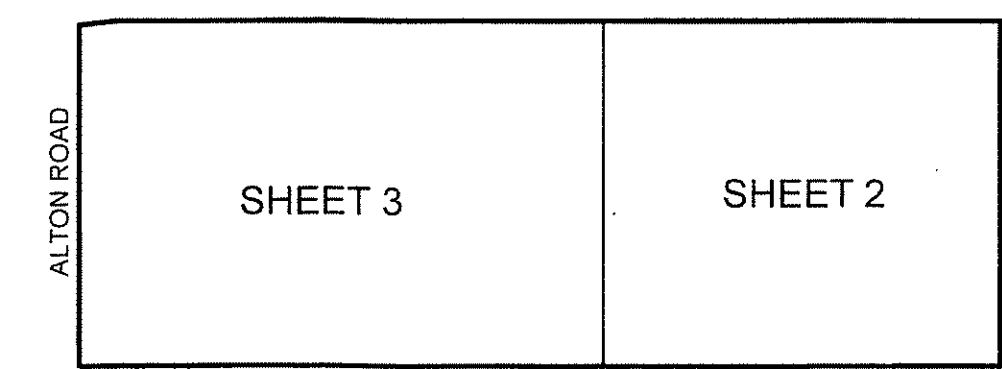


# ATLANTICO AT PALM BEACH GARDENS

BEING A RE-PLAT OF TRACT "C-2", 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.  
JULY, 2016- SHEET 1 OF 3



COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
THIS PLAT WAS FILED FOR RECORD AT 11:55 A.M. THIS 10th DAY OF August, 2016, AND DULY RECORDED IN PLAT BOOK NO. 172 ON PAGE 22 THRU 24  
SHARON R. BOCK, CLERK AND COMPTROLLER  
BY: [Signature] D.C.

### DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT VILLAS AT BRIGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS ATLANTICO AT PALM BEACH GARDENS, BEING A RE-PLAT OF TRACT "C-2", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "C-2", ALTON PCD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 13.000 ACRES (566,280 SQUARE FEET) MORE OR LESS.

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

1. TRACTS "C-2A" AND "C-2B", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

2. TRACT "S", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A PUBLIC ROADWAY TRACT FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER RELATED PURPOSES, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

A NON-EXCLUSIVE EASEMENT FOR PUBLIC INGRESS, EGRESS, AND UTILITIES OVER TRACT "S", IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSOR AND/OR ASSIGNS FOR ACCESS, INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. THE LANDS ENCOMBERED BY SAID EASEMENT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS S.U.A.E., ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS, INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCOMBERED 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.

A NON-EXCLUSIVE DRAINAGE EASEMENT AND UTILITY EASEMENT OVER TRACT "S", IS HEREBY RESERVED TO FOR THE OWNERS, ITS SUCCESSORS AND/OR ASSIGNS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PRIVATE UTILITIES AND DRAINAGE IN SAID TRACT WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR ITS SUCCESSORS AND/OR ASSIGNS.

4. THE PERPETUAL PUBLIC ACCESS EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS P.P.A.E., ARE HEREBY FOR PUBLIC ACCESS AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF VILLAS AT BRIGER, LLC, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. STRUCTURES MAY BE PERMITTED UPON PERPETUAL PUBLIC ACCESS EASEMENT AS APPROVED OR WITH PRIOR WRITTEN CONSENT BY THE CITY OF PALM BEACH GARDENS.

5. 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 HEREOF 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 SERVICE COMMISSION.

IN WITNESS WHEREOF, VILLAS AT BRIGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29 DAY OF June, 2016.

VILLAS AT BRIGER, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: FCI RESIDENTIAL CORPORATION  
ITS MANAGING MEMBER

BY: JUAN PORRO, VICE PRESIDENT

WITNESS:  
[Signature]  
Manuel Mato  
PRINTED NAME:  
[Signature]  
WITNESS:  
Alejandro Arellano  
PRINTED NAME:

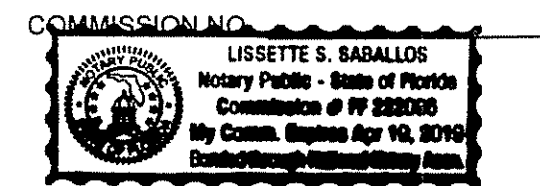
### VILLAS AT BRIGER, LLC ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JUAN PORRO, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FCI RESIDENTIAL CORPORATION, AS MANAGING MEMBER OF VILLAS AT BRIGER, 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 THIS 29 DAY OF June, 2016.

