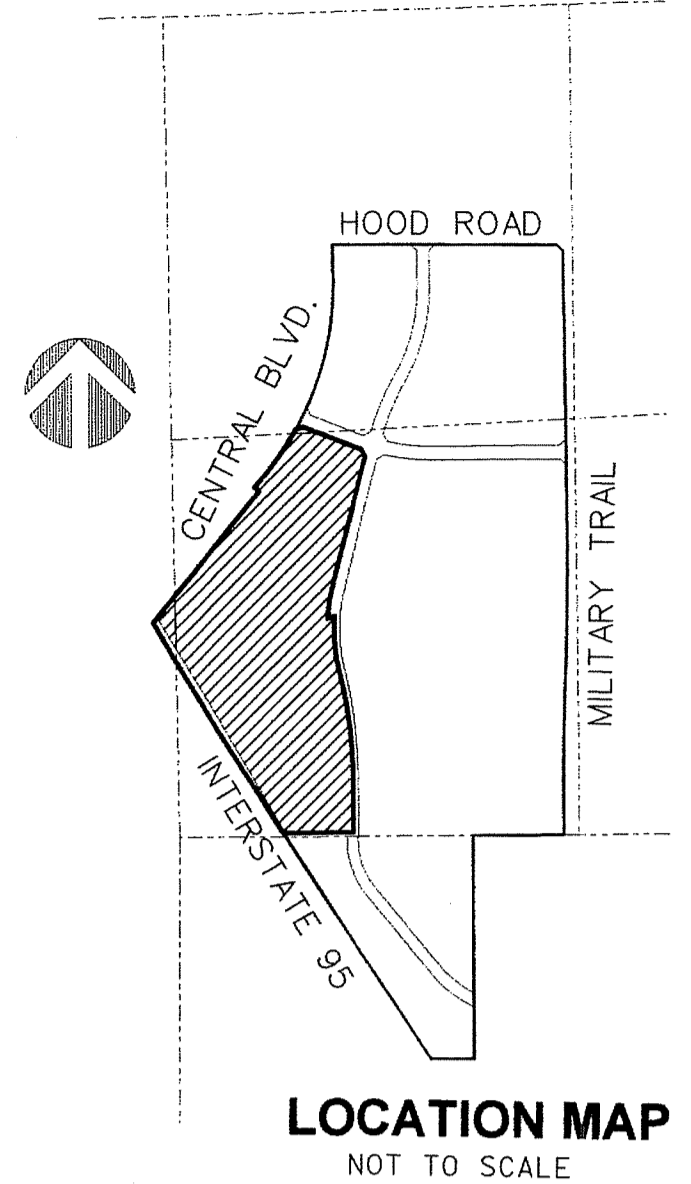


PERIMETER
 SURVEYING & MAPPING
 Certificate of Authorization No. LB7264
 Prepared by: Jeff S. Hodapp, P.S.M.
 947 Clint Moore Road
 Boca Raton, Florida 33487
 Tel: (561) 241-9988
 Fax: (561) 241-6182

CIMARRON COVE RE-PLAT NO. 2
 A REPLAT OF A PORTION OF "CIMARRON COVE RE-PLAT NO. 1" (P.B. 116, PGS. 128-132, P.B.C.R.)
 AND A PORTION OF "CIMARRON COVE" (P.B. 111, PGS. 102-106, P.B.C.R.)
 IN SECTIONS 35 AND 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
 PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.
 NOVEMBER, 2014



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 12:35 PM
 THIS 10th DAY OF February
 2015, AND DULY RECORDED
 IN PLAT BOOK 119 ON PAGES
 72 THROUGH 76
 SHARON R. BOCK, CLERK
 AND COMPTROLLER
 By: *Mania B. ...*

SHEET 1 OF 5

DESCRIPTION, DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT SOUTH GARDENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, OWNERS OF THE LANDS SHOWN HEREON, BEING A PORTION OF "CIMARRON COVE RE-PLAT NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116 AT PAGES 128 THROUGH 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF "CIMARRON COVE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111 AT PAGES 102 THROUGH 106 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL SHOWN HEREON AS "CIMARRON COVE RE-PLAT NO. 2", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF "CIMARRON COVE RE-PLAT NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116 AT PAGES 128 THROUGH 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT TRACT Y-2 THEREOF.

