

CENTRAL GARDENS PLAT TWO

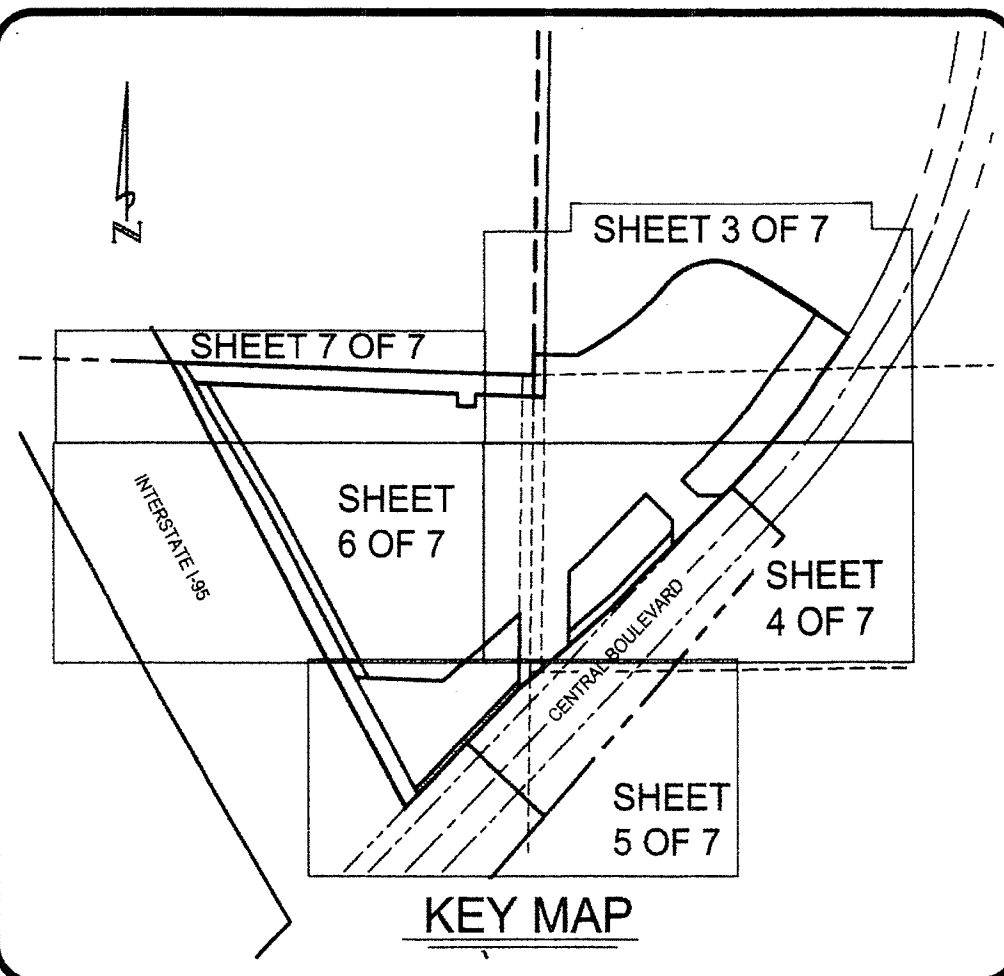
P. 6

BEING A REPLAT OF TRACT B, TRACT LB-2, TRACT LB-3, TRACT LB-5, TRACT LB-6, TRACT LB-7, TRACT P-2, TRACT P-3 & TRACT OS-1, CENTRAL GARDENS, PLAT BOOK 115, PAGES 190 THROUGH 195 & BEING A PORTION OF SECTIONS 35 & 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 7

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED
FOR RECORD AT _____ M.
THIS DAY OF _____, 2015
AND DULY RECORDED IN PLAT
NO. _____ ON PAGES _____
THRU _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY _____ D.C.



