



SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by Jeff S. Hodapp, P.S.M.
949A Clint Moore Road
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DESCRIPTION AND DEDICATION

Know all men by these presents that Atlantic Commons Associates, LLLP, a Florida Limited Liability Partnership, owner of the lands shown hereon as Atlantic Commons - Plat One, being a portion of the Southwest one-quarter of Section 16, Township 46 South, Range 42 East, being more particularly described as follows:

Commencing at the Southwest corner of said Section 16; thence North 00°34'49" East, along the West line of said Section 16, a distance of 104.83 feet; thence North 89°22'44" East, a distance of 45.01 feet to the Point of Beginning; thence North 00°34'49" East, along a line 45.00 feet East of and parallel with said West line of Section 16, a distance of 1337.79 feet; thence South 40°40'01" East, a distance of 57.85 feet to the point of curvature of a circular curve to the right; thence Southeasterly along the arc of said curve, having a radius of 340.00 feet and a central angle of 02°44'12", a distance of 16.24 feet; thence South 74°04'39" East, along a non-tangent line, a distance of 23.49 feet to a point on the arc of a circular curve to the right, at which the radius bears South 20°13'30" East; thence Easterly along the arc of said curve, having a radius of 1040.00 feet and a central angle of 00°16'23", a distance of 4.96 feet to a point on the arc of a circular curve to the right, at which the radius point bears South 56°04'18" West; thence Southerly along the arc of said curve, having a radius of 363.00 feet and a central angle of 34°30'31", a distance of 218.63 feet to the point of tangency; thence South 00°34'49" West, a distance of 349.84 feet to the point of curvature of a circular curve to the left; thence Southerly along the arc of said curve, having a radius of 437.00 feet and a central angle of 02°16'53", a distance of 17.40 feet; thence South 89°25'11" East, along a non-radial line, a distance of 489.81 feet; thence South 00°34'49" West, a distance of 343.98 feet to a point on the arc of a circular curve to the right, at which the radius point bears South 32°03'31" West; thence Southeasterly along the arc of said curve, having a radius of 340.00 feet and a central angle of 48°31'18", a distance of 28.93 feet to the point of tangency; thence South 00°34'49" West, a distance of 77.09 feet; thence South 50°01'13" East, a distance of 45.55 feet; thence North 89°22'44" East, a distance of 280.00 feet; thence South 77°07'31" East, a distance of 51.42 feet; thence South 89°22'44" West, along the North right-of-way line of Atlantic Boulevard, as recorded in Official Records Book 21624 at page 22 and Official Records Book 20894 at page 986 of the Public Records of Palm Beach County, Florida, a distance of 933.56 feet; thence North 83°06'32" West, along said North right-of-way line, a distance of 49.64 feet; thence South 89°22'44" West, along said North right-of-way line, a distance of 189.07 feet to the Point of Beginning.

Said lands all situate in Palm Beach County, Florida, and contain 13.187 acres, more or less.
Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. Tract R, as shown hereon, is hereby reserved for the Atlantic Commons Homeowners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida, and is subject to restrictions set forth in D.R.B. 13728 at Page 1897, Public Records of Palm Beach County, Florida, in favor of Lake Worth Drainage District.
2. Tract L, the Water Management Tract, as shown hereon, is hereby reserved for the Atlantic Commons Homeowners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida, and is subject to existing Littoral Zone Restrictive Covenant Agreements as recorded in Official Records Book 24812 at Page 1229 of the Public Records of Palm Beach County, Florida.
3. Tract A, as shown hereon, is hereby reserved by Atlantic Commons Associates, LLLP, a Florida Limited Liability Partnership, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said Atlantic Commons Associates, LLLP, its successors and assigns, without recourse to Palm Beach County.
4. Tracts B, C, D, E and F, as shown hereon, are hereby reserved for the Atlantic Commons Homeowners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Tracts D and F are subject to restrictions set forth in D.R.B. 13728 at Page 1897, Public Records of Palm Beach County, Florida, in favor of Lake Worth Drainage District.
5. Tract Z, 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.
6. The Limited Access Easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
7. The Buffer Easements, as shown hereon, are hereby reserved for the Atlantic Commons Homeowners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for buffer purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
8. The Pedestrian Easements, as shown hereon, are hereby reserved for the Atlantic Commons Homeowners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for pedestrian access purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
9. The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Atlantic Commons Homeowners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, without recourse to Palm Beach County.
The Lake Maintenance Easement and Lake Maintenance Access Easement, as shown, hereon are hereby reserved for the Atlantic Commons Homeowners Association, Inc., a Florida Corporation, not for Profit, 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 Palm Beach County.