TOGETHER WITH ALL THAT PORTION OF TRACT Z OF "CIMARRON COVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111 AT PAGES 102 THROUGH 106 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FALLING SOUTHERLY OF A LINE BEARING NORTH 85°17'13" WEST AND BEGINNING AT THE SOUTHWEST CORNER OF PACIFIC COURT (A PORTION OF TRACT R-3) OF "PALOMA P.U.D.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108 AT PAGES 144 THROUGH 159 OF SAID PUBLIC RECORDS.

SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, FLORIDA, AND CONTAIN 48.797 ACRES, MORE OR LESS.

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

1. TRACTS L-1, L-2 AND L-3, THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

2. TRACTS M-1, M-2, M-3 AND M-4, THE WATER MANAGEMENT MAINTENANCE TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. TRACTS C-1, C-2, C-3, C-4 AND C-5, THE CONSERVATION TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR COMMON AREAS CONSERVATION PURPOSES AND ARE THE PERPETUAL RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THESE CONSERVATION AREAS MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE, EXCEPT TO CONSTRUCT NATURE TRAIL PER CITY APPROVAL ACTIVITIES. PROHIBITS THE CONSERVATION AREAS INCLUDE BUT ARE NOT LIMITED TO CONSTRUCTION OR PLACING OF BUILDINGS OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC NUISANCE VEGETATION REMOVAL. ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

4. TRACTS B-1, B-2, AND B-3, THE BUFFER TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR BUFFER, DRAINAGE, WATER, SEWER, AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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. AREAS ENCUMBERED BY SEACOAST UTILITY EASEMENTS, WATER LINE EASEMENTS AND SEWER LINE EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE SEACOAST UTILITY AUTHORITY AND NOT FOR USE BY OTHER UTILITY PROVIDERS WITHOUT WRITTEN CONSENT FROM THE SEACOAST UTILITY AUTHORITY.

5. TRACTS S-1, S-2, S-3 AND S-4, THE OPEN SPACE TRACTS, ARE HEREBY DEDICATED TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. TRACTS S-1 AND S-3 ARE SUBJECT TO A FLORIDA POWER AND LIGHT CO. EASEMENT RECORDED IN O.R.B. 4648 AT PAGE 245, P.B.C.R.)

6. TRACT A-1, AS SHOWN HEREON, IS HEREBY RESERVED BY SOUTH GARDENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SOUTH GARDENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

7. TRACT A-3, AS SHOWN HEREON, IS HEREBY RESERVED BY HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

8. TRACT Y-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR STATE ROAD RIGHT-OF-WAY PURPOSES, AND IS THE MAINTENANCE OBLIGATION OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

9. TRACT A-2, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ROADWAY, DRAINAGE, AND OPEN SPACE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

10. TRACTS R-1, R-2, R-3, AND R-4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PRIVATE ACCESS PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

11. THE WATER MANAGEMENT MAINTENANCE EASEMENTS (WME'S), AS SHOWN HEREON, ARE HEREBY GRANTED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NPBCID.

12. THE WATER LINE EASEMENTS (WLE'S), AS SHOWN HEREON, ARE HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES, SAID LANDS ENCUMBERED BY 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.

13. THE SEACOAST UTILITY AUTHORITY EASEMENTS (S.U.A. U.E.'S), AS SHOWN HEREON, ARE HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO WATER FACILITIES, SAID LANDS ENCUMBERED BY 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.

14. THE SEACOAST UTILITY AUTHORITY INGRESS-EGRESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENT 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.

15. THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS UE ARE HEREBY GRANTED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC AND PRIVATE UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER PUBLIC UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

16. THE WATER MANAGEMENT EASEMENTS (WME'S) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE 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 THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

17. WATER MANAGEMENT EASEMENTS OVER ALL OF TRACTS L-1, L-2 AND L-3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID NPBCID AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID NORTHERN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.

18. THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN INGRESS-EGRESS PURPOSES, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

19. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, SOUTH GARDENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 20th DAY OF January, 2015.

