

KEY MAP
NOT TO SCALE

ALTON PCD - TRACTS DEF

BEING A RE-PLAT OF TRACTS "O-1", "O-9" AND "P-5" AND A PORTION OF TRACT "DEF", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.
MAY, 2017 SHEET 2 OF 4

157

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS _____ DAY OF _____ 2017, AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____ THRU _____
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: _____ D.C.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, HUGH W. 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 KH ALTON 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.

DATED: August 20, 2017

HUGH W. PERRY, FLORIDA BAR # 603600
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

LESTER FAMILY MORTGAGEE'S CONSENT

STATE OF FLORIDA
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 28522, PAGE 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Designated Rep. THIS 20th DAY OF August, 2017.

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
THE DAVID MINKIN FLORIDA REALTY TRUST

WITNESS: _____
BY: Charles A. Lubitz, Esq.
DESIGNATED REPRESENTATIVE

WITNESS: _____
PRINTED NAME: Lisa DeLeo

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 WHO HAS PRODUCED _____ 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 25th DAY OF August, 2017.
MY COMMISSION EXPIRES: 66 127802
COMMISSION NO. Sept. 6, 2021
NOTARY PUBLIC
Tyrone T. Bongard
PRINTED NAME

REGIONS BANK MORTGAGEE'S CONSENT

STATE OF FLORIDA
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 28522, PAGE 244 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President THIS 19th DAY OF September, 2017.

REGIONS BANK
AN ALABAMA BANKING CORPORATION

BY: Sheree F. Heard
SHEREE F. HEARD, VICE PRESIDENT

WITNESS: _____
PRINTED NAME: _____

REGIONS BANK ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHEREE F. HEARD WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF REGIONS BANK AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 19th DAY OF September, 2017.
MY COMMISSION EXPIRES: SEPTEMBER 2, 2019
COMMISSION NO. FF914685
NOTARY PUBLIC
Sandra Amsterdam
PRINTED NAME

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- C.M. = CONCRETE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- PG(S) = PAGE(S)
- PBC = PALM BEACH COUNTY TYPICAL
- FND. = FOUND
- RW = RIGHT OF WAY
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R = RADIUS
- L = ARC LENGTH
- Δ = CURVE CENTRAL ANGLE
- C.B. = CHORD BEARING
- C.L. = CHORD LENGTH
- P.B.E. = PARKWAY BUFFER EASEMENT
- R.B.E. = ROADWAY BUFFER EASEMENT
- S.U.A.E. = SEACOAST UTILITY AUTHORITY EASEMENT
- I.R. = IRON ROD
- L.A.E. = LIMITED ACCESS EASEMENT
- FPL = FLORIDA POWER AND LIGHT COMPANY
- C. = CALCULATED
- ⊥ = CENTERLINE
- ⊙ = SET NAIL AND ALUMINUM DISK, STAMPED P.C.P. LB 2438
- = FOUND 1/2" IRON ROD WITH ALUMINUM DISK STAMPED "PRM LB 2438"
- = DENOTES P.R.M. FOUND (STAMPED "PRM LB 4431")
- = SET 4"x4"x24" WITH ALUMINUM DISK STAMPED "PRM LB 2438"
- W.M.E. = WATER MANAGEMENT EASEMENT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- SUA = SEACOAST UTILITY AUTHORITY
- NPBCID = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- ALUM = ALUMINUM

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 21st DAY OF September, 2017.

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

BY: Rick Covell
RICK COVELL, PRESIDENT

WITNESS: Scott Morrison
PRINTED NAME: Scott Morrison

WITNESS: Fran Gutierrez
PRINTED NAME: Fran Gutierrez

ALTON PROPERTY OWNERS ASSOCIATION, INC. ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICK 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/SHE 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 21st DAY OF September, 2017.
MY COMMISSION EXPIRES: 10/20/2017
COMMISSION NO. FF057435
NOTARY PUBLIC
Fran Gutierrez
PRINTED NAME

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS, THE PARKWAY BUFFER EASEMENT, THE ROADWAY BUFFER EASEMENTS AND THE PRESERVATION EASEMENT, AS SHOWN HEREON AND HEREBY ACKNOWLEDGES SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS NO MAINTENANCE OBLIGATION, IN, OVER, UNDER OR UPON THE LANDS OVER WHICH SAID EASEMENTS LIE; AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, REPAIR, REPLACE, UPGRADE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN THE WATER MANAGEMENT EASEMENTS.

