

TREVI ISLE

LOCATED IN SECTIONS 27 AND 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.
JANUARY 2018

DEDICATION AND RESERVATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

KNOW ALL MEN BY THESE PRESENTS THAT KENNEDY HOMES, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS TREVI ISLE, LYING AND SITUATE IN SECTIONS 27 AND 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 27 AND SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 00°31'38" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 AND ALONG THE EAST LIMITED ACCESS RIGHT OF WAY LINE OF THE FLORIDA'S TURNPIKE, A DISTANCE OF 1,314.41 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 89°00'23" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 315.37 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID FLORIDA TURNPIKE; THENCE NORTH 01°35'22" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 76.99 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF HOOD ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 27455, PAGE 1803 AND THE POINT OF BEGINNING; THENCE NORTH 80°42'56" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 71.89 FEET; THENCE NORTH 89°06'39" WEST, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 192.96 FEET; THENCE SOUTH 86°12'42" WEST, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 78.65 FEET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF EASTPOINTE COUNTRY CLUB PLAT NO. 6, AS RECORDED IN PLAT BOOK 35, PAGES 158 THROUGH 159, PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA; SAID EAST LINE BEING THE WEST LINE OF THE EAST ONE-HALF (E. 1/2) OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF SAID SECTION 34; THENCE NORTH 00°53'56" EAST ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 10.03 FEET TO THE SOUTHWEST CORNER OF SAID EASTPOINTE COUNTRY CLUB; THENCE CONTINUE NORTH 00°53'56" EAST ALONG SAID EAST PLAT LINE AND WEST LINE OF THE EAST ONE-HALF (E. 1/2) OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF SAID SECTION 34, A DISTANCE OF 1,220.61 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST; THENCE NORTH 00°35'44" EAST ALONG SAID EAST PLAT LINE AND THE WEST LINE OF THE SOUTH ONE-HALF (S. 1/2) OF THE SOUTHWEST ONE-QUARTER (SE. 1/4) OF THE SOUTHWEST ONE-QUARTER (SE. 1/4) OF SAID SECTION 27, A DISTANCE OF 318.74 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF EASTPOINTE COUNTRY CLUB PLAT NO. 7A, AS RECORDED IN PLAT BOOK 39, PAGE 195, PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA; SAID SOUTH LINE BEING THE NORTH LINE OF THE SOUTH ONE-HALF (S. 1/2) OF THE SOUTHWEST ONE-QUARTER (SE. 1/4) OF THE SOUTHWEST ONE-QUARTER (SE. 1/4) OF SAID SECTION 27, A DISTANCE OF 318.74 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 27; THENCE SOUTH 89°37'52" EAST ALONG SAID SOUTH PLAT LINE AND NORTH LINE OF THE SOUTH ONE-HALF (S. 1/2) OF THE SOUTHWEST ONE-QUARTER (SE. 1/4) OF THE SOUTHWEST ONE-QUARTER (SE. 1/4) OF SAID SECTION 27, A DISTANCE OF 362.93 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID FLORIDA'S TURNPIKE; THENCE SOUTH 01°35'22" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 320.90 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 27; THENCE CONTINUE SOUTH 01°35'22" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1,235.97 FEET TO THE POINT OF BEGINNING.

CONTAINING: 12.49 ACRES MORE OR LESS.

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

OPEN SPACE TRACTS
TRACTS "OS-1", "OS-2", "OS-3", "OS-4", "OS-5", and "OS-6", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TREVI ISLE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION AMENITIES, SIGNAGE, BUFFER, DRAINAGE UTILITY, AND LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

PRIVATE STREETS
TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TREVI ISLE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE ROADWAY TRACT SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, PARKING, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

RECREATION AREA TRACTS
TRACTS "B", "C", AND "D", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TREVI ISLE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL AMENITIES, SIGNAGE, BUFFER, DRAINAGE UTILITY, AND LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

