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SURVEYING & MAPPING
Certificate of Authorization No. LB7264
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CIMARRON COVE
A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, AND THE WEST ONE-HALF OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.
JANUARY, 2008

DESCRIPTION, DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT, CIMARRON COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THE CITY OF PALM BEACH GARDENS, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNERS OF THE LANDS SHOWN HEREON, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, AND A PORTION OF THE WEST ONE-HALF OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "CIMARRON COVE", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY OF INTERSTATE 1 95, AS DESCRIBED IN OFFICIAL RECORD BOOK 5805, PAGE 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE SOUTH-EAST RIGHT OF WAY OF CENTRAL BOULEVARD AS SHOWN ON ROAD PLAT BOOK 6, PAGE 88 AND DESCRIBED IN OFFICIAL RECORD BOOK 5104, PAGE 945 AND OFFICIAL RECORD BOOK 5805, PAGE 181 OF THE SAID PUBLIC RECORDS; THENCE NORTH 40°53'44" EAST, ALONG SAID SOUTHEAST RIGHT OF WAY OF CENTRAL BOULEVARD, A DISTANCE OF 1,105.83 FEET; THENCE NORTH 46°22'41" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 39.99 FEET; THENCE NORTH 43°37'28" EAST, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 24.53 FEET TO A CURVE HAVING A RADIAL BEARING OF NORTH 46°22'32" WEST, A RADIUS OF 1,969.86 FEET, AND A CENTRAL ANGLE OF 15°38'56"; THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 538.02 FEET; THENCE SOUTH 66°38'32" EAST, ALONG THE SOUTH LINE OF "PALOMA P.U.D.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108 AT PAGES 144 THROUGH 159 OF SAID PUBLIC RECORDS, A DISTANCE OF 316.96 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTH, AT WHICH THE RADIUS POINT BEARS NORTH 24°43'53" EAST, HAVING A RADIUS OF 28°21'19"; THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 189.70 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 16°20'58" WEST, ALONG THE WEST LINE OF SAID "PALOMA P.U.D.", A DISTANCE OF 957.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,146.00 FEET, AND A CENTRAL ANGLE OF 28°21'19"; THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE, A DISTANCE OF 567.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 3100.00 FEET AND A CENTRAL ANGLE OF 13°25'31"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE, A DISTANCE OF 726.38 FEET; THENCE SOUTH 01°25'10" WEST CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 341.92 FEET; THENCE NORTH 88°34'50" WEST, A DISTANCE OF 456.20 TO A POINT ON THE NORTHEAST RIGHT OF WAY OF SAID INTERSTATE 1 95 AS DESCRIBED IN OFFICIAL RECORD BOOK 5805, PAGE 181; THENCE NORTH 30°31'47" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 641.07 FEET TO A CURVE HAVING A RADIAL BEARING OF NORTH 59°28'13" EAST, A RADIUS OF 24424.13 FEET, AND A CENTRAL ANGLE OF 29°17'55"; THENCE PROCEED NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 979.82 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND CONTAIN 50.584 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

- 1. TRACTS L-1, AND L-2, THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
2. TRACTS C-1, C-2, C-3 AND C-4, THE CONSERVATION TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR COMMON AREAS CONSERVATION PURPOSES AND ARE THE PERPETUAL RESPONSIBILITY OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THESE CONSERVATION AREAS MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE, EXCEPT TO CONSTRUCT CITY SIDEWALKS PER CITY APPROVAL. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE BUT ARE NOT LIMITED TO CONSTRUCTION OR PLACING OF BUILDINGS OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC NUISANCE VEGETATION REMOVAL. ANY OTHER ACTIVITIES, INCLUDING DETAIL CONTROL, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
3. TRACTS B-1, B-2, B-3, B-4, B-5 AND B-6, THE BUFFER TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR BUFFER, DRAINAGE, WATER, SEWER, AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. AREAS ENCOMBERED BY SEACOAST UTILITY EASEMENTS, WATER LINE EASEMENTS AND SEWER LINE EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE SEACOAST UTILITY AUTHORITY AND NOT FOR USE BY OTHER UTILITY PROVIDERS WITHOUT WRITTEN CONSENT FROM THE SEACOAST UTILITY AUTHORITY.
4. TRACTS S-1, S-2, S-3 AND S-4, THE OPEN SPACE TRACTS, ARE HEREBY DEDICATED TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
5. TRACT A-1, AS SHOWN HEREON, IS HEREBY RESERVED BY CIMARRON COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CIMARRON COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. NO BUILDING PERMIT SHALL BE ISSUED WITHIN SAID TRACT A-1 PRIOR TO THE RECORDATION OF A REPLAT OF SAID TRACT A-1.
6. TRACT A-3, AS SHOWN HEREON, IS HEREBY RESERVED BY HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
7. TRACT Z, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR ROADWAY PURPOSES.

