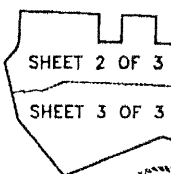


# MARINA GARDENS PLAT II

BEING A PARCEL OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5,  
TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS,  
PALM BEACH COUNTY, FLORIDA  
JULY, 2001

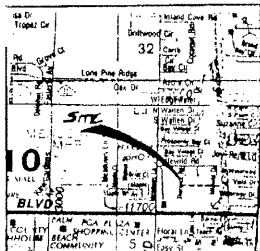
KEY MAP



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT  
3:46 PM THIS 29<sup>th</sup> DAY OF  
JULY, 2001, AND DULY  
RECORDED IN PLAT BOOK 97  
ON PAGES 121 THROUGH 128

DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY: *William D. O'Connor*  
DEPUTY CLERK

121



**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS that Mutual Land Development Co., a Florida corporation licensed to do business in Florida, owner of the land shown hereon, being in Section 5, Township 42 South, range 43 East, Palm Beach County, Florida, shown herein as, Marina Gardens PLAT II, being further described as follows:

**DESCRIPTION:**

Being a Parcel of Land in the Northeast Quarter (Ne 1/4) of Section 5, Township 42 South, Range 43 East, Palm Beach County, Florida, and Being More Particularly Described as Follows:

Commence at the Point of Intersection of the Northerly Right-of-way Line of P.G.A. Boulevard (Also Known as State Road 74), as Said Northerly Right-of-way Line is Shown on The Palm Beach County, Florida Engineering Department Right-of-way Map For State Road No. 74, Said Right-of-way Map is Recorded in Plat Book 5, Pages 189 Through 190, of The Public Records of Palm Beach County, Florida, With The Easterly Right-of-way Line of Prosperity Farms Road, as Said Easterly Right-of-way Line is Shown on The Palm Beach County, Florida Engineering Department Map For The Ultimate Right-of-way of Prosperity Farms Road Drawing No. 3-70-001 R, Sheets 6 And 7 of 11, Dated June 1970, Said Map Being Unrecorded; Thence North 01°32'52" East, Along Said Easterly Right-of-way Line of Prosperity Farms Road (The Easterly Right-of-way Line of Prosperity Farms Road, Assumed to Bear North 01°32'52" East And All Other Bearings Are Relative Thereto), a Distance of 1197.82 Feet to a Point on The Southerly Right-of-way Line of Idlewild Road (Also Known as County Road No. 7), Said Point Being Shown on Said Drawing No. 3-70-001 R; Thence South 87°48'23" East, Along Said Southerly Right-of-way Line of Idlewild Road, a Distance of 500.91 Feet to The Point of Beginning of The Hereinafter Described Parcel; Thence Continue South 87°48'23" East, Along Said Southerly Right-of-way Line of Idlewild Road a Distance of 305.65 Feet; Thence South 01°30'59" West, a Distance of 109.74 Feet; Thence South 88°30'15" East, a Distance of 89.98 Feet; Thence North 01°30'54" East, a Distance of 108.64 Feet to a Point on Said Southerly Right-of-way Line of Idlewild Road; Thence South 87°48'23" East, Along Said Southerly Right-of-way Line of Idlewild Road, a Distance of 130.01 Feet; Thence South 01°30'50" West, a Distance of 107.06 Feet; Thence South 88°30'15" East, a Distance of 110.40 Feet; Thence South 01°38'37" West, a Distance of 391.69 Feet; Thence North 69°02'19" West, a Distance of 73.55 Feet; Thence South 67°44'10" West, a Distance of 409.44 Feet; Thence North 38°59'50" West, a Distance of 285.19 Feet; Thence North 12°58'03" West, a Distance of 230.65 Feet to a Point on a Line Parallel with and 206.00 Feet South Of, as Measured at Right Angles To, Said Southerly Right-of-way Line of Idlewild Road, Said Point Also Lying on the Centerline of a 24 Foot Roadway Easement, as Recorded in Official Record Book 2668, Page 1424, Public Records of Palm Beach County, Florida; Thence North 39°36'47" East, along Said Centerline, a Distance of 53.18 Feet to the Beginning of a Curve Concave to the Northwest Having a Radius of 90.00 Feet and a Central Angle of 38°10'34"; Thence Continue Northeasterly along the Centerline and Arc of Said Curve, a Distance of 59.97 Feet to the Point of Tangency; Thence North 01°26'13" East along Said Centerline, a Distance of 107.90 Feet to the Point of Beginning.

