DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT PASTEUR COMMERCIAL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KG DONALD ROSS LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS PASTEUR PLAT ONE, LYING IN SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS. PALM BEACH COUNTY, FLORIDA, SAID LAND BEING A RE-PLAT OF A PORTION OF TRACTS "B" AND "O-10". ALTON PCD. AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "B", SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD AND THE WEST RIGHT-OF-WAY LINE OF PASTEUR BOULEVARD (TRACT "S-3") AS SHOWN ON SAID PLAT OF ALTON PCD; THENCE SOUTH 45°04'14" EAST, A DISTANCE OF 39.81 FEET: THENCE SOUTH 00°04'14" EAST, A DISTANCE OF 15.91 FEET; THENCE SOUTH 02°19'52' EAST, A DISTANCE OF 152.11 FEET; THENCE SOUTH 00°04'14" EAST, A DISTANCE OF 207.82 FEET; THENCE SOUTH 00°46'47" EAST, A DISTANCE OF 472.39 FEET; THENCE SOUTH 00°04'14" EAST, A DISTANCE OF 297.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2456.96 FEET, A CENTRAL ANGLE OF 04°10'21" AND A DISTANCE OF 178.92 FEET TO A POINT OF NON-TANGENCY (THE PRECEDING SEVEN COURSES BEING COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF PASTEUR BOULEVARD (TRACT "S-3") AND THE EAST LINE OF SAID TRACT "B"); THENCE SOUTH 89°55'45" WEST. A DISTANCE OF 765.92 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "O-10", BEING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (I-95), ALSO BEING THE NORTHEAST LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL 280 A(1) IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 4296. PAGE 1151, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5635.58 FEET (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 67°21'55" EAST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°09'49", A DISTANCE OF 409.54 FEET TO A POINT OF TANGENCY THENCE NORTH 18°28'15" WEST, A DISTANCE OF 543.08 FEET; THENCE NORTH 14°39'25" WEST, A DISTANCE OF 177.27 FEET; THENCE NORTH 11°29'21" EAST. A DISTANCE OF 190.36 FEET; THENCE NORTH 63°46'51" EAST. A DISTANCE OF 190.36 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD, BEING THE NORTH LINE OF SAID TRACT "B" (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH SAID WEST LINE OF TRACT "O-10", AND SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95); THENCE NORTH 89°55'36" EAST, A DISTANCE OF 301.88 FEET; THENCE NORTH 87°37'27" EAST, A DISTANCE OF 296.35 FEET; THENCE NORTH 89°55'45" EAST, A DISTANCE OF 271.74 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID NORTH LINE OF TRACT "B", AND SAID SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD) TO THE POINT OF

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 30.00 ACRES OR 1,306,801 SQUARE FEET, MORE OR LESS.

- TRACT "S-1", AS SHOWN HEREON. IS HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF PALM BEACH GARDENS FOR THE PERPETUAL USE BY THE PUBLIC FOR ROADWAY, DRAINAGE, UTILITY, LANDSCAPING, AND OTHER RELATED PURPOSES. MAINTENANCE OF SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "B-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, THEIR SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "OS-1" AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS TRACT "OS-1". IS HEREBY SUBJECT TO AN OVERLYING PCD BUFFER EASEMENT DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION AND MAINTENANCE OF BUFFER IMPROVEMENTS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STRUCTURES MAY BE PERMITTED UPON THE PCD BUFFER EASEMENT AS APPROVED OR WITH PRIOR WRITTEN CONSENT BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.
- 4. TRACT "W", AS SHOWN HEREON, TOGETHER WITH THE UNDERLYING MINERAL, EXPLORATION AND MINING RIGHTS, IS HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 5. TRACT "LM", AS SHOWN HEREON, TOGETHER WITH THE UNDERLYING MINERAL, EXPLORATION AND MINING RIGHTS, IS HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE THE CITY OF PALM BEACH GARDENS, STRUCTURES AND LANDSCAPING MAY BE PERMITTED WITHIN SAID TRACT AS APPROVED BY OR WITH PRIOR WRITTEN CONSENT OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.
- 6. THE WATER MANAGEMENT EASEMENTS #7 AND #2, AS SHOWN HEREON AND DESIGNATED AS W.M.E., ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE CITY OF PALM BEACH GARDENS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.), 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.
- THE PARKWAY BUFFER EASEMENTS AND ROADWAY BUFFER EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS P.B.E. AND R.B.E., RESPECTIVELY, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, BUFFER, DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STRUCTURES MAY BE PERMITTED UPON THE PARKWAY BUFFER EASEMENTS AND ROADWAY BUFFER EASEMENTS AS APPROVED OR WITH PRIOR WRITTEN CONSENT BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.
- 8. THE SIGN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS.

 ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF THE CITY OF

 Bonded Than Males Place Under PALM BEACH GARDENS IDENTIFICATION MONUMENT SIGNAGE, WALLS, COLUMNS AND RELATED FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.
- 9. THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS S.U.A.E., AND S.U.A.E. #22, #23, #26, #27 AND #28, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS. SUCCESSORS AND/OR ASSIGNS, FOR ACCESS, INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE 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.

PASTEUR PLAT ONE

BEING A RE-PLAT OF A PORTION OF TRACT "B" AND A PORTION OF TRACT "O-10", ALTON PCD AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA

COUNTY OF PALM BEACH

OF SAID EASEMENTS AND TRACTS.

O'NEAL BARÐIN, JR.

ASSISTANT SECRETARY

BOARD OF SUPERVISORS

CITY OF PALM BEACH GARDENS APPROVAL

PATRICIA SNIDER, CMC

LESTER FAMILY MORTGAGEE'S CONSENT

CITY OF PALM BEACH GARDENS

TODD ENGLE, P.E.

CITY ENGINEER

COUNTY OF PALM BEACH

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE

PARKWAY BUFFER EASEMENTS. THE ROADWAY BUFFER EASEMENTS, THE WATER MANAGEMENT

EASEMENTS, PCD BUFFER EASEMENT AND HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF TRACTS "W",

AND "LM", AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE

PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS _____ DAY

MATTHEW J. BOYKIN

BOARD OF SUPERVISORS

PRESIDENT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

UNIT OF DEVELOPMENT 2C

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ______ DAY OF ______ DAY OF _______. 2015.

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 26522, PAGE 132 OF THE PUBLIC RECORDS OF PALM BEACH

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY

THE LESTER FAMILY INVESTMENTS, L.P.

THE THALL FAMILY PARTNERSHIP, L.P.

PAUL H. BRIGER REVOCABLE TRUST AGREEMENT

THE DAVID MINKIN FLORIDA REALTY TRUST

ROMADE ASSET PARTNERS, L.P.

BY: CHARLES A. LUBITZ, ESQ.

DESIGNATED REPRESENTATIVE

BRIGER PROPERTY LLC

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF ________

COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

THIS ____ DAY OF _____, 2015.

10. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS L.A.E., ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

11. THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS U.E., ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREON 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY FACILITIES SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC

IN WITNESS WHEREOF, PASTEUR COMMERCIAL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KG DONALD ROSS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER. THE KOLTER GROUP LLC. A FLORIDA LIMITED LIABILITY COMPANY, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGER THIS 🛣 * DAY

	PASTEUR COMMERCIAL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY
	KG DONALD ROSS LLC, A FLORIDA LIMITED LIABILITY COMPANY
	BY: THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER
The state of the s	BY:
WITNESS:	WILLIAM JOHNSON, MANAGER
PRINTED NAME:	
WITNESS:	
SACA RIVERS	
PRINTED NAME:	

PASTEUR COMMERCIAL INVESTMENTS LLC AND KG DONALD ROSS LLC ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM JOHNSON, WHO IS PERSONALLY KNOWN TO ME, OR WHO AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF THE KOLTER GROUP LLC. A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF PASTEUR COMMERCIAL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KG DONALD ROSS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL TI	HIS / DAY OF, 2015
MY COMMISSION EXPIRES:	NOTARY PUBLIC
COMMISSION NO.	
	PRINTED NAME

ALTON PROPERTY OWNERS ASSOCIATION, INC. ACCEPTANCE

STATE OF FLORIDA COUNTY OF PALM BEACH

ALTON PROPERTY OWNERS ASSOCIATION, INC. 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, D	OATED THIS, 2015.	
BY:		
WITNESS:	RICHARD COVELL, PRESIDENT	
Santiring		
PRINTED NAME;		
WITNESS:		
PRINTED NAME:		
ALTON PROPERTY OWNERS ASSOCIATION, INC. ACKNOWLEDGMENT		