APPROVALS:

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF January, 2015.
ATTEST: PATRICIA SNIDER, CITY CLERK, CMC BY: ERIC HOBLIN, MAYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF January, 2015.
BY: TODD ENGLE, P.E., CITY ENGINEER

REVIEWING SURVEYOR:

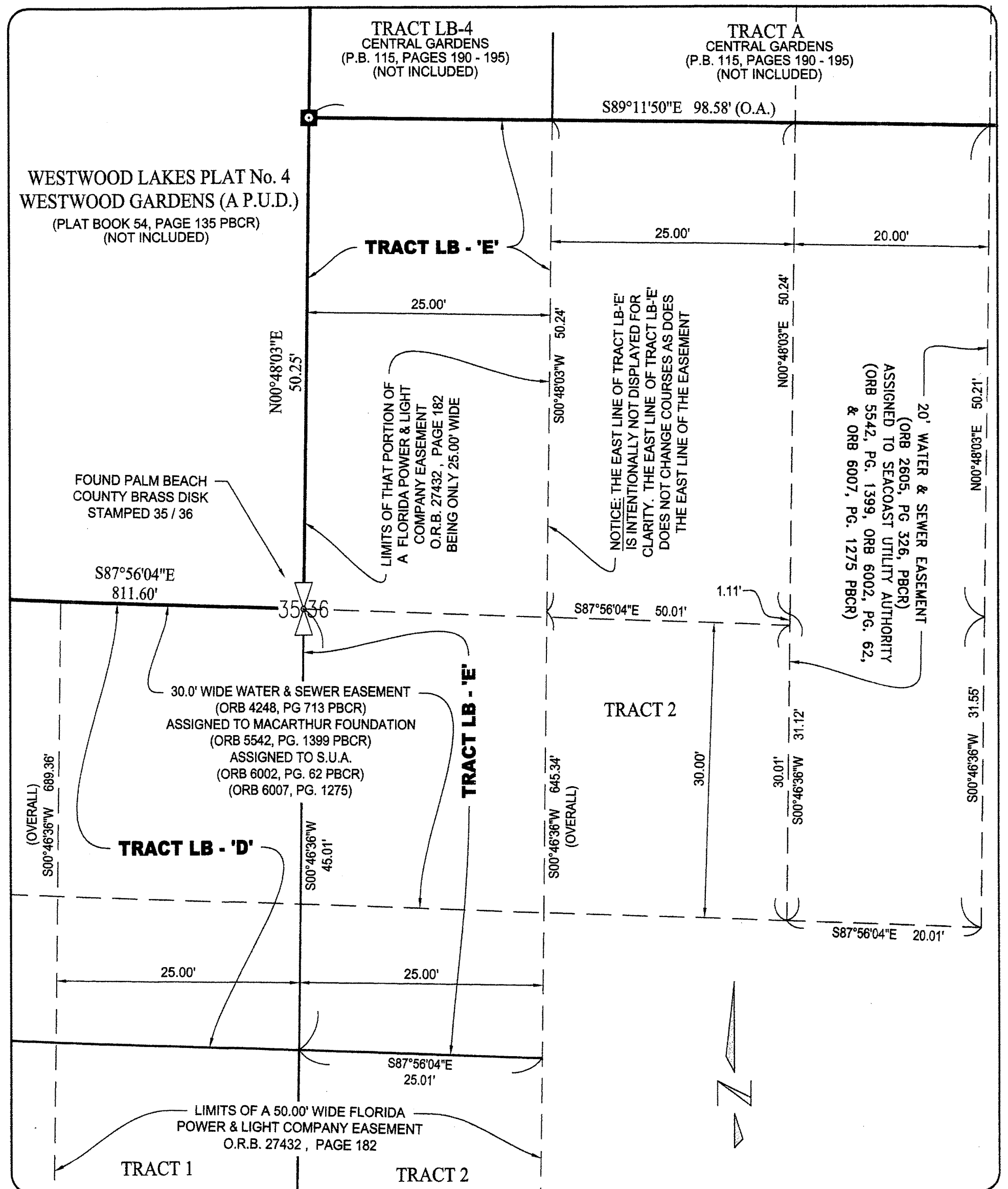
STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES FOR THE CITY OF PALM BEACH GARDENS, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MARKERS (P.R.M.'S) OR PERMANENT CONTROL POINTS (P.C.P.'S).
DATED THIS 18 DAY OF December, 2015.
PRINT NAME: Ronnie Furnish
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.: 6272