PRESERVATION TRACT (PRESERVE)
TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TREVI ISLE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AS A CONSERVATION AREA FOR PRESERVATION, NATURE TRAILS, HOOD ROAD INGRESS, EGRESS, AND OTHER LAWFUL PURPOSES. SAID TRACT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. THE PRESERVATION TRACT MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE AND PRESERVE ALL EXISTING VEGETATION, TREES, SHRUBS, BUT ARE NOT LIMITED TO, PARKING OR PLACING BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION, WITH THE EXCEPTION OF EXOTIC NUISANCE VEGETATION REMOVAL, AND OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, TRAILS, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION, OR PRESERVATION.

LAKE TRACT
TRACT "E" (LAKE TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TREVI ISLE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED LAKE TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

TRACT "F" (LAKE MAINTENANCE TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TREVI ISLE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED LAKE TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

EASEMENTS
THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO TREVI ISLE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

THE CITY OF PALM BEACH GARDENS, FLORIDA, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THE PLAT.

THE LIFT STATION EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY (S.U.A.), ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

THE SEACOAST UTILITY AUTHORITY (S.U.A.) EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY (S.U.A.), ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER TRACT "A", IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY (S.U.A.), ITS SUCCESSOR AND/OR ASSIGNS FOR ACCESS, INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES. THE LANDS ENCUMBERED BY SAID EASEMENT IS THE PERPETUAL MAINTENANCE OBLIGATION OF TREVI ISLE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HERE 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 WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CEO AND ATTESTED BY ITS CFO, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11 DAY OF January 2018.

ATTEST: Michael Erlich BY: Steven Gravett
MICHAEL ERLICH, CFO STEVEN GRAVETT, CEO

ACKNOWLEDGMENT

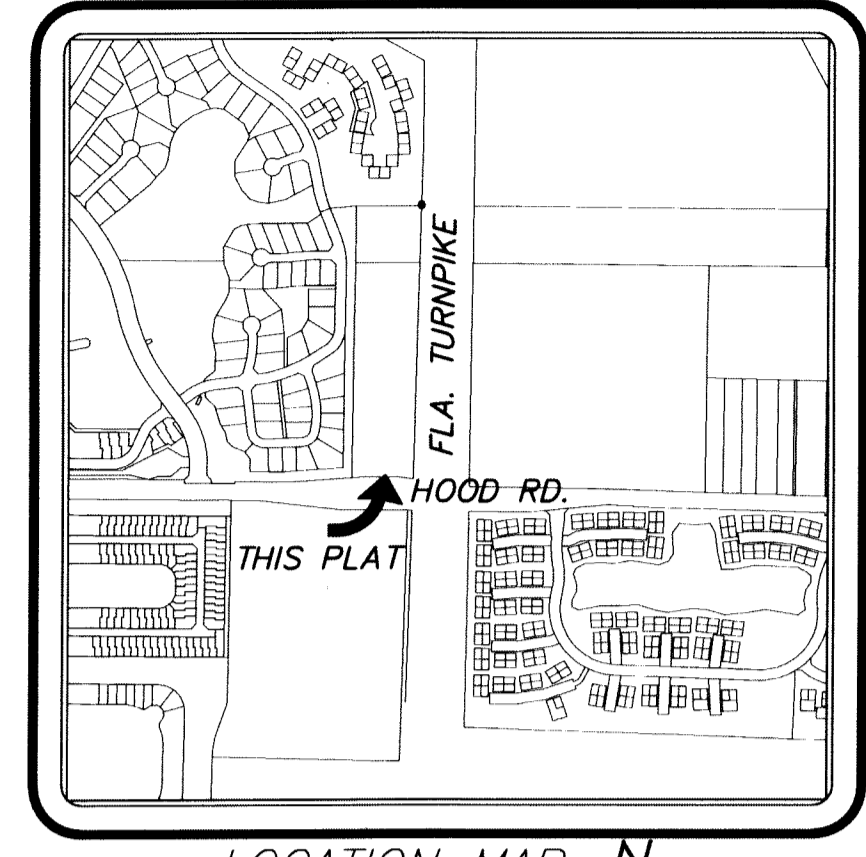
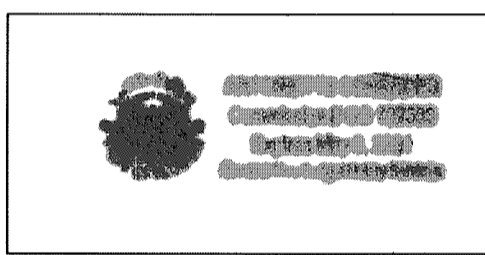
STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED STEPHEN GRAVETT AND MICHAEL ERLICH WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CEO AND CFO RESPECTIVELY, OF KENNEDY HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF January 2018.

