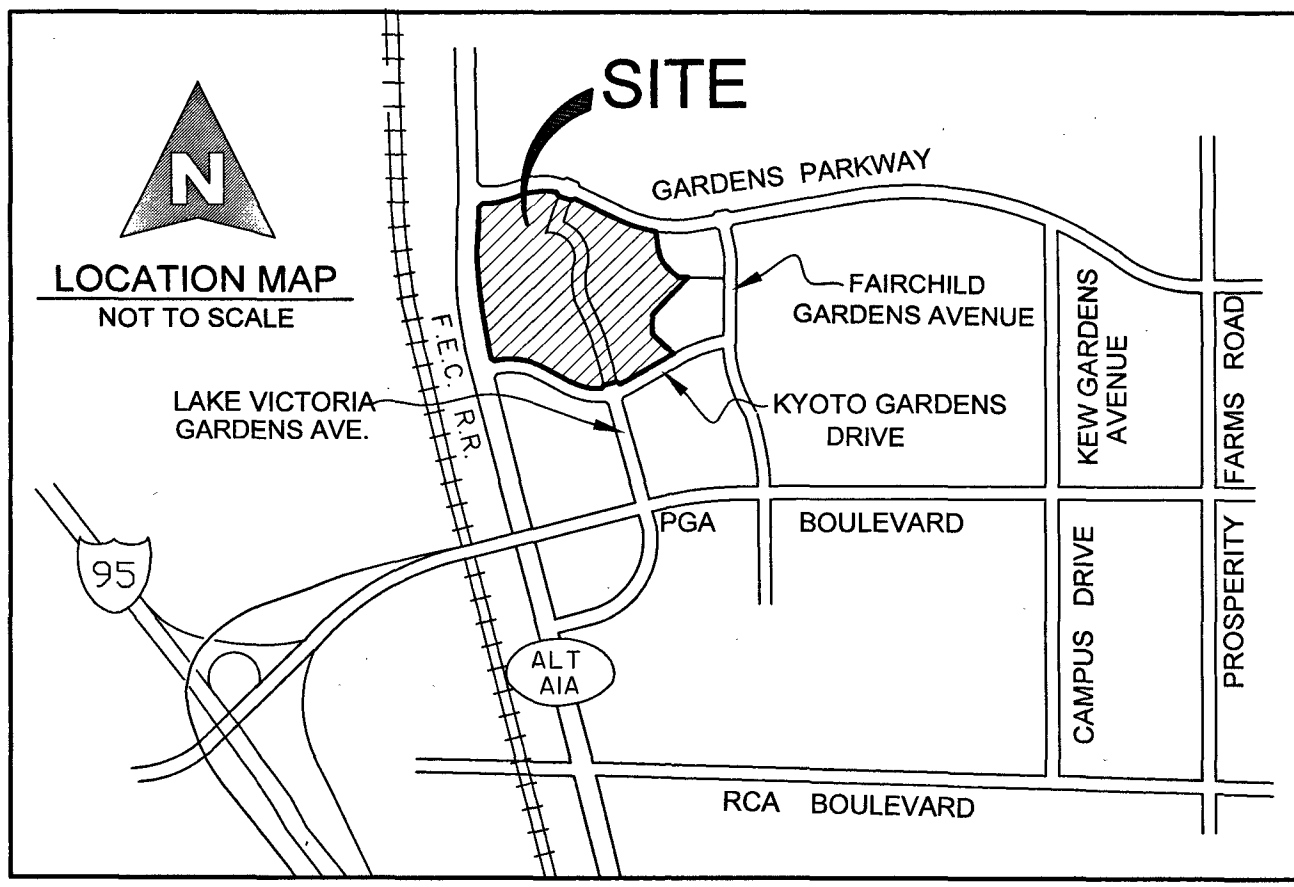


CFN 20220498028 PLBK 135 PG 8



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT EXCEL GARDENS LLC, A DELAWARE LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND SHOWN HEREON AS DOWNTOWN PALM BEACH GARDENS, LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF ALL OF DOWNTOWN AT THE GARDENS, AS RECORDED IN PLAT BOOK 118, PAGES 130 THROUGH 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF DOWNTOWN AT THE GARDENS, AS RECORDED IN PLAT BOOK 118, PAGES 130 THROUGH 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 49.04 ACRES (2,138,261.2 SQUARE FEET), MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO EXCEL GARDENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
2. THE PERPETUAL PUBLIC ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR PUBLIC ACCESS, EMERGENCY ACCESS AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF EXCEL GARDENS, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
3. EASEMENTS FOR WATER PURPOSES AS SHOWN HEREON AND DESIGNATED AS W.L.E. ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR 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.
4. EASEMENTS FOR SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS S.L.E. ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER 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.
5. THE WATER MANAGEMENT EASEMENTS (W.M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF EXCEL GARDENS, LLC, ITS GRANTEE, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO 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, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS.
6. A NON-EXCLUSIVE BLANKET EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE PLAT COVERED BY PAVEMENT IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES ONLY. SAID LANDS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF EXCEL GARDENS, LLC, ITS SUCCESSORS AND ASSIGNS.
7. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EXCEL GARDENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS FOR BUFFER AND OTHER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS ACCESS OVER, THROUGH AND UPON SAID LAKE MAINTENANCE EASEMENTS FOR UNOBSTRUCTED EQUIPMENT, PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING OR STORAGE USAGE THEREOF TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES.
