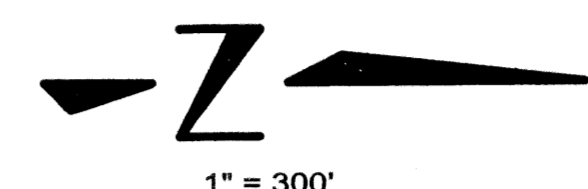


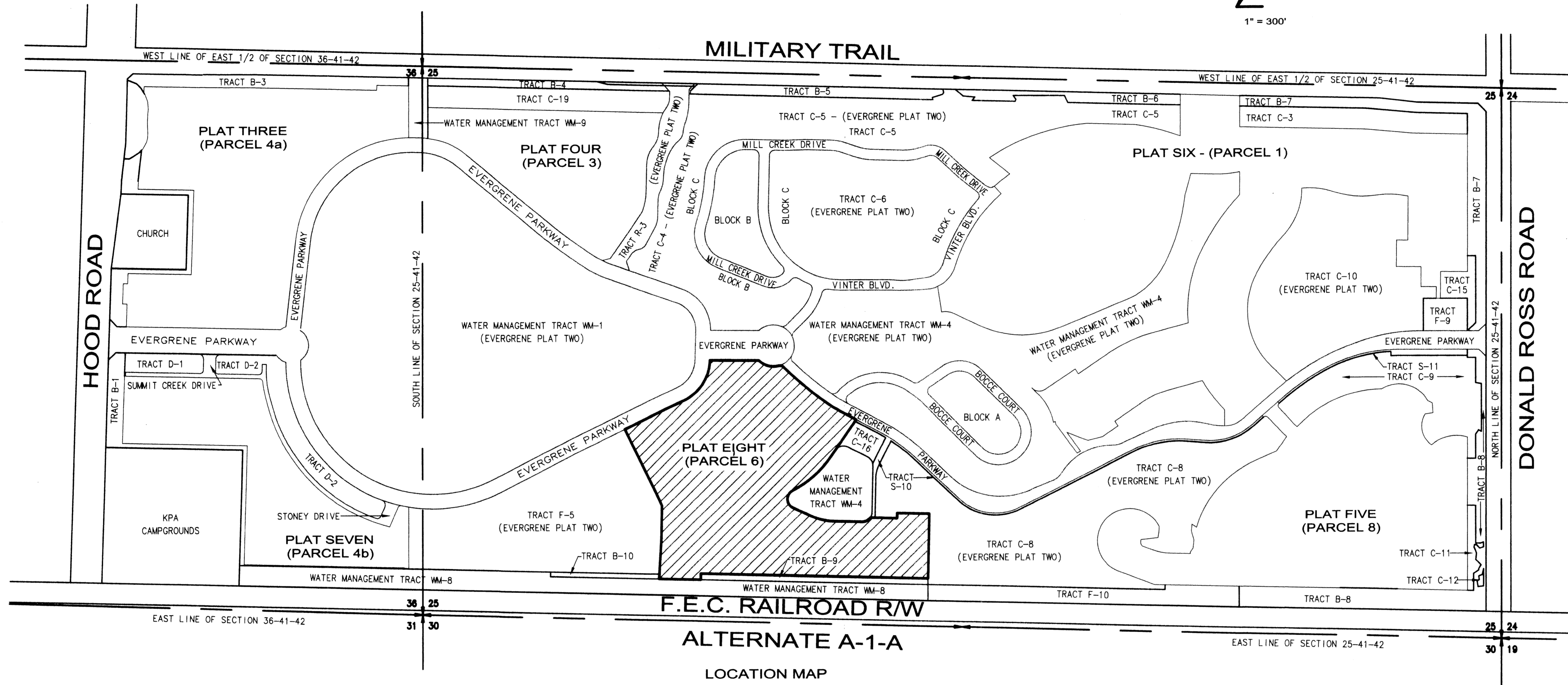
# EVERGRENE P.C.D. PLAT EIGHT

A REPLAT OF TRACTS F-4, F-6, S-17 AND WATER MANAGEMENT TRACT WM-2, EVERGRENE PLAT TWO AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
SHEET No. 2 OF 4 NOVEMBER 2003

69



1" = 300'



