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PASTEUR PLAT TWO

BEING A REPLAT OF A PORTION OF TRACT "B" AND A PORTION OF TRACT "O-10", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID E. ROHAL
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
JUNE 2023

"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.

SHEET 2 OF 4

ALTON PROPERTY OWNERS ASSOCIATION, INC., ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

ALTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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 27th DAY OF July, 2023.

WITNESS: B. A.
PRINT NAME: Brian Agave
WITNESS: Scott Marten
PRINT NAME: Scott Marten

ALTON PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION
BY: Victoria Imhoff
VICTORIA IMHOFF
PRESIDENT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF TRACTS "W-1", "W-2", "LM-1" AND "LM-2", INCLUSIVE, AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACTS.

AND FURTHER, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT ACCESS 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.

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT DOES ALSO HEREBY FURTHER ACKNOWLEDGE NORTHERN'S EXISTING WATER MANAGEMENT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 34420, PAGES 1434 THROUGH 1440, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.

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 SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 15th DAY OF August, 2023.

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 2
ATTEST: Susan P. Scheff BY: Matthew J. Boykin
SUSAN P. SCHEFF MATTHEW J. BOYKIN
ASSISTANT SECRETARY PRESIDENT
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

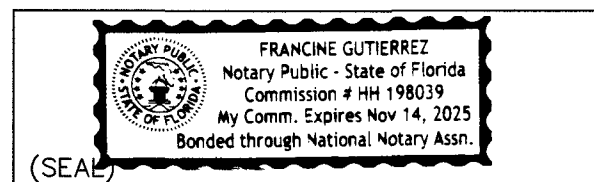
I, HUGH W. PERRY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PASTEUR HEALTHCARE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ALTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT 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: 7-17-23
H.W.P.
HUGH W. PERRY, FLORIDA BAR NO. 603600
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, PA

ALTON PROPERTY OWNERS ASSOCIATION, INC., ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 27th DAY OF July, 2023, BY VICTORIA IMHOFF, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED 2 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ALTON PROPERTY OWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.



Francine Gutierrez
NOTARY PUBLIC
Francine Gutierrez
PRINT NAME
MY COMMISSION EXPIRES: 11-14-2025
COMMISSION NUMBER: HH 198039

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 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 29 DAY OF AUGUST, 2023.

Jim Sullivan
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 6889