9. UPON RECORDED OF THIS REPLAT, THE PLATTED EASEMENTS SHOWN ON THE PLAT OF DOWNTOWN AT THE GARDENS, AS RECORDED IN PLAT BOOK 118, PAGES 130 -133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA WILL AUTOMATICALLY AND SIMULTANEOUSLY BE VACATED AND ANNULLED PER FLORIDA STATUTES CHAPTER 177, PART 1, SECTION 177.101 (2).

DOWNTOWN PALM BEACH GARDENS

LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF ALL OF DOWNTOWN AT THE GARDENS, AS RECORDED IN PLAT BOOK 118, PAGES 130 THROUGH 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(DEDICATIONS CONTINUED)

- 10. TRACTS A, RU AND MXU, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER OR OWNERS OF SAID TRACTS, ITS SUCCESSORS AND OR ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER OR OWNERS, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. TRACT RU IS FOR RESIDENTIAL USE AND TRACTS MXU IS FOR MIXED USE IN ACCORDANCE WITH RESOLUTION 42, 2021.
11. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, THIS 14th DAY OF November, 2022.

BY: EXCEL GARDENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: Maria Merzant, Brian Donley, SENIOR VICE PRESIDENT

WITNESS: Greg Cecil

ACKNOWLEDGMENT

STATE OF Illinois, COUNTY OF Cook

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF November, 2022, BY BRIAN DONLEY, SENIOR VICE PRESIDENT OF EXCEL GARDENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 08/25/2025, Rhinae Lynn Linde, Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA, COUNTY OF PALM BEACH

I, STEPHEN S. MATTHISON, ESQ., 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 EXCEL GARDENS LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: NOV 4, 2022, BY: STEPHEN S. MATTHISON, FLORIDA BAR # 352796, FOR THE FIRM OF MATTHISON WHITTLES, LLP, 5606 P.G.A. BOULEVARD, SUITE 211, PALM BEACH GARDENS, FL. 33418

CITY APPROVALS

CITY OF PALM BEACH GARDENS, COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF December, 2022.

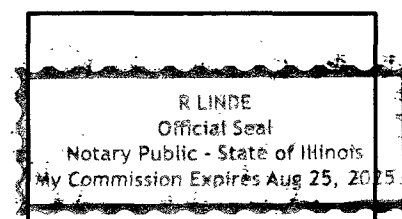
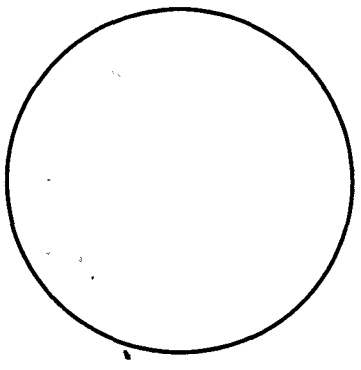
ATTEST: Patricia Snider, RMC, Mayor

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF December, 2022.