SURVEYOR'S CERTIFICATION:

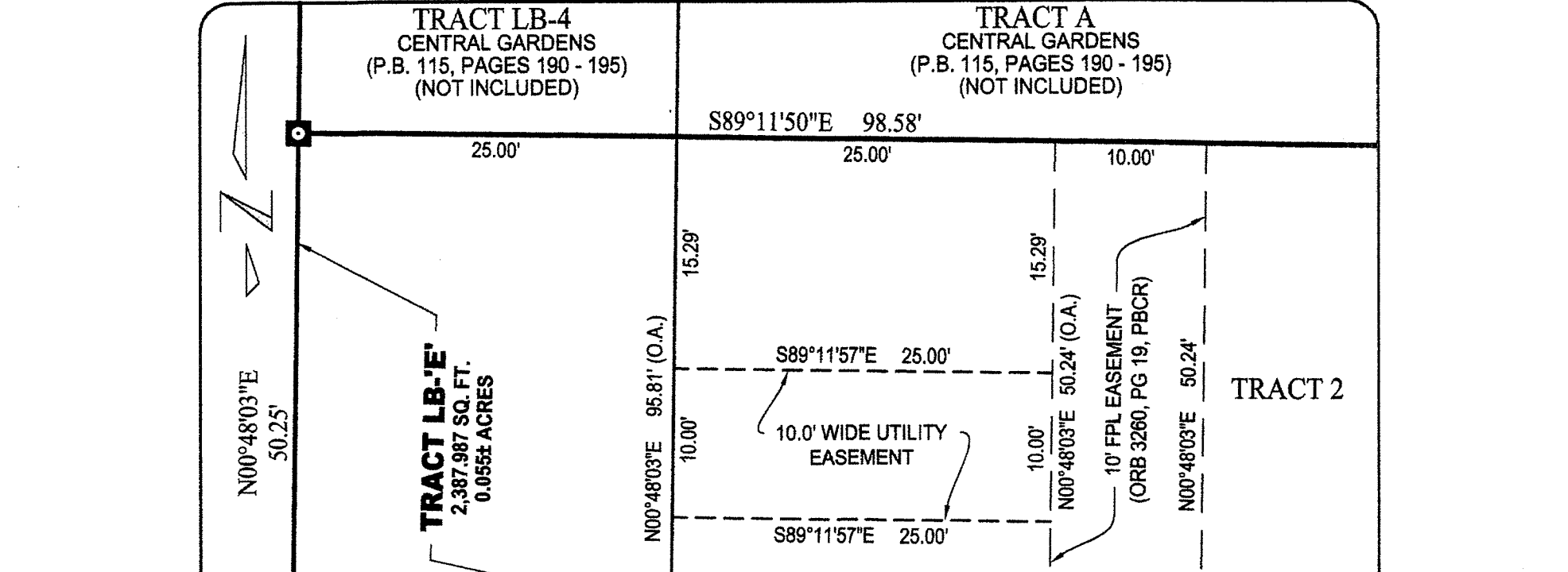
STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") 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 COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.
DATED: THIS 20th DAY OF November, 2015.
SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5991

SURVEYOR'S NOTES:

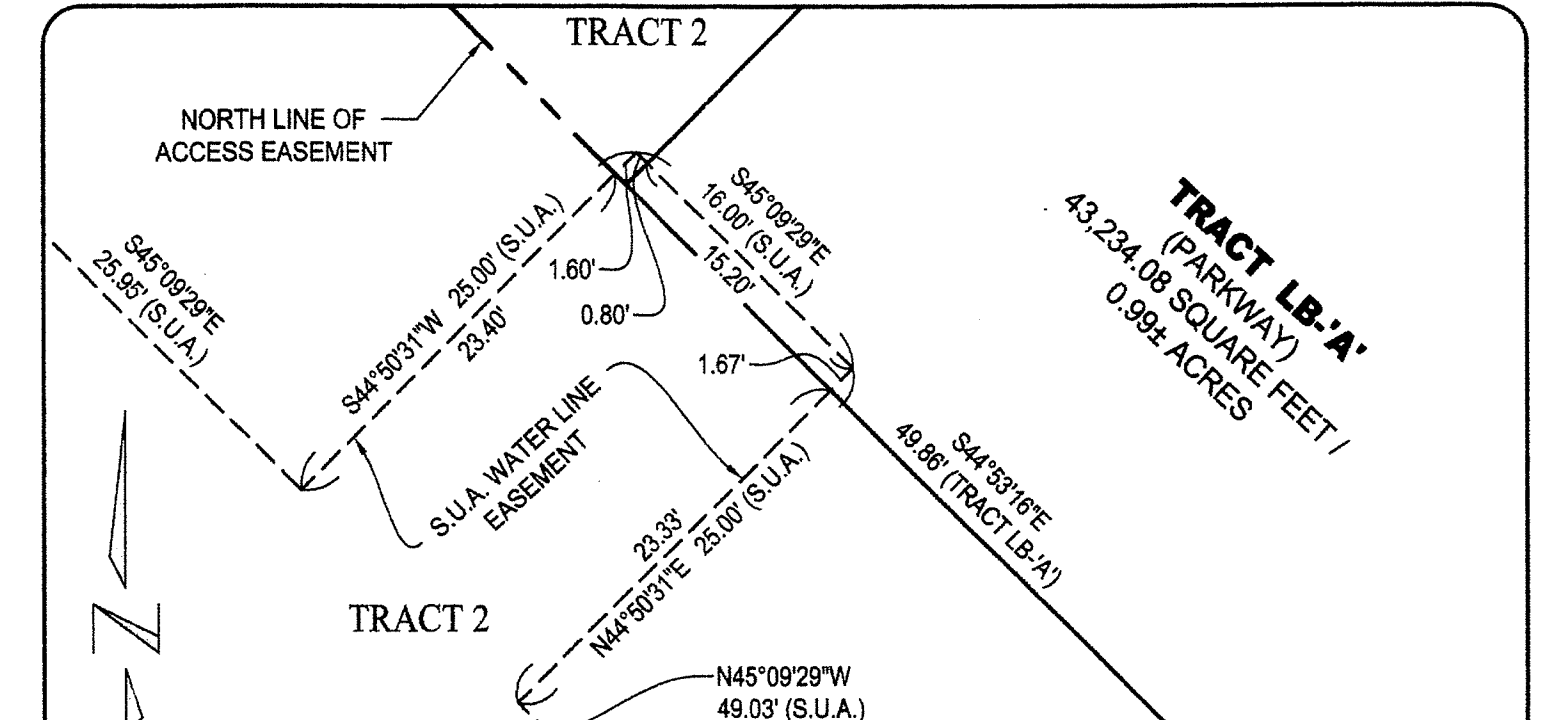
- 1) BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON THE 1990 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90) OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE. THE WEST LINE OF TRACT OS-'A' BEARS NORTH 27°59'44" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATED THERETO.
- 2) 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.
- 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) 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 ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- 5) NOTICE: THE LIMITS OF THE "EASEMENT AGREEMENT REGARDING ACCESS AND ENTRANCE AREA", RECORDED IN O.R.B. 25819, PAGE 1433, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LOCATED NORTH OF THE NORTH LINE OF TRACT 2 AT THE NORTHEASTLY CORNER OF THIS PLAT AND FALLS WITHIN TRACT A, CENTRAL GARDENS, RECORDED IN PLAT BOOK 115, PAGES 190 THROUGH 195, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. THE SAID "EASEMENT AGREEMENT" WAS RECORDED WITHOUT THE BENEFIT OF A METES AND BOUNDS DESCRIPTION OR A SKETCH THAT SHOWED DIMENSIONS. AN AREA WAS OUTLINED ON A PHOTOCOPIY OF THE SITE PLAN FOR SAID TRACT A AND WAS REFERENCED AS EXHIBIT 'C' (PAGE 17 OF 17) OF THE RECORDED DOCUMENT. THIS SURVEYOR INSERTED A "PDF" COPY OF THE SKETCH INTO THE CAD FILE OF THIS PLAT, ALIGNED, SCALED, AND / OR BEST FIT THE DOCUMENT SKETCH ALONG THE OVERALL NORTH LINE OF THIS PLAT AND TRACED THE OUTLINED AREA AS SHOWN HEREON. AS SUCH, THE "EASEMENT AGREEMENT," AS SHOWN HEREON IS LABELED AS APPROXIMATE AND KESHAVARZ & ASSOCIATES INC., MAKE NO CLAIM TO THE EXACTNESS OF THE DEPICTED EASEMENT SHOWN HEREON AND THAT IT SHOULD BE CONSIDERED TO BE DEPICTED AT A "SCALED" ACCURACY LEVEL.
- 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.