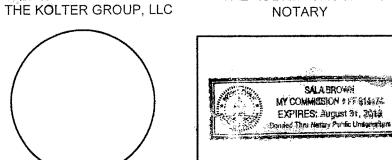
STATE OF FLORIDA COUNTY OF PALM BEACH

EXPINES August \$1, 2010

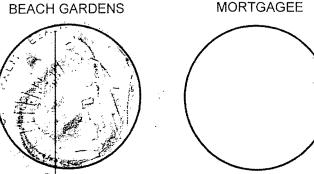
BEFORE ME PERSONALLY APPEARED RICHARD COVELL, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ALTON PROPERTY OWNERS ASSOCIATION, INC., AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

THE KOLTER GROUP LLC NORTHERN PALM BEACH COUNTY

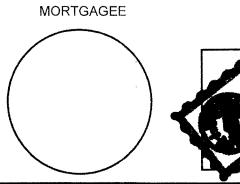
WITNESS MY HAND AND OFFICIAL SEAL THIS	DAY OF
MY COMMISSION EXPIRES:	NOTA DV PLID IO
COMMISSION NO.	NOTARY PUBLIC
SALAGRICAPN My COMMONICAP FF 914474	PRINTED NAME



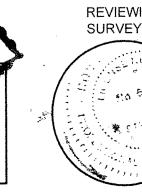


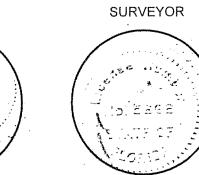


CITY OF PALM











STATE OF FLORIDA

1: Marian K. J. brown D.C

CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD POINTS AND MONUMENTS AT LOT CORNERS

PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. LS 6272

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, H. WILLIAM PERRY, 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 TO PASTEUR COMMERCIAL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KG DONALD ROSS LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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

H. WILLIAM PERRY, FLORIDA BAR # 603600

FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

SURVEYOR'S NOTES

- 1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF PALM BEACH GARDENS.
- 2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GRANTEES OF SUCH EASEMENTS AND ALL APPLICABLE CITY APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 3. 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.
- 4. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 5. 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.
- 6. BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE TRACT "B", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGE 197A, BEING THE SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 4296, PAGE 1151, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, HAVING A GRID BEARING OF NORTH 89°55'45" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH

> I HEREBY 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), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS: AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 PART I, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS,

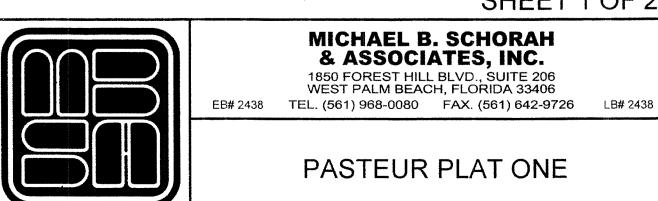
DATE: 11/5/2015

PROFESSIONAL SURVEYOR AND MAPPER **CERTIFICATE NO. 5698** STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA.

SHEET 1 OF 2

CERTIFICATE OF AUTHORIZATION L.B.# 2438



MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406

PASTEUR PLAT ONE

WATERN Alton 30-Acre\1660 30AC-PLAT DWG 11/5/2015 11:58:10 AM. Les

SHEET 1 OF 2 OCTOBER, 2015

PRINTED NAME:

LESTER FAMILY ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES A. LUBITZ, ESQ., WHO IS PERSONALLY KNOWN TO ME, OR AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DESIGNATED REPRESENTATIVE OF THE LESTER FAMILY INVESTMENTS L.P., THE THALL FAMILY PARTNERSHIP, L.P., ROMADE ASSET PARTNERS, L.P., PAUL H. BRIGER REVOCABLE TRUST AGREEMENT, BRIGER PROPERTY LLC, AND PATRICIA B. LESTER AND HOWARD LESTER, AS CO-TRUSTEE OF THE DAVID MINKIN FLORIDA REALTY TRUST DATED DECEMBER 12, 1996 AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 2015 COMMISSION NO.

SURVEYOR