BY: Todd Engle, P.E., City Engineer

EXCEL GARDENS, LLC

EXCEL GARDENS, LLC, NOTARY



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 APPLICABLE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES 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. 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 EASEMENTS / AND OR RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF THE WATER MANAGEMENT EASEMENT (LAKE PARCEL A PER O.R.B. 16469, PAGE 240) AS SHOWN ON THE PLAT OF DOWNTOWN AT THE GARDENS AND LANDMARK, RECORDED IN PLAT BOOK 90, PAGE 199-201, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A PLATTED BEARING OF SOUTH 59°58'43" WEST.
7. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED IN OVER, UNDER OR UPON THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, INCLUDING THOSE EXISTING EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 16469 AT PAGES 240 THROUGH 252, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS AND UNTIL APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA, COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THAT 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 FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS.

AND FURTHER, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES NORTHERN'S EXISTING WATER MANAGEMENT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 16469 AT PAGES 240 THROUGH 252, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.

IN WITNESS WHEREOF, 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 SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 14th DAY OF November, 2022.

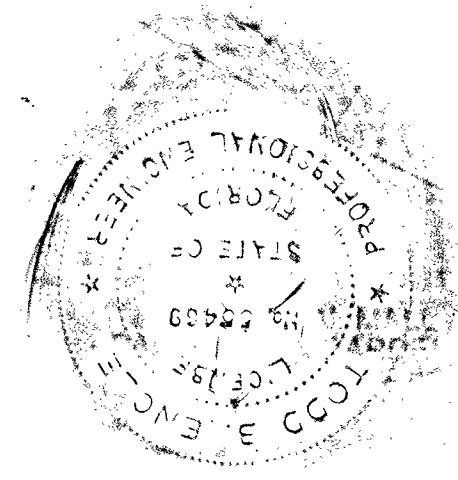
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, UNIT OF DEVELOPMENT 19

ATTEST: Susan P. Scheff, Assistant Secretary, Board of Supervisors; Matthew J. Boykin, President, Board of Supervisors

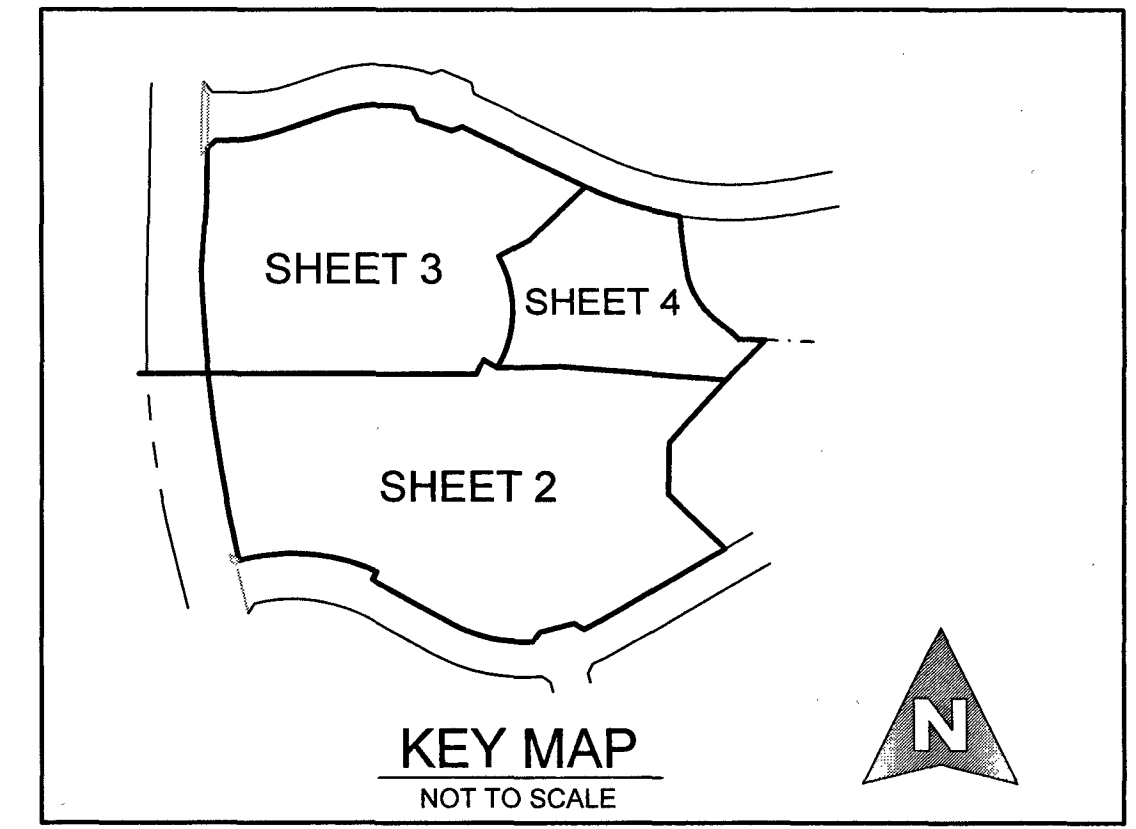
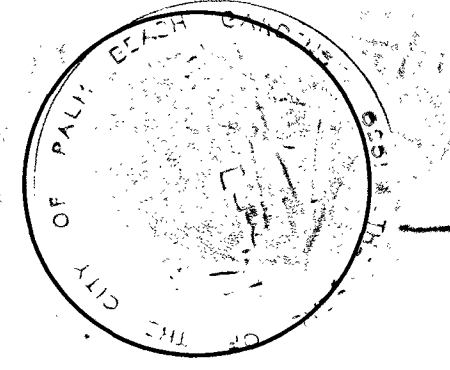
REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF PERMANENT CONTROL POINTS AND MONUMENTS AT LOT CORNERS

