

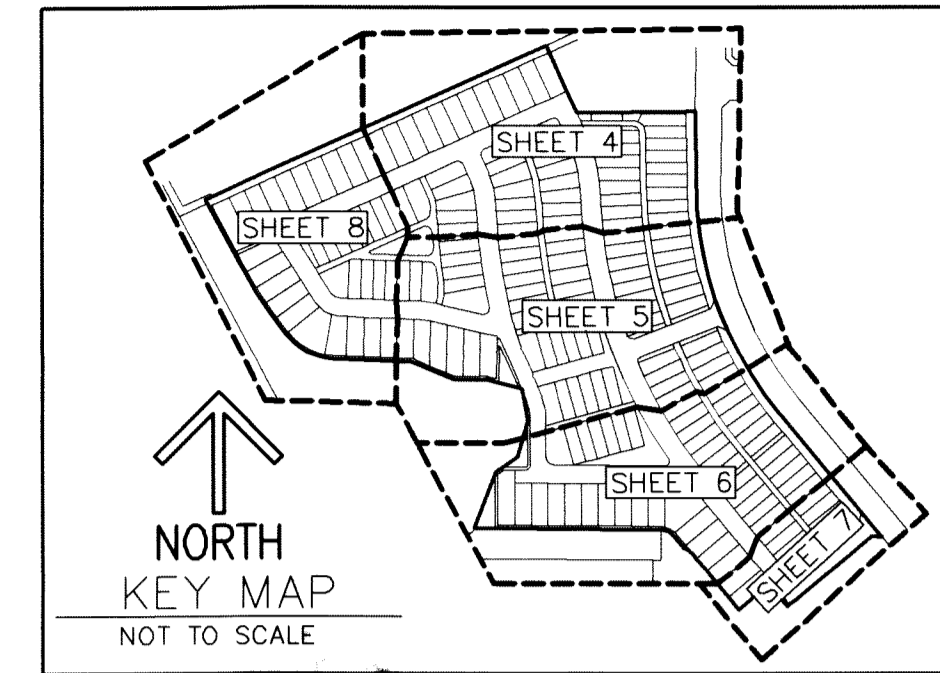
ALTON NEIGHBORHOOD 3

20180145944

179

BEING A REPLAT OF ALL OF TRACT "E" AND A PORTION OF TRACT "F", ALTON PCD-TRACTS DEF, AS RECORDED IN PLAT BOOK 124, PAGES 156 THROUGH 159, TOGETHER WITH A PORTION OF TRACT "O-10", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, BOTH OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
DECEMBER - 2017



SHEET 1 OF 8

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ P. M.
THIS _____ DAY OF _____
A.D. 2018 AND DULY RECORDED
IN PLAT BOOK _____
PAGES 179 AND 186.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: _____
DEPUTY CLERK