Palm Beach County 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, and private streets associated with said drainage system.

ATLANTIC COMMONS - PLAT ONE
A PORTION OF THE ATLANTIC COMMONS PUD
BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.
APRIL, 2012

10. All tracts for private street purposes, and driveway/parking tracts, as shown hereon, are hereby subject to an overlying non-exclusive easement dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including but not limited to potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. No buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

11. The ten foot wide utility easements running adjacent and parallel to public roads, the tracts for private road purposes, and driveway/parking tracts, as shown hereon, are non-exclusive easements and are hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including but not limited to potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. No buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

12. The Palm Beach County Utility Easements identified on the plat hereon are exclusive easements and are hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for the installation, operation, maintenance, repair, expansion, and replacement of potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, and related appurtenances. The maintenance of the land underlying these easements shall be a perpetual obligation of the property owner. No buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

13. The Mass Transit Easement, as shown hereon, is hereby dedicated in perpetuity to the Board of Commissioners of Palm Beach County, its successors and assigns, for the construction, installation, maintenance and use of a public transit boarding and alighting area, which use includes but is not limited to a public transit bus shelter, transfer station and advertising. The maintenance obligation for the easement area shall be with Atlantic Commons Homeowners Association, Inc., its successors and/or assigns, until such time the County, its successors and/or assigns, commences construction or installation of facilities associated with utilization of the easement for its intended purpose, at which time maintenance of the easement area shall become the obligation of the County, its successors and/or assigns. The maintenance obligation shall automatically revert to Atlantic Commons Homeowners Association, Inc., upon the County's temporary or permanent cessation of use of the easement. The easement granted hereunder shall be non-exclusive and subordinated to any utility easement dedicated to the public.

In Witness Whereof, Atlantic Commons Associates, LLLP, a Florida Limited Liability Partnership, has caused these presents to be signed by its general partner, Atlantic Commons Corporation, a Florida Corporation, this 7th day of May, 2012.

Atlantic Commons Associates, LLLP, a Florida Limited Liability Partnership,
BY: Atlantic Commons Corporation, its general partner

BY: Atlantic Commons Corporation, its general partner
Print Name: ALAN FAUST
Title: Vice President

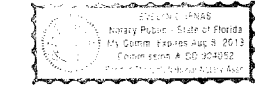
Witness: Anthony LoFuenso, Print Name: Anthony LoFuenso
Witness: Pam DeHoney, Print Name: Pam DeHoney

ACKNOWLEDGEMENT

State of Florida ) SS
County of Broward )
Before me personally appeared Alan Faust, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Vice President of Atlantic Commons Corporation, a Florida Corporation, general partner of Atlantic Commons Associates, LLLP, a Florida Limited Liability Partnership 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 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 7th day of May, 2012.
My commission expires: Aug 5, 2013

Notary Public, State of Florida



HOMEOWNERS ASSOCIATION ACCEPTANCE

State of Florida ) SS
County of Palm Beach )

The Atlantic Commons Homeowners Association, Inc., a Florida Corporation, not for profit, 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 14th day of May, 2012.