8. TRACT Y-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR STATE ROAD RIGHT-OF-WAY PURPOSES, AND IS THE MAINTENANCE OBLIGATION OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
9. TRACT Y-2, AS SHOWN HEREON, IS HEREBY RESERVED FOR COUNTY ROAD RIGHT-OF-WAY PURPOSES, AND IS THE MAINTENANCE OBLIGATION OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

10. TRACT A-2, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ROADWAY, DRAINAGE, AND OPEN SPACE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

11. TRACTS R-1, R-2, R-3 AND R-4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PRIVATE ACCESS PURPOSES, AND ARE THE MAINTENANCE OBLIGATION OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

12. THE WATER MANAGEMENT MAINTENANCE EASEMENTS (WMMES), AS SHOWN HEREON, ARE HEREBY GRANTED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NPBCID.

13. THE WATER MANAGEMENT ACCESS EASEMENTS (WMAES), AS SHOWN HEREON, ARE HEREBY GRANTED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR ACCESS TO AND FROM SAID NPBCID'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS, THE LAND LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NPBCID AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

14. THE WATER LINE EASEMENTS (WLES), AS SHOWN HEREON, ARE HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES, SAID LANDS ENCOMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

15. THE SEWER LINE EASEMENTS (SLES), AS SHOWN HEREON, ARE HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER FACILITIES, SAID LANDS ENCOMBERED 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.

16. THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS UE ARE HEREBY GRANTED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC AND PRIVATE UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER PUBLIC UTILITIES.

17. THE WATER MANAGEMENT EASEMENTS (WME'S) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE 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 CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

18. WATER MANAGEMENT EASEMENTS OVER ALL OF TRACTS L-1, L-2 AND L-3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NPBCID AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID NORTHERN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.

19. THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN INGRESS-EGRESS PURPOSES. SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, CIMARRON COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 30th DAY OF MAY, 2008.

WITNESS: Jennifer Surver, PRINT NAME: JENNIFER SURVER, BY: Jeffrey M. Rosenberg, MANAGER, CIMARRON COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Doreen Hamm, PRINT NAME: DOREEN HAMM, BY: Doreen Hamm, MANAGER, CIMARRON COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 29th DAY OF JULY, 2008.

WITNESS: Ronnie Pertnoy, PRINT NAME: RONNIE PERTNOY, MANAGER, HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Cary Klein, PRINT NAME: CARY KLEIN, BY: Cary Klein, MANAGER, HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, THE CITY OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR, THIS 17th DAY OF JULY, 2008.

BY: Eric Jablin, MAYOR, ATTEST: Patricia Snider, CMC, CITY CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA ) ss
COUNTY OF PALM BEACH )
BEFORE ME PERSONALLY APPEARED JEFFREY M. ROSENBERG, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF CIMARRON COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF MAY, 2008. MY COMMISSION EXPIRES: 12/21/2008

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA ) ss
COUNTY OF PALM BEACH )
BEFORE ME PERSONALLY APPEARED RONNIE PERTNOY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF HAWKEYE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF JULY, 2008. MY COMMISSION EXPIRES: January 22, 2012