Containing in All, 7.5835 Acres, More or Less.  
Have caused the same to be Surveyed and Platted as shown hereon and do hereby dedicate as follows:

**TRACTS AND EASEMENTS**

**1. STREETS, PARKING AND DRIVEWAY TRACTS:**

Tract "A", as shown hereon, is hereby reserved for the Marina Gardens Property Owners Association Inc., its successors and assigns, as a driveway tract serving abutting lots for ingress, egress, utilities, drainage, and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Palm Beach Gardens.  
A non-exclusive easement for ingress and egress over street Tract "A" is hereby dedicated to Seacoast Utility Authority, its successors and/or assigns for access purposes only, said land being the perpetual maintenance obligation of Marina Gardens Property Owners Association Inc., its successors and/or assigns. A non-exclusive easement on, over and under tract "A" is hereby dedicated to Seacoast Utility Authority, its successors and/or assigns for installation, operation and maintenance of water and sewer facilities, and no above ground utilities or appurtenances thereto are to be constructed that would obstruct or prevent access over Tract "A".

**2. WATER MANAGEMENT TRACT:**

Tract W, as shown hereon, is hereby reserved for the Marina Gardens Property Owners Association Inc., its successors and assigns, for storm water management and drainage purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Palm Beach Gardens.

**3. WATER MAINTENANCE EASEMENT**

The water maintenance easements as shown hereon are hereby reserved for the Marina Gardens Property Owners Association Inc., its successors and assigns, for access to storm water management and drainage facilities located within the associated water management tract for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Association, its successors and assigns without recourse to the City of Palm Beach Gardens.  
The City of Palm Beach Gardens shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements associated with said drainage system.

**4. UTILITY EASEMENTS:**

The utility easements as shown hereon and designated as Utility Easements are hereby dedicated in perpetuity to all governmental entities and public utilities with the right to enter upon the property herein described to install, operate and maintain their respective utility facilities. The installation of cable television systems shall not interfere with the installation, operation and/or maintenance of other utility facilities.

**5. SEWER LINE EASEMENTS**

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.

**6. WATER LINE EASEMENTS**

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.

**7. WATER AND SEWER EASEMENTS**

Easements for water and sewer purposes as shown hereon and designated as W.S.E. are hereby dedicated to Seacoast Utility Authority, its successors and/or assigns for installation, operation and maintenance of water and sewer facilities.

**8. COMMON PROPERTIES TRACT:**

Tracts "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N" and "O" as shown hereon, are hereby reserved for the Marina Gardens Property Owners Association Inc., its successors and assigns, as Common Properties and ingress and egress for lot owners and it is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Palm Beach Gardens.

**9. LANDSCAPE EASEMENT:**

Easements for landscape purposes as shown hereon and designated as L.E. are hereby reserved for the Marina Gardens Property Owners Association Inc., its successors and assigns and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Palm Beach Gardens.

In Witness Whereof, the above-named corporation has caused these presents to be signed by its President and attested by its secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 29<sup>th</sup> day of June, 2001.

Mutual Land Development Co.  
A Florida Corporation, licensed to do business in Florida

BY: *H. Max Fricke*  
H. Max Fricke, President

ATTEST: *Sabrina Mueke*  
TITLE: SECRETARY  
PRINT NAME: Sabrina Mueker

**ACKNOWLEDGMENT**

County of Palm Beach

BEFORE ME personally appeared H. Max Fricke who is personally known to me, or has produced Florida Drivers License as identification, and who executed the foregoing instrument as President of Mutual Land Development Co., a Florida Corporation, 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 29<sup>th</sup> day of JUNE, 2001

My Commission Expires: 9/30/2003  
Notary Public  
*Bridgette H. Schaffner*

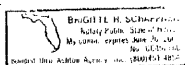
**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of (s) 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 official Record Book 11538 at page 200 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its (President) (Vice President) and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 2nd day of JULY, 2001.

