

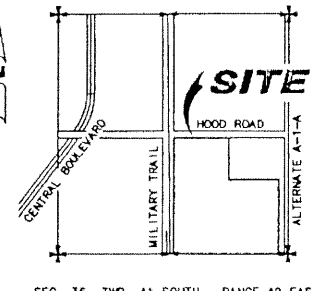
# ISLES AT PALM BEACH GARDENS

A PARCEL OF LAND SITUATE IN SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

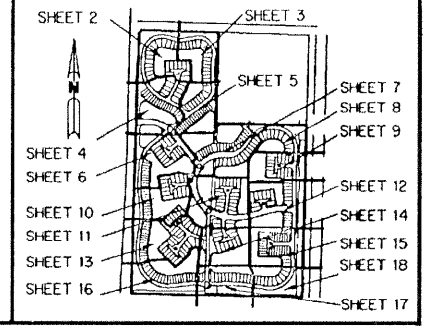
SHEET 1 OF 18 AUGUST 2001

THIS INSTRUMENT PREPARED BY  
WILBUR DIVINE, P.S.M. 4190, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS, PLANNERS SURVEYORS  
WEST PALM BEACH, FLORIDA  
LB 6674

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This plat was filed for record in 03:00 B-1  
Book 2001 of 2587 2001  
on page 185 THIS 2001  
in presence of Wilbur Divine, P.S.M. 4190  
by Paul L. Pimentel, P.E.



LOCATION SKETCH  
N.T.S.



KEY MAP  
N.T.S.

### DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS: THE PART OF THE EAST HALF (E 1/2) OF SAID SECTION 36 LYING SOUTHERLY OF THE SOUTH RIGHT OF WAY OF HOOD ROAD; LESS AND EXCEPTING THEREFROM ANY PORTION THEREOF LYING EASTERLY OF THE WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; ALSO LESS THE RIGHT OF WAY OF MILITARY TRAIL; ALSO LESS THAT CERTAIN PARCELS OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5688 AS PAGE 1095, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 179.620 ACRES, MORE OR LESS.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA & COMPANY, INC., A FLORIDA CORPORATION, AS OWNER OF THE LAND SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE ISLES AT PALM BEACH GARDENS, AND DOES HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DOES ALSO HEREBY DEDICATE THE SPECIFIC TRACTS AND PARCELS DESCRIBED HEREIN AS FOLLOWS:

1. THE STREET TRACTS SHOWN AND DESIGNATED HEREON AS TRACT "B" THROUGH "K" ARE HEREBY DEDICATED TO THE ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AS EXCLUSIVE COMMON AREA EXCLUSIVELY FOR ROADWAY, INGRESS, EGRESS, UTILITIES, INCLUDING CATV AND RELATED PURPOSES SAID STREET TRACTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.

THE INGRESS-EGRESS EASEMENTS OVER ALL OF TRACTS "B" THROUGH "K", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY ON A NON-EXCLUSIVE BASIS TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND EASEMENTS FOR WATER MANAGEMENT PURPOSES, THE LANDS LYING UNDER SAID INGRESS-EGRESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.

2. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES. THE DRAINAGE FACILITIES LYING WITHIN TRACT "A" SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. THE ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL LANDSCAPING, PLANTINGS, AND IRRIGATION FACILITIES WITHIN TRACT "A" AS SHOWN HEREON, PROVIDED PLANS ARE SUBMITTED, APPROVED AND PERMITTED BY THE CITY OF PALM BEACH GARDENS AND SEACOAST UTILITY AUTHORITY, AND SAID FACILITIES ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. TRACT "L", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

4. TRACTS "L-1" THROUGH "L-8", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

5. THE WATER MANAGEMENT EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS. SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS, ETC. PLACED ON OR INSTALLATION OF UTILITIES OR EXCAVATION ON SUCH EASEMENTS DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SAID DISTRICT.

6. THE WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR USE FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.

7. TRACTS "OS1" THROUGH "OS29", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING AND OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

8. TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF PALM BEACH GARDENS.

9. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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.

### DEDICATION (CONTINUED)

10. EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HEREON AS "D.E." ARE HEREBY DEDICATED TO THE ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

11. UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "U.E." 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 PUBLIC UTILITIES.

12. 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.

13. EASEMENTS FOR INGRESS AND EGRESS PURPOSES AS SHOWN HEREON AND DESIGNATED AS "M.W.I.E.E." ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS PURPOSES ONLY.

14. THE PUBLIC WATER SUPPLY WELL SITE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY FOR WELL SITE AND RELATED PURPOSES.

15. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY FOR LIFT STATION AND RELATED PURPOSES.

16. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER STREET TRACTS "B" THROUGH "K" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER STREET TRACTS "B" THROUGH "K" 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 THEREO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACTS "B" THROUGH "K".

17. THE PUBLIC ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ISLES HOMEOWNERS ASSOCIATION, INC., FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAID EASEMENTS.