AREA TABULATION		
TRACT NAME	SQUARE FEET	ACRES
TRACT S-1	20,588	0.702
TRACT S-2	105,354	2.418
OPEN SPACE TRACT-1	2,432	0.055
OPEN SPACE TRACT-2	1,257	0.029
OPEN SPACE TRACT-3	35,727	0.809
OPEN SPACE TRACT-4	3,928	0.090
OPEN SPACE TRACT-5	1,975	0.045
OPEN SPACE TRACT-6	2,827	0.063
OPEN SPACE TRACT-7	9,604	0.220
OPEN SPACE TRACT-8	4,437	0.102
OPEN SPACE TRACT-9	6,739	0.154
OPEN SPACE TRACT-10	13,688	0.314
OPEN SPACE TRACT-11	1,257	0.029
OPEN SPACE TRACT-12	4,934	0.113
WATER MANAGEMENT TRACT	290,938	6.679
LOT-1	7,900	0.181
LOT-2	5,250	0.121
LOT-3	5,880	0.135
LOT-4	5,250	0.121
LOT-5	7,678	0.176
LOT-6	5,284	0.122
LOT-7	5,284	0.122
LOT-8	5,870	0.134
LOT-9	5,953	0.137
LOT-10	5,853	0.137
LOT-11	5,889	0.135
LOT-12	5,700	0.131
LOT-13	5,700	0.131
LOT-14	5,700	0.131
LOT-15	5,700	0.131
LOT-16	5,700	0.131
LOT-17	5,700	0.131
LOT-18	5,259	0.121
LOT-19	5,259	0.121
LOT-20	8,558	0.196
LOT-21	8,558	0.196
LOT-22	5,259	0.121
LOT-23	5,259	0.121
LOT-24	6,319	0.145
LOT-25	6,319	0.145
LOT-26	5,351	0.123
LOT-27	5,250	0.121
LOT-28	5,783	0.132
LOT-29	5,831	0.136
LOT-30	5,831	0.136
LOT-31	5,701	0.131
LOT-32	5,250	0.121
LOT-33	5,250	0.121
LOT-34	5,785	0.133
LOT-35	8,801	0.201
LOT-36	8,171	0.187
LOT-37	5,308	0.122
LOT-38	5,557	0.128
LOT-39	5,658	0.130
LOT-40	5,658	0.130
LOT-41	5,658	0.130
LOT-42	5,497	0.126
LOT-43	5,250	0.121
LOT-44	5,250	0.121
LOT-45	5,250	0.121
LOT-46	5,250	0.121
LOT-47	5,250	0.121
LOT-48	5,250	0.121
LOT-49	5,888	0.135
LOT-50	5,872	0.137
LOT-51	5,884	0.135
LOT-52	5,250	0.121
LOT-53	5,580	0.128
LOT-54	5,709	0.131
LOT-55	5,709	0.131
LOT-56	5,634	0.130
LOT-57	5,709	0.131
LOT-58	5,709	0.131
LOT-59	5,709	0.131
LOT-60	5,650	0.130
LOT-61	5,250	0.121
LOT-62	5,250	0.121
LOT-63	5,250	0.121
LOT-64	7,900	0.181
LOT-65	5,585	0.128
LOT-66	7,014	0.161
LOT-67	6,880	0.157
LOT-68	5,767	0.132
LOT-69	6,635	0.152
LOT-70	7,372	0.169
LOT-71	6,015	0.138
LOT-72	5,571	0.128
LOT-73	6,652	0.153
LOT-74	7,004	0.161
TOTAL	945,790	21.712

NOTE: INDIVIDUAL LOT AREAS HAVE BEEN ROUNDED TO THE NEAREST FOOT

**Keshavarz & Associates, Inc.**  
CONSULTING ENGINEERS - SURVEYORS  
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West Palm Beach, Florida 33401  
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THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4102  
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.

### SURVEYOR'S NOTES

- 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.
- THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
- LOT LINES ARE RADIAL UNLESS NOTED (NON-RADIAL).
- BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, AS SHOWN ON THE PLAT OF EVERGRENE PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS NORTH 89°51'30" WEST.

### 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 THIS COUNTY.

### REVIEWING SURVEYOR

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 THE PERMANENT CONTROL POINTS (P.C.P.s) AND MONUMENTS AT LOT CORNERS.

THIS 14<sup>th</sup> DAY OF January 2003.

*O. Howard Dukes*  
O. HOWARD DUKES  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE No. LS 4533

### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 PERMANENT CONTROL POINTS (P.C.P.s), AND MONUMENTS ACCORDING TO CHAPTER 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 COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS 3<sup>rd</sup> DAY OF November 2003.

MANUEL A. GUTIERREZ  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE No. LS 4102

### NPBCID UNIT OF DEVELOPMENT NO. 2B NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION

	CODE
MULTI-FAMILY RESIDENTIAL	MFR
SINGLE FAMILY ESTATE	SFE
SINGLE FAMILY CLASSICS	SFC
EXEMPT ACREAGE	EX

LAND USE ACREAGE AND CLASSIFICATION TABLE			
	SQUARE FEET	AREA	ACRES
WATER MANAGEMENT TRACT	290,938		6.679
OPEN SPACE TRACTS	84,540		1.941
ROAD TRACTS	135,912		3.120
LOTS 1-74	434,400		9.972
TOTAL	945,790		21.712

