



OLD PALM PLAT THREE REPLAT OF LOTS 123 THROUGH 143

A REPLAT OF LOTS 123 THROUGH 143, INCLUSIVE, OLD PALM PLAT THREE, AS RECORDED IN PLAT BOOK 100, PAGES 85 THROUGH 94, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 4 AUGUST 2011

00052-184

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 9:14 AM.
THIS DAY OF Sept. 13, 2011
AND DULY RECORDED IN PLAT NO. 104 ON PAGES 10 THRU 19.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: _____ D.C.

DEDICATIONS AND RESERVATIONS:

STATE OF NEW YORK }
COUNTY OF NEW YORK }
KNOW ALL MEN BY THESE PRESENTS THAT OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "OLD PALM PLAT THREE REPLAT OF LOTS 123 THROUGH 143", LYING IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
ALL OF LOTS 123 THROUGH 143, INCLUSIVE, OLD PALM PLAT THREE, PLAT BOOK 100, PAGES 85 THROUGH 94, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
CONTAINING 516,429 SQUARE FEET / 11.86 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
LOTS:

LOTS 1 THROUGH 31, AS SHOWN HEREON ARE HEREBY RESERVED TO OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR THE CREATION OF RESIDENTIAL LOTS IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY AN AUTHORIZED SIGNATORY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS PARTNERS.

THIS 29th DAY OF July, 2011.
WITNESS: [Signature]
PRINT NAME: DANIEL HARE
WITNESS: [Signature]
PRINT NAME: BODDY HEDACOCK
BY: OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP
BY: CDVIII OLD PALM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING GENERAL PARTNER
BY: CLARION DEVELOPMENT VENTURES III, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER
BY: CLARION DEVELOPMENT III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE GENERAL PARTNER
BY: CLARION PARTNERS, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ITS MANAGER
BY: [Signature]
RICHARD SCHAUPP
AS AUTHORIZED SIGNATORY

TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
I, ALYS NAGLER DANIELS, 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 OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, 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: THIS 12 DAY OF September, 2011.
BY: [Signature]
ALYS NAGLER DANIELS
ATTORNEY-AT-LAW
FLORIDA BAR NO.: 0354600

APPROVALS:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF September, 2011.
ATTEST: [Signature] BY: [Signature]
PATRICIA SNIDER DAVID LEVY
CITY CLERK, CMC MAYOR
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF September, 2011.
BY: [Signature]
TODD B. ENGLE, P.E.
CITY ENGINEER

REVIEWING SURVEYOR:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES FOR THE CITY OF PALM BEACH GARDENS, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MARKERS (P.R.M.'S) OR PERMANENT CONTROL POINTS (P.C.P.'S).
DATED THIS 12 DAY OF September, 2011.
[Signature]
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.: 6272

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
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 SECTION 177.091 (9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.
DATED: THIS 12 DAY OF September, 2011.
[Signature]
SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5991

ACKNOWLEDGEMENT:

STATE OF NEW YORK }
COUNTY OF NEW YORK }
BEFORE ME PERSONALLY APPEARED RICHARD SCHAUPP WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AN AUTHORIZED SIGNATORY OF CLARION PARTNERS, LLC, A NEW YORK LIMITED LIABILITY COMPANY, AS MANAGER OF CLARION DEVELOPMENT III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE GENERAL PARTNER OF CLARION DEVELOPMENT VENTURES III, L.P., A DELAWARE LIMITED PARTNERSHIP, AS SOLE MEMBER OF CDVIII OLD PALM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGING GENERAL PARTNER OF OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH AUTHORIZED SIGNATORY ON BEHALF OF OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF July, 2011.
MY COMMISSION EXPIRES: JANUARY 26, 2013
NOTARY PUBLIC: [Signature]
PRINT NAME: CHRISTINE SANTIAGO
NOTARY SEAL: [Signature]
COMMISSION NO.: 015A6200202
CHRISTINE SANTIAGO
Notary Public - State of New York
No. 015A6200202
Qualified in Brevard County
My Commission Expires January 26, 2013

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

UNIT OF DEVELOPMENT NO: 2
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS 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 RONALD M. ASH, ITS PRESIDENT, AND O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS,
THIS 12 DAY OF September, 2011.
ATTEST: [Signature] BY: [Signature]
O'NEAL BARDIN, JR., SECRETARY, BOARD OF SUPERVISORS RONALD M. ASH, PRESIDENT, BOARD OF SUPERVISORS

SURVEYOR'S NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MARQUESSA DRIVE (PLAT) OR PLANTATION WAY (SIGNAGE) AS SHOWN ON OLD PALM PLAT THREE, PLAT BOOK 100, PAGES 85 THROUGH 94, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. THE SAID LINE BEARS NORTH 43°37'28" EAST AS SHOWN ON THE SAID PLAT AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATED THERETO.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 3) 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.
- 4) 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.
- 5) THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA. APPROVAL OF LANDSCAPING OR UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- 6) 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.
- 7) THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

LEGEND OF SYMBOLS & ABBREVIATIONS:

- = 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB4897" OR AS NOTED.
- ⊙ = FOUND MAG NAIL & DISK STAMPED "P.C.P. LB4897"
- △ = SET MAG NAIL & DISK STAMPED "P.C.P. LB4897"
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- MON. = MONUMENT
- C/L = CENTERLINE
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA
- CB = CHORD BEARING
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- SUA = SEACOAST UTILITY AUTHORITY
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- W.L.E. = WATER LINE EASEMENT
- U.E. = UTILITY EASEMENT
- N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- FPL = FLORIDA POWER & LIGHT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE
- P.C.P. = PERMANENT CONTROL POINT

CAD FILE: Z:\2011\11-962 OF PARCEL A-OP PLAT 3 LOTS 123-143\ DWG\11-962 OF PLAT 3 RE-PLAT LOTS 123-143.DWG		
DATE: 04/19/2011	CHECKED: SFB	PROJECT No.
SCALE: N.T.S.	APPROVED: SFB	11-962
DRAWN: SFB	DWG No. D11-962P	

Keshavarz & Associates, Inc.
CONSULTING ENGINEERS - SURVEYORS
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897

PLAT DATE: Jul 27, 2011 TIME: 9:08am BY: sbryson
DRAWING: Z:\2011\11-962 OF PARCEL A-OP PLAT 3 LOTS 123-143\DWG\11-962 OF PLAT 3 RE-PLAT LOTS 123-143.DWG LAYOUT: Sheet 1