Atlantic Commons Homeowners Association, Inc., a Florida Corporation, not for profit

Witness: Pam DeHoney, Print Name: Pam DeHoney, Title: President

Witness: Sherri Costa, Print Name: Sherri Costa

ACKNOWLEDGEMENT

State of Florida ) SS
County of Palm Beach )

Before me personally appeared Barbara B Smith, who is personally known to me or has produced as identification, and who executed the foregoing instrument as President of the Atlantic Commons Homeowners Association, Inc., a Florida Corporation, Not for Profit, 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 14th day of May, 2012.

My commission expires: May 23, 2013

Notary Public, State of Florida

MORTGAGEE'S CONSENT

State of Florida ) SS
County of Palm Beach )

The undersigned hereby certifies that it is the holder of a 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 in Official Record Book 25111 at page 1153 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness Whereof, the said bank has caused these presents to be signed by its SVP and its bank seal to be affixed by and with the authority of its Board of Directors this 22nd day of May, 2012.

Florida Community Bank, N.A.,

Witness: David Albright, Print Name: David Albright, Title: Senior Vice President

ACKNOWLEDGEMENT

State of Florida ) SS
County of Palm Beach )

Before me personally appeared David Albright, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Senior Vice President of Florida Community Bank, N.A., 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 22nd day of May, 2012.
My commission expires: August 29, 2015

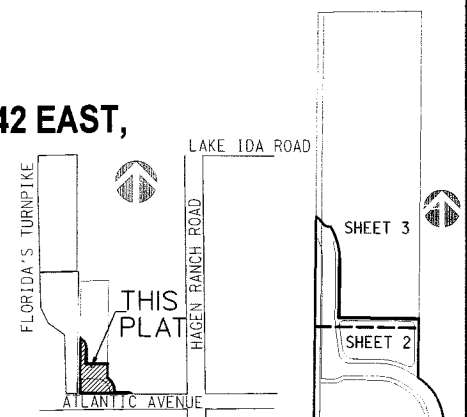
Notary Public, State of Florida

COUNTY ENGINEER

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 6th day of June, 2012, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

George T. Webb, P.E., County Engineer

6/6/12 date



LOCATION MAP NOT TO SCALE
SITE DATA
Zoning Control Number: 2004-00525
Project Name: Atlantic Commons - Plat One
Total Area: 13.187 Acres

TITLE CERTIFICATION
STATE OF FLORIDA ) SS
COUNTY OF PALM BEACH )

We, First American Title Insurance Company, a Title Insurance Company, as duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Atlantic Commons Associates, LLLP, a Florida Limited Liability Partnership; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; 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.

Date: May 14, 2012 By: Jay W. Reed

NOTES:

- 01. The bearings shown hereon are based on the South line of the Southeast One-Quarter of Section 17-46-42 having a bearing of North 89°18'03" East, as determined from State Plane Coordinates as established by the Palm Beach County Engineering Division based on the Florida Coordinate System, East Zone, Grid Division based on the Florida Transverse Mercator Projection, 1990 North, 1983 State Plane Transverse Mercator Projection, 1990 Adjustment. Positional accuracy meets or exceeds a 1:10,000 minimum relative distance accuracy. All distances shown are ground distances, unless labeled otherwise. Scale factor used for this plat is 1.0000253.
02. No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
03. Building setback lines shall be as required by current Palm Beach County zoning regulations.
04. 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 determined by use of rights granted.
05. All lines which intersect curved lines are non-radial unless noted as being radial.
06. 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.

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 Palm Beach County Board of County Commissioners for the required improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

Jeff S. Hodapp, P.S.M., License No. LS5111, State of Florida, Perimeter Surveying & Mapping, Inc., 949A Clint Moore Road, Boca Raton, FL 33487, Certification of Authorization No. LB7264

4-30-12 date

Table with 5 columns: FLORIDA COMMUNITY BANK, N.A., ATLANTIC COMMONS ASSOCIATES, LLLP, ATLANTIC COMMONS HOMEOWNERS ASSOCIATION, INC., COUNTY ENGINEER, SURVEYOR