MY COMMISSION EXPIRES: 4/19/19



[Signature]  
Lisette Saballos  
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, DATED THIS 29 DAY OF July, 2016.

ALTON PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: RICHARD COVELL, PRESIDENT

WITNESS:  
[Signature]  
Richard Covell  
PRINTED NAME:  
[Signature]  
WITNESS:  
Victoria B. Loeb  
PRINTED NAME:

### ALTON PROPERTY OWNERS ASSOCIATION, INC. ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD COVELL, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF July, 2016.

MY COMMISSION EXPIRES: 10/20/2017

COMMISSION NO. FF 057435

[Signature]  
Fran Gutierrez  
PRINTED NAME:

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JOHN T. METZGER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1062-3483134 EFFECTIVE AS OF FEBRUARY 12, 2016, REGARDING TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO VILLAS AT BRIGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: June 27, 2016

[Signature]  
JOHN T. METZGER, ESQUIRE  
FOR THE FIRM OF McDONALD HOPKINS LLC.

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

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 ONEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 24 DAY OF July, 2016.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
UNIT OF DEVELOPMENT #C

ATTEST: [Signature]  
ONEAL BARDIN, JR.  
ASSISTANT SECRETARY  
BOARD OF SUPERVISORS

BY: [Signature]  
MATTHEW J. BOYKIN  
PRESIDENT  
BOARD OF SUPERVISORS

### CITY OF PALM BEACH GARDENS APPROVAL

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF August, 2016.

BY: [Signature]  
MARCIE TINSLEY, MAYOR

ATTEST: [Signature]  
PATRICIA SNIDER, CMC  
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF August, 2016.

BY: [Signature]  
TODD ENGLE, P.E.  
CITY ENGINEER

### 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. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF PERMANENT CONTROL POINTS AND MONUMENTS AT LOT CORNERS.

[Signature]  
DAVID E. ROHAL  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS 4315

### SURVEYOR'S NOTES

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF PALM BEACH GARDENS.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GRANTEEES OF SUCH EASEMENTS AND ALL APPLICABLE CITY APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 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.
- ALL LINES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
- 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.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF SOUTH 01°20'36" WEST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.

AREA TABULATION		FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT		
TRACT DESIGNATION	ACREAGE	LAND USE CLASSIFICATION	CODE	DESIGNATED ACREAGE
TRACT "C2-A"	6.378 ACRES	APARTMENT	APZ	6.38 ACRES
TRACT "C2-B"	6.381 ACRES	APARTMENT	APZ	6.38 ACRES
TRACT "S"	0.241 ACRES			
TOTAL	13.000 ACRES			

### 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), AND MONUMENTS ACCORDING TO SECTION 177.081(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART I, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATE: 7/15/2016

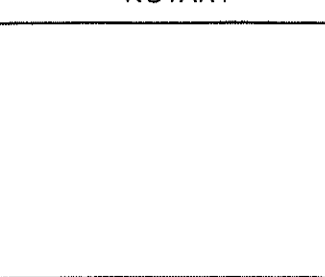
[Signature]  
LESLIE C. BISPOTT  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 5698  
STATE OF FLORIDA  
CERTIFICATE OF AUTHORIZATION L.B.# 2433

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.

VILLAS AT BRIGER, LLC



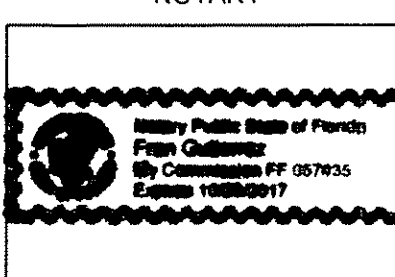
VILLAS AT BRIGER, LLC  
NOTARY



ALTON PROPERTY OWNERS  
ASSOCIATION, INC.



ALTON PROPERTY OWNERS  
ASSOCIATION, INC.  
NOTARY



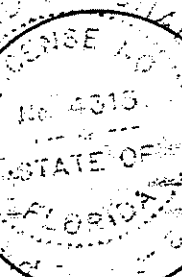
NORTHERN PALM BEACH COUNTY  
IMPROVEMENT DISTRICT



CITY OF PALM  
BEACH GARDENS



REVIEWING  
SURVEYOR



SURVEYOR



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
E#B 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 L#B 2438  
**ATLANTICO AT PALM BEACH GARDENS**