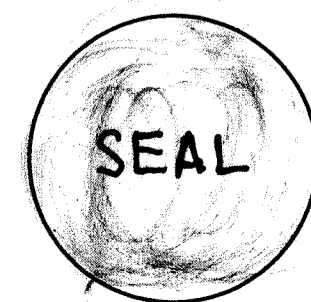
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF TRACTS "W" AND "LM", AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACTS.

DATED THIS 21st DAY OF September, 2017.
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 2C

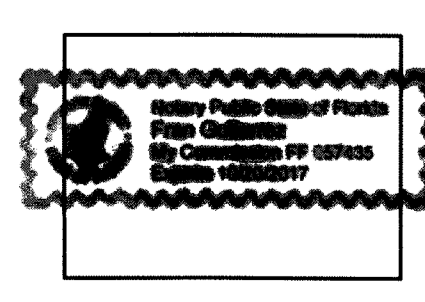
ATTEST: Matthew J. Boykin
MATTHEW J. BOYKIN
PRESIDENT
BOARD OF SUPERVISORS

ATTEST: Matthew J. Boykin
MATTHEW J. BOYKIN
PRESIDENT
BOARD OF SUPERVISORS

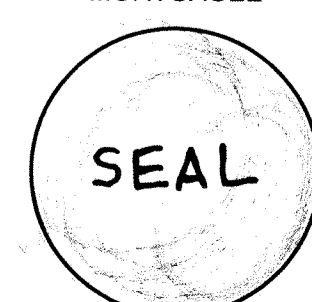
ALTON PROPERTY OWNERS ASSOCIATION, INC.



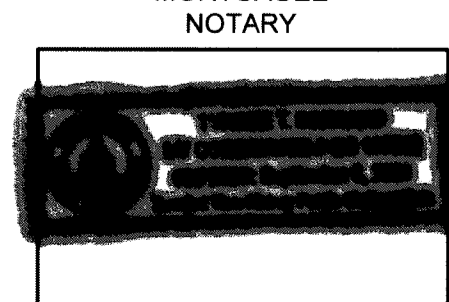
NOTARY



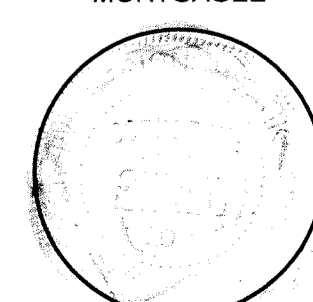
LESTER FAMILY MORTGAGEE



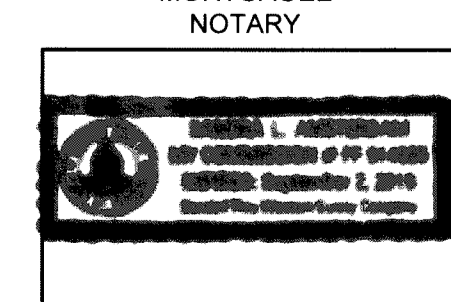
LESTER FAMILY MORTGAGEE NOTARY



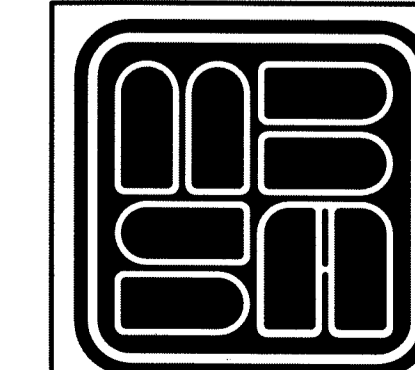
REGIONS BANK MORTGAGEE



REGIONS BANK MORTGAGEE NOTARY



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 208
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

ALTON PCD - TRACT DEF