SOUTH GARDENS, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 BY: *Jeffrey B. Meehan*
 ITS ADMINISTRATIVE MANAGER
 JEFFREY B. MEEHAN, MANAGER

WITNESS: *Richard M. Looco*
 PRINT NAME: RICHARD M. LOOCO

WITNESS: *Richard M. Looco*
 PRINT NAME: RICHARD M. LOOCO

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFREY B. MEEHAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SOUTH GARDENS PBGFL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS ADMINISTRATIVE MANAGER TO SOUTH GARDENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF January, 2015.
 MY COMMISSION EXPIRES: February 3, 2018

Matthew London
 NOTARY PUBLIC
 STATE OF FLORIDA
 My Comm. Expires 02/03/2018
 Commission # FF089453

IN WITNESS WHEREOF, HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 11th DAY OF January, 2015.

HAWKEYE CENTRAL, LLC
 A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Steven M. Shapiro* BY: *Ronnie Pertnoy*
 PRINT NAME: STEVEN M. SHAPIRO RONNIE PERTNOY, MANAGER
 WITNESS: *Richard Looco*
 PRINT NAME: RICHARD LOOCO

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RONNIE PERTNOY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF January, 2015.
 MY COMMISSION EXPIRES: February 3, 2018

Matthew London
 NOTARY PUBLIC
 STATE OF FLORIDA
 My Comm. Expires 02/03/2018
 Commission # FF089453

IN WITNESS WHEREOF, THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 20th DAY OF January, 2015.

THE CIMARRON COVE MASTER ASSOCIATION, INC.,
 A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: *Richard M. Looco* BY: *Richard M. Looco*
 PRINT NAME: RICHARD M. LOOCO PRESIDENT
 WITNESS: *Nicolette M. Ardes* BY: *Jeffrey B. Meehan*
 PRINT NAME: NICOLETTE M. ARDES

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Richard Looco* AND *Stacey Meehan*, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 20th DAY OF January, 2015.

MY COMMISSION EXPIRES: February 3, 2018

Matthew London
 NOTARY PUBLIC
 My Comm. Expires 02/03/2018
 Commission # FF089453

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT

STATE OF FLORIDA } ss
 COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF January, 2015.

BY: *Robert G. Premuroso*
 ROBERT G. PREMUROSO
 MAYOR
 ATTEST: *Patricia Snider*
 PATRICIA SNIDER, CMC
 CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF January, 2015.

BY: *Todd B. Engle*
 TODD B. ENGLE, P.E.
 CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE MONUMENTS AT LOT CORNERS.

THIS 20th DAY OF February, 2015.
 DATE: 2/3/2015

PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA
 CERTIFICATE NO. LS 6272

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE WEST ONE-HALF OF SAID SECTION 36-41-42, HAVING A BEARING OF NORTH 88°34'50" WEST, AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. PUBLISHED VALUES FOR THE SOUTHEAST CORNER AND SOUTH ONE-QUARTER CORNER OF SECTION 36-41-42 WERE USED IN DETERMINING STATE PLANE COORDINATES OF P.R.M.'S.
- 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.
- THERE SHALL BE NO BUILDINGS, STRUCTURES CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER MANAGEMENT EASEMENTS OR ANY WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, UNLESS 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 LINE EASEMENTS OR SEWER LINE EASEMENTS, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SEACOAST UTILITY AUTHORITY.
- IN NO CASE SHALL SCREEN ENCLOSURES, DECKS, OR WALLS ENCRoACH INTO DRAINAGE EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- 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 DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR USED FOR THIS PLAT WAS 1.0000388.
- ALL OFFICIAL RECORDS BOOK AND PAGES SHOWN ON THIS PLAT REFER TO 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 THAT MONUMENTS ACCORDING TO SEC. 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 PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED.

DATE: 1-6-2015

Jeff S. Hodapp
 JEFF S. HODAPP,
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS5111
 PERIMETER SURVEYING AND MAPPING, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB7264
 949A CLINT MOORE ROAD
 BOCA RATON, FL 33487

CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR SURVEYOR