WITNESS: *Charles Hunter*  
PRINT NAME: Charles Hunter  
WITNESS: *Joseph Magli*  
PRINT NAME: JOSEPH MAGLI  
BY: *D. Bruce Hartman*  
TITLE: VICE PRESIDENT  
PRINT NAME: D. BRUCE HARTMAN



**ACKNOWLEDGMENTS**

(CORPORATION)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared *D. Bruce Hartman* who is personally known to me, or has produced as identification, and who executed the foregoing instrument as (Vice) President of FIRST UNION NATIONAL BANK, a Florida corporation, and severally acknowledged to and before me that (he) (she) 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 2nd day of JULY, 2001

My commission expires: *Clair G. Knowles*  
NOTARY PUBLIC (Seal)

**ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Marina Gardens Property Owners Association, Inc., a Florida Corporation does hereby consent to and join in those dedications of land, easements, restrictions and covenants by the owner thereof and does further consent to and join in the filing and recording of a plat affecting said property and all matters appearing thereon.

DATED THIS 29<sup>th</sup> DAY OF JUNE, 2001

ATTEST: *H. Max Fricke*  
BY: *H. Max Fricke*  
TITLE: SECRETARY  
PRINT NAME: H. MAX FRICKER  
MARINA GARDENS PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION  
BY: *H. Max Fricke*  
TITLE: PRESIDENT  
PRINT NAME: H. MAX FRICKER

**CORPORATE ACKNOWLEDGMENT CERTIFICATE**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 6-29-2001 DATE BY: H. MAX FRICKER (PRINT NAME) and H. MAX FRICKER (PRINT NAME) as President and as Secretary, respectively, of Marina Gardens Property Owners Association, a Florida Corporation on behalf of the Corporation. They are personally known to me or have produced as identification.

BRIGITTE H. SCHAFFNER TYPE OF IDENTIFICATION AS IDENTIFICATION

BRIGITTE H. SCHAFFNER SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

BRIGITTE H. SCHAFFNER NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED

NO. CC 457780 COMMISSION NUMBER

**TITLE CERTIFICATION**

State of Florida  
County of Palm Beach

I, Michael M. Glesser Esquire, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the heron described property, that I find the title to the property is vested to Mutual Land Development Co., a Florida corporation; 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: 6/29/01

*Michael M. Glesser Esquire*  
Michael M. Glesser Esquire  
Attorney-at-Law Licensed in Florida  
Florida Bar No. 435200

**APPROVALS**

City of Palm Beach Gardens  
State of Florida  
County of Palm Beach

This plat is hereby approved for record this 2nd day of August, 2001.

BY: *Alvin J. Rizzo, Mayor*

ATTEST: *Carol G. Cook, City Clerk*

This plat is hereby accepted for record this 17<sup>th</sup> day of July, 2001.

BY: *Timothy E. Lindor, P.E., City Engineer*

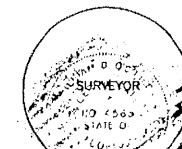
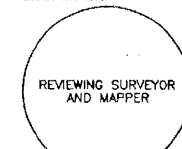
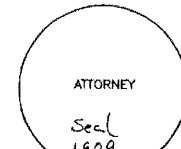
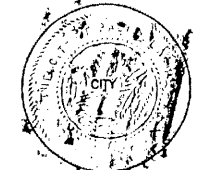
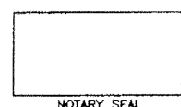
**REVIEWING SURVEYOR AND MAPPER**

This plat has been reviewed for conformity in accordance with chapter 177.081 of the Florida Statutes and the ordinances of the City of Palm Beach Gardens.

This review does not include the verification of the geometric data or the field verification of permanent control points (P.C.P.) and monuments at lot corners.

BY: *D. Howard Dukes*  
DATE: July 3, 2001

D. HOWARD DUKES P.S.M.  
Professional Surveyor and Mapper  
License No. 4533



**MARINA GARDENS PLAT II**

CARNEY-NEUMANN, INC.  
11911 US HIGHWAY ONE, SUITE 120  
PALM BEACH GARDENS, FLORIDA 33408  
TEL: (561) 949-9900 FAX: (561) 949-9901

3000 BISCAYNE BOULEVARD, SUITE 300  
MIAMI, FLORIDA 33133  
TEL: (305) 774-9700 FAX: (305) 774-9701

4151 N. WINDERMERE AVE., SUITE 213  
PALM BEACH GARDENS, FLORIDA 33408  
TEL: (561) 949-9900 FAX: (561) 949-9901

FIELD PROJ. # 99-024 F.B. PG.  
OFFICE JEK/JLG DATE: 9-24-99 DWG. NO. COVER  
C.K.D. R.J.K. REF: SHEET: 1 of 3