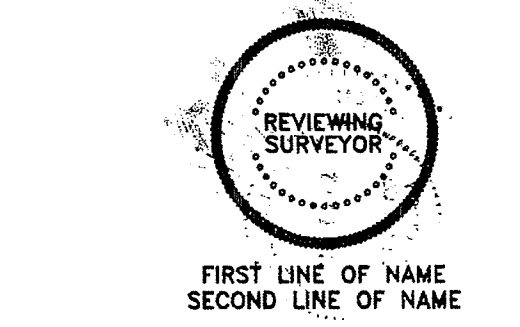
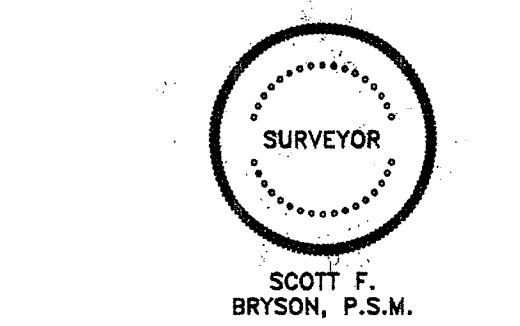
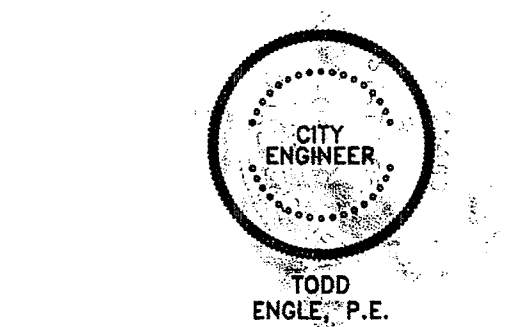
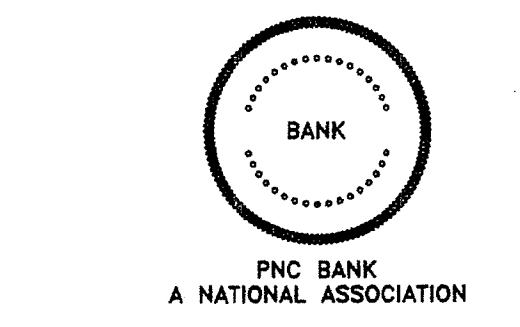
DETAIL 'A'
SCALE: 1"=10'
(SEE SHEET 3 OF 7)



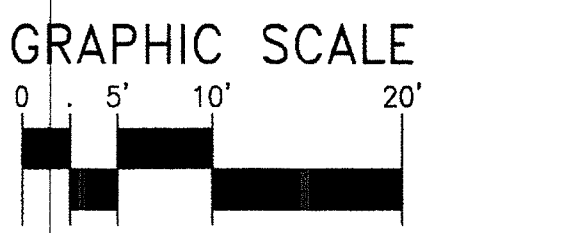
DETAIL 'C'
SCALE: 1"=10'
(SEE SHEET 3 OF 7)