DATE: 11-29-2022, JIM SULLIVAN, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. LS 6889



CITY OF PALM BEACH GARDENS



AREA TABULATION DATA

Table with 2 columns: Tract Name and Acres. Rows include TRACT "A" (45.741 ACRES), TRACT "MXU" (1.184 ACRES), and TRACT "RU" (2.116 ACRES).

LEGEND

Legend table with columns for ABBREVIATIONS and SYMBOLS. Includes symbols for Point of Beginning, Curve Central Angle, Found P.R.M. (Nail and Brass Disk), etc.

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), AND MONUMENTS ACCORDING TO SEC. 177.09(1)(9), F.S., 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 PALM BEACH COUNTY, FLORIDA.

DATE: Oct. 26, 2022, CRAIG S. PUSEY, P.S.M., LICENSE NO. 5019, STATE OF FLORIDA, MICHAEL B. SCHORAH & ASSOCIATES, INC., 1850 FOREST HILL BLVD., SUITE NO. 206, WEST PALM BEACH, FL. 33408, CERTIFICATE OF AUTHORIZATION NO. LB 2438

THIS INSTRUMENT WAS PREPARED BY CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA.

8, COUNTY OF PALM BEACH, STATE OF FLORIDA, THIS PLAT WAS FILED FOR RECORD AT 10:47 A.M. THIS 19 DAY OF December, 2022, AND DULY RECORDED IN PLAT BOOK NO. 135 ON PAGE 8 THRU 19, JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER, BY: [Signature], D.C.

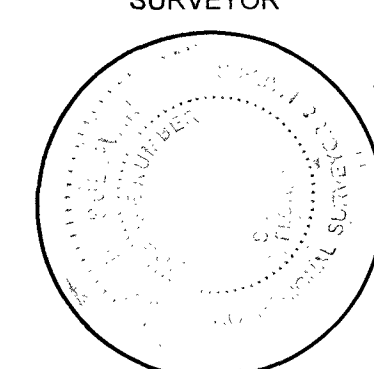
CLERK OF THE CIRCUIT COURT AND COMPTROLLER



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT



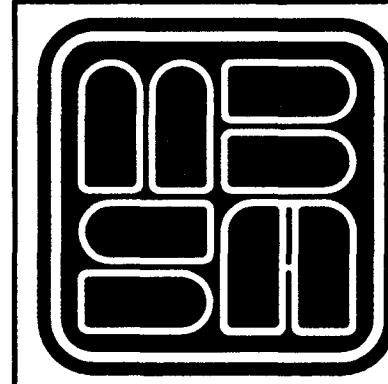
REVIEWING SURVEYOR



SURVEYOR



SHEET 1 OF 7



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

DOWNTOWN PALM BEACH GARDENS