18. THE CANAL WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED AND DEDICATED IN PERPETUITY ON AN EXCLUSIVE BASIS TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT WHICH SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO USE SAID EASEMENT AREAS AND FILL LOCATED THEREIN FOR WATER MANAGEMENT AND DRAINAGE PURPOSES, INCLUDING THE CONSTRUCTION, EXCAVATION, MANAGEMENT, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, ENLARGEMENT AND/OR UPGRADING OF WATER MANAGEMENT AND DRAINAGE RELATED FACILITIES, SYSTEMS, STRUCTURES, BERMS, CANALS AND/OR UTILITIES EXCEPT THAT TO THE EXTENT THERE ARE EXISTING UTILITIES OR EASEMENTS SIMILARLY ENCLUMBERING THE EASEMENT HEREIN SHALL BE ON A NON-EXCLUSIVE BASIS AS TO SUCH EXISTING UTILITIES AND/OR EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS DAY 30th OF AUGUST, 2001.

DIVOSTA & COMPANY, INC.,  
A FLORIDA CORPORATION

WITNESS: Paul Greene By Charles H. Hathaway  
PRINTED NAME: RICK GREENE CHARLES H. HATHAWAY, PRESIDENT

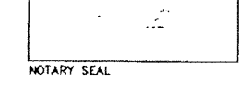
WITNESS: William E. Shannon  
PRINTED NAME: WILLIAM E. SHANNON

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY WHO IS PERSONALLY KNOWN TO ME, OR WHOSE IDENTIFICATION AND SIGNATURE WAS IDENTIFIED AND WHO DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DIVOSTA & COMPANY, INC., 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, THIS 30th DAY OF AUGUST, 2001.

4/10/2004  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA

Terry L. Cooper  
PRINT NOTARY NAME HERE



### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE ISLES HOMEOWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT FLORIDA 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 30th DAY OF AUGUST, 2001.

THE ISLES HOMEOWNERS ASSOCIATION, INC.,  
A NOT-FOR-PROFIT FLORIDA CORPORATION

WITNESS: Paul Greene By Harmon D. Smith  
PRINTED NAME: RICK GREENE HARMON D. SMITH, VICE PRESIDENT

WITNESS: William E. Shannon  
PRINTED NAME: WILLIAM E. SHANNON

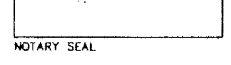
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED VICE HARMON D. SMITH, WHO IS PERSONALLY KNOWN TO ME, OR WHOSE IDENTIFICATION AND SIGNATURE WAS IDENTIFIED AND WHO DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ISLES HOMEOWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT FLORIDA CORPORATION, AND 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 30th DAY OF August, 2001.

4/10/2004  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA

Terry L. Cooper  
PRINT NOTARY NAME HERE



### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS, WATER MANAGEMENT MAINTENANCE EASEMENTS, INGRESS-EGRESS EASEMENTS, AND CANAL WATER MANAGEMENT EASEMENTS AS SHOWN HEREON AND ACKNOWLEDGES THAT IT'S EPB 3 AND EPB 3-C CANALS (AS RECORDED IN OFFICIAL RECORDS BOOK 2014 AT PAGE 670) IS SHOWN HEREON AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OVER WHICH SAID WATER MANAGEMENT EASEMENTS, WATER MANAGEMENT MAINTENANCE EASEMENTS AND INGRESS-EGRESS EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLIGATIONS OR DEDICATIONS TO, BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY A SALLY HAMMOUD, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 31st DAY OF AUGUST, 2001.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

By: Sally Hammoud  
A. SALLY HAMMOUD, PRESIDENT  
BOARD OF SUPERVISORS

Attest: Peter L. Pimentel  
PETER L. PIMENTEL, SECRETARY  
BOARD OF SUPERVISORS

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, AMERICAN TITLE OF THE PALM BEACHES CORPORATION, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREDIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

AMERICAN TITLE OF THE PALM BEACHES CORPORATION

By: William E. Shannon DATE: 8/30/01  
WILLIAM E. SHANNON, PRESIDENT

### REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.001 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.) AND MONUMENTS AT LOT CORNERS.

By: Pasquale Volpe DATE: 5 Sept 01  
PASQUALE VOLPE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4873

### CITY APPROVALS

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD  
DATED THIS 13th DAY OF September, 2001.

Attest: Carol Gold By Joseph H. Russo  
CAROL GOLD - CITY CLERK JOSEPH H. RUSSO - MAYOR

### CITY ENGINEER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD  
THIS 12 DAY OF Sept 2001.

By: Lennart E. Lindahl  
LENNART E. LINDAHL, P.E. - CITY ENGINEER

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED 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 SEC. 177.001 (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 SURVEY DATA COMES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS.

By: Wilbur F. Divine  
WILBUR F. DIVINE, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4190, STATE OF FLORIDA

### SURVEYOR'S NOTES

- "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."
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
- 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.
- NO BUILDINGS OR IMPROVEMENTS OF ANY KIND, TREE OR SHRUB, INCLUDING ANY CONNECTION OR MODIFICATION TO THE CANALS, SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- LOT LINES ARE RADIAL UNLESS NOTED (N.R.) - NON-RADIAL  
(R.F.) - RADIAL TO FRONT  
(R.R.) - RADIAL TO REAR
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST OF PALM BEACH COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR NORTH 01°13'53" EAST.