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA ) ss
COUNTY OF PALM BEACH )
BEFORE ME PERSONALLY APPEARED ERIC JABLIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF PALM BEACH GARDENS, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF JULY, 2008. MY COMMISSION EXPIRES: 1/29/2011

NOTARY PUBLIC, STATE OF FLORIDA

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT

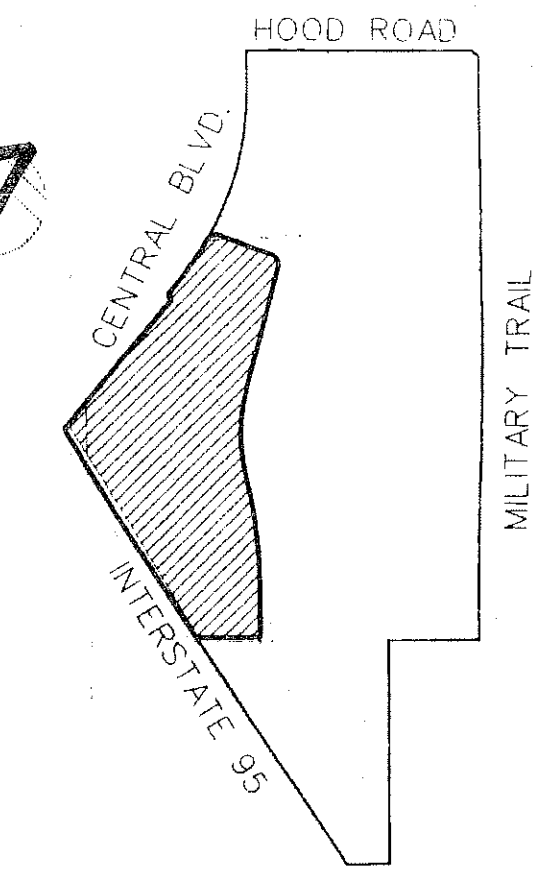
STATE OF FLORIDA ) ss
COUNTY OF PALM BEACH )

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF JULY, 2008.

BY: Eric Jablin, MAYOR, ATTEST: Patricia Snider, CMC, CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF JULY, 2008.

BY: John E. Donahue, P.E., CITY ENGINEER



LOCATION MAP NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:37 PM
THIS 18 DAY OF JULY
2008, AND DULY RECORDED IN PLAT BOOK 111 ON PAGES 102 THROUGH 106
SHARON R. BOCK, CLERK AND COMPTROLLER
By: [Signature] DC

SHEET 1 OF 5



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 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 16th DAY OF JULY, 2008. DATE: 7/10/2008

Thomas C. Vokoun, PROFESSIONAL SURVEYOR AND MAPPER, STATE OF FLORIDA, CERTIFICATE NO. LS4382

NOTES:

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE WEST ONE-HALF OF SAID SECTION 36-41-42, HAVING A BEARING OF NORTH 88°34'50" WEST, AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. PUBLISHED VALUES FOR THE SOUTHEAST CORNER AND SOUTH ONE-QUARTER CORNER OF SECTION 36-41-42 WERE USED IN DETERMINING STATE PLANE COORDINATES OF P.R.M.'S.
02. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
03. 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, FLORIDA.
04. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER MANAGEMENT EASEMENTS OR ANY WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
05. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER LINE EASEMENTS OR SEWER LINE EASEMENTS, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SEACOAST UTILITY AUTHORITY.
06. IN NO CASE SHALL SCREEN ENCLOSURES, DECKS, OR WALLS ENROACH INTO DRAINAGE EASEMENTS.
07. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
08. 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 DETERMINED BY USE OF RIGHTS GRANTED.
09. ALL DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR USED FOR THIS PLAT WAS 1.0000388.

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") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 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 AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

5-29-2008, DATE: 5-29-2008, BY: Jeff S. Hodapp, SURVEYOR AND MAPPER, FLORIDA LICENSE NO. LS5111, PERIMETER SURVEYING AND MAPPING, INC., CERTIFICATE OF AUTHORIZATION NO. LB7264

REVIEWING SURVEYOR PALM BEACH GARDENS SURVEYOR