DETAIL 'B'
SCALE: 1"=10'
(SEE SHEET 3 OF 7)



FIRST LINE OF NAME
SECOND LINE OF NAME
Ronnie Furnish
CITY OF PALM BEACH GARDENS
CLERK



MORTGAGEE'S CONSENT:

STATE OF OHIO
COUNTY OF FRANKLIN } SS
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY CENTRAL GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF A PORTION THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 26148, PAGE 1131, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.
THIS 5th DAY OF November, 2015.
WITNESS: Vicki L. Niemela
PRINT NAME: Vicki L. Niemela
BY: MICHAEL MARTIN, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF OHIO
COUNTY OF FRANKLIN } SS
BEFORE ME, PERSONALLY APPEARED MICHAEL MARTIN WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF PNC BANK, A NATIONAL ASSOCIATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL ASSOCIATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF November, 2015.
MY COMMISSION EXPIRES: 6-7-16 NOTARY PUBLIC: Vicki L. Niemela
PRINT NAME: Vicki L. Niemela
COMMISSION NO.: N/A

MORTGAGEE'S CONSENT:

STATE OF TEXAS
COUNTY OF DALLAS } SS
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY SCD PALM BEACH GARDENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNER OF A PORTION THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 27787, PAGE 450, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.
THIS 23 DAY OF November, 2015.
WITNESS: Vanessa Sharp
PRINT NAME: Vanessa Sharp
BY: MATTHEW A. MILLER, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF TEXAS
COUNTY OF DALLAS } SS
BEFORE ME, PERSONALLY APPEARED MATTHEW A. MILLER WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF TEXAS CAPITAL BANK, A NATIONAL ASSOCIATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL ASSOCIATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF November, 2015.
MY COMMISSION EXPIRES: June 10, 2018 NOTARY PUBLIC: Barbara A. Grimm
PRINT NAME: Barbara A. Grimm
COMMISSION NO.: 12423809-3

LEGEND OF SYMBOLS:

- 4"x4" CONC. MON. STAMPED "P.R.M. LB4897" OR AS NOTED
- MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED
- CHANGES OF DIRECTION, P.C.'S OR P.T.'S FOR TRACT LINES
- CHANGES OF DIRECTION, P.C.'S OR P.T.'S FOR EASEMENT LINES

PROPERTY CONTROL ABBREVIATIONS

- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- MON. = MONUMENT
- M.N.D. = MAG NAIL & DISK

LEGEND OF ABBREVIATIONS:

- = DEGREES
- = MINUTES
- = SECONDS
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- CB = CHORD BEARING
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVE
- RAD. = RADIAL
- N.R. = NON-RADIAL
- T = TANGENT

ARITHMETIC / ANNOTATION ABBREVIATIONS

- N.T. = NON-TANGENT
- C/L = CENTERLINE
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- O.A. = OVERALL
- O.R.B. = OFFICIAL RECORD BOOK
- P.G. = PAGE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.T. = POINT OF TERMINUS
- R.P.B. = ROAD PLAT BOOK
- L.B. = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER

EASEMENT / MISCELLANEOUS ABBREVIATIONS

- L.A.E. = LIMITED ACCESS EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- S.L.E. = SANITARY SEWER LINE EASEMENT
- W.L.E. = WATER LINE EASEMENT
- PBCR = PALM BEACH COUNTY RECORDS
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- S.U.A. = SEACOAST UTILITY AUTHORITY
- F.P.L. = FLORIDA POWER & LIGHT COMPANY

KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 989-8000 Fax: (561) 989-1526

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.

DATE: 01/02/13	CHECKED: SB	PROJECT No.	SHEET No.
SCALE: N/A	APPROVED: SB	13-1005	2 OF 7
DRAWN: SB/RB	DWG No: D13-1005P		

P:\13-1005 HarborChase Of Central Gardens\VA DWG\13-1005.Replat O.A. Tr B.Plus Pres-LB Tr.Lk Tr Spilt.dwg Thursday, November 19, 2015 4:56:27 PM