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, PASTEUR COMMERCIAL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KG DONALD ROSS LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS ALTON NEIGHBORHOOD 3, BEING A REPLAT OF ALL OF TRACT "E", AND A PORTION OF TRACT "F", ALTON PCD-TRACTS DEF, AS RECORDED IN PLAT BOOK 124, PAGES 156 THROUGH 159, TOGETHER WITH A PORTION OF TRACT "O-10", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, BOTH OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OF TRACT "E"; THENCE S.00°46'38"E. ALONG THE EAST LINE THEREOF, A DISTANCE OF 253.73 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,190.00 FEET AND A CENTRAL ANGLE OF 38°52'03"; THENCE SOUTHERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 807.25 FEET; THENCE S.39°38'41"E. ALONG SAID EAST LINE, A DISTANCE OF 528.35 FEET; THENCE N.68°38'41"W. ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 35.36 FEET; THENCE S.50°21'19"W. ALONG THE SOUTH LINE OF SAID TRACT "E", AND THE SOUTHWESTERLY PROJECTION THEREOF, A DISTANCE OF 361.00 FEET; THENCE N.39°38'41"W. A DISTANCE OF 94.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT "E"; THENCE S.50°21'19"W. ALONG SAID SOUTH LINE, A DISTANCE OF 130.00 FEET; THENCE N.39°38'41"W. ALONG SAID SOUTH LINE, A DISTANCE OF 242.85 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 52.00 FEET AND A CENTRAL ANGLE OF 36°07'44"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID SOUTH LINE A DISTANCE OF 32.79 FEET; THENCE N.39°38'41"W. ALONG SAID SOUTH LINE, A DISTANCE OF 57.45 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 49°46'08"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID SOUTH LINE A DISTANCE OF 34.75 FEET; THENCE N.89°24'49"W. ALONG SAID SOUTH LINE, A DISTANCE OF 622.69 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E"; THENCE N.21°12'36"E. ALONG THE WEST LINE OF SAID TRACT "E", A DISTANCE OF 199.88 FEET; THENCE N.55°46'34"E. ALONG SAID WEST LINE, A DISTANCE OF 87.37 FEET; THENCE N.15°49'21"E. ALONG SAID WEST LINE, A DISTANCE OF 120.65 FEET; THENCE N.101°3'31"W. ALONG SAID WEST LINE, A DISTANCE OF 108.22 FEET; THENCE N.74°48'45"W. ALONG SAID WEST LINE, A DISTANCE OF 122.18 FEET; THENCE S.88°43'02"W. ALONG SAID WEST LINE, A DISTANCE OF 103.87 FEET; THENCE N.67°25'04"W. ALONG SAID WEST LINE, A DISTANCE OF 153.92 FEET; THENCE N.87°49'07"W. ALONG SAID WEST LINE, A DISTANCE OF 261.23 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 49°01'16"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID WEST LINE, A DISTANCE OF 171.12 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.51°12'09"E. A RADIAL DISTANCE OF 1,442.02 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°46'25"; A DISTANCE OF 271.15 FEET (THE PREVIOUS NINE COURSES AND DISTANCES BEING ALONG THE WEST LINE OF SAID TRACT "E"); THENCE N.28°00'17"W. ALONG THE WEST LINE OF SAID TRACT "E", AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 252.93 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT "O-10"; THENCE N.65°39'57"E. ALONG SAID NORTH LINE, A DISTANCE OF 1,233.98 FEET TO THE NORTHWEST CORNER OF ALTON CLUB, AS RECORDED IN PLAT BOOK 122, PAGES 161 THROUGH 163 OF SAID PUBLIC RECORDS; THENCE S.24°20'03"E. ALONG THE WEST LINE THEREOF, A DISTANCE OF 244.28 FEET; THENCE N.89°13'22"E. ALONG THE SOUTH LINE OF SAID ALTON CLUB, A DISTANCE OF 388.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,911,429 SQUARE FEET/43.880 ACRES MORE OR LESS.

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

- TRACT LM, AS SHOWN HEREON, TOGETHER WITH THE UNDERLYING MINERAL, EXPLORATION AND MINING RIGHTS, IS HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PUBLIC ACCESS, PASSIVE RECREATION AND FOR ACCESS TO THE ADJOINING WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, STRUCTURES AND LANDSCAPING MAY BE WITHIN SAID TRACT AS APPROVED BY OR WITH PRIOR WRITTEN CONSENT OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS B1, B2 AND B3, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALTON PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA, OPEN SPACE, WALLS, FENCES, LANDSCAPE, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS L1 THROUGH L18, INCLUSIVE, AND TRACTS CU1, CU2 AND CU3, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALTON NEIGHBORHOOD 3 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA, OPEN SPACE, PARKS, RECREATION, HARDSCAPE, LANDSCAPE, DRAINAGE, TRAILS, FIRE BREAK, SIDEWALKS, UTILITY AND RELATED PURPOSES. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. AN EASEMENT OVER SAID TRACTS IS HEREBY GRANTED IN PERPETUITY TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, UPGRADE AND MAINTENANCE OF DRAINAGE, UTILITY AND RELATED FACILITIES. THE MAINTENANCE OF THE FIRE BREAK AND ANY WALLS CONSTRUCTED THEREIN SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT R, AS SHOWN HEREON, TOGETHER WITH THE UNDERLYING MINERAL, EXPLORATION AND MINING RIGHTS IS HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID DISTRICT WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- AN EASEMENT OVER TRACT R, AND TRACTS A1 THROUGH A5, INCLUSIVE, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC OR PRIVATE UTILITIES TO INSTALL, OPERATE AND MAINTAIN THEIR FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION 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 ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. IT IS THE EXPRESSED INTENT OF THIS REPLAT TO VACATE AND ABANDON FROM USE THE 10' UTILITY EASEMENT DEDICATED BY ALTON PCD - TRACTS DEF, AS RECORDED IN PLAT BOOK 124, PAGES 156 THROUGH 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THIS PLAT.
- THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, WITHOUT OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS.
- TRACTS A1, A2, A3, A4 AND A5, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALTON NEIGHBORHOOD 3 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, ALLEY, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

DEDICATIONS AND RESERVATIONS CONTINUED:

- THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS SUA, ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LANDSCAPE BUFFER WALL EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS LBWE, ARE HEREBY DEDICATED TO ALTON NEIGHBORHOOD 3 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF LANDSCAPE, WALL, COLUMN, GATE AND RELATED FACILITIES, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- PRESERVATION TRACTS P1, P2 AND P3, AS SHOWN HEREON, TOGETHER WITH UNDERLYING MINERAL RIGHTS, ARE HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AS CONSERVATION AREAS FOR PRESERVATION, WATER MANAGEMENT AND OTHER LAWFUL PURPOSES WITH SAID PRESERVATION TRACTS P1, P2 AND P3, BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. EXCEPT FOR ALTERATIONS OF THE NATURAL STATE FOR CONSTRUCTION OF THE MONITOR WELL PATH WITHIN THE SEACOAST UTILITY AUTHORITY 12 FOOT ACCESS EASEMENT, THE PRESERVATION TRACTS MAY NOT BE ALTERED FROM THEIR NATURAL STATE EXCEPT FOLLOWING APPROVAL, IN PERMIT FORM, FROM THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. ACTIVITIES PROHIBITED WITHOUT A NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PERMIT WITHIN THE PRESERVATION TRACTS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACEMENT OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; OR ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION, OR PRESERVATION.
- THE ROADWAY BUFFER EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS RBE, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PUBLIC ACCESS, BUFFER, DRAINAGE, LIGHTING AND UTILITY PURPOSES. THE LANDS ENCOMPASSED BY SAID ROADWAY BUFFER EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. IT IS THE EXPRESSED INTENT OF THIS REPLAT TO VACATE AND ABANDON FROM USE THE 30' ROADWAY BUFFER EASEMENT DEDICATED BY ALTON PCD - TRACTS DEF, AS RECORDED IN PLAT BOOK 124, PAGES 156 THROUGH 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THIS PLAT.
- THE SEACOAST UTILITY AUTHORITY ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS TO WETLAND MONITORING FACILITIES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT CP, AS SHOWN HEREON HEREON, IS HEREBY DEDICATED IN PERPETUITY TO ALTON NEIGHBORHOOD 3 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PARKING PURPOSES SERVING THE NEIGHBORHOOD 3 AND ALTON CLUB GUESTS COMPANY, AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, PASTEUR COMMERCIAL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KG DONALD ROSS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR MANAGER, THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, THIS 19th DAY OF January, 2018

BY: _____
MARIA G. MARINO
MAYOR

ATTEST: _____
PATRICIA SNIDER, CMC
CITY CLERK

BY: _____
TODD ENGLE, P.E.
CITY ENGINEER

WITNESS: _____
PRINT NAME: Sala Brown

WITNESS: _____
PRINT NAME: Todd Engle

OWNERS ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HOWARD ERBSTEIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, PASTEUR COMMERCIAL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KG DONALD ROSS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SURVIVOR COMPANY, AND THAT THE SEAL AFFIXED TO SAID FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF January, 2018.

MY COMMISSION EXPIRES: 5/31/2019

COMMISSION NUMBER: FF914474

NOTARY PUBLIC
Sala Brown
PRINT NAME

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF TRACTS R, LM, P1, P2 AND P3 AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACTS.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS EASEMENTS OVER TRACTS L1 THROUGH L15, TRACTS CU1 THROUGH CU5, THE ROADWAY BUFFER EASEMENTS AND WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON AND HEREBY ACKNOWLEDGES SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS NO MAINTENANCE OBLIGATION, IN OVER UNDER OR UPON THE LANDS OVER WHICH SAID EASEMENTS LIE, AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, REPAIR, REPLACE, UPGRADE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 14th DAY OF February, 2018.

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 4C

ATTEST: _____
O'NEAL BARDIN, JR.
ASSISTANT SECRETARY
BOARD OF SUPERVISORS

BY: _____
MATTHEW J. BOYKIN
PRESIDENT
BOARD OF SUPERVISORS

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5th DAY OF April, 2018.

BY: _____
MARIA G. MARINO
MAYOR

ATTEST: _____
PATRICIA SNIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS _____ DAY OF _____, 2018.

BY: _____
TODD ENGLE, P.E.
CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.08(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

THIS 14th DAY OF MARCH, 2018.

DATED: _____
David E. Koval
DAVID E. KOVAL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 4316

KOLTER GROUP LLC KOLTER GROUP LLC NOTARY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT CITY OF PALM BEACH GARDENS CITY OF PALM BEACH GARDENS NOTARY CITY OF PALM BEACH GARDENS ENGINEER REVIEWING SURVEYOR SURVEYOR