MY COMMISSION EXPIRES: May 8, 2021 (DATE)

BY: Annette Schader NOTARY PUBLIC
PRINT NAME: Annette Schader
COMMISSION NUMBER: 66-102533



LOCATION MAP (NOT TO SCALE)

SURVEYOR'S NOTES

- 1.) NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 2.) 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.
- 3.) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 4.) 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.
- 5.) THE BUILDING SETBACKS SHALL BE AS APPROVED BY CITY OF PALM BEACH GARDENS.
- 6.) THE BEARINGS SHOWN UPON THIS PLAT ARE GRID BEARINGS AND ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34 AS BEARING S 00°51'38" W RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 2011 ADJUSTMENT.
- 7.) THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND RESERVATIONS, WHICH AFFECT THE PROPERTY AND CANNOT BE PLOTTED:
 - A. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
 - B. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
 - C. RESERVATIONS PERTAINING TO ROADS AND DITCHES CONTAINED IN THE DEED FROM BOSTON & FLORIDA ATLANTIC COAST LAND CO. RECORDED IN DEED BOOK 6, PAGE 60, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - D. OIL, GAS AND MINERAL ROYALTY RESERVATION CONTAINED IN DEED FROM CELIA GRANT AND EDWARD B. GRANT RECORDED IN D.R. BOOK 82, PAGE 472, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - E. ENVIRONMENTAL RESOURCE PERMIT NOTICE BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN O.R. BOOK 16615, PAGE 1538, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - F. NOTICE OF LIEN RIGHTS BY SEACOAST UTILITY AUTHORITY RECORDED IN O.R. BOOK 22953, PAGE 1631, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - G. NOTICE OF INTEREST BY SEACOAST UTILITY AUTHORITY RECORDED IN O.R. BOOK 26779, PAGE 403, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - H. ORDINANCE NO. 11-2010 OF THE CITY OF PALM BEACH GARDENS, FLORIDA ANNEXING THE SUBJECT PROPERTY INTO THE CITY OF PALM BEACH GARDENS, FLORIDA RECORDED IN O.R. BOOK 23919, PAGE 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - I. NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN O.R. BOOK 25876, PAGE 1775, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - J. DEED RECORDED IN O.R. BOOK 27455, PAGE 1803, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S.
 - K. RESTRICTIONS CONTAINED IN QUIT CLAIM DEED FROM THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION TO KENNEDY HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN O.R. BOOK 27455, PAGE 1803, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - L. THE RIGHT OF ACCESS TO AND FROM PARCEL 18A07 IS IMPAIRED BY VIRTUE OF THE FACT THAT THE RIGHT OF WAY FOR THE ROADS ADJOINING SAME AS DESCRIBED IN THE FINAL JUDGMENT RECORDED IN MINUTES OF THE CIRCUIT COURT BOOK 74, PAGE 568 WAS VESTED IN THE FLORIDA STATE TURNPIKE AUTHORITY AS A "LIMITED ACCESS TOLL FACILITY".

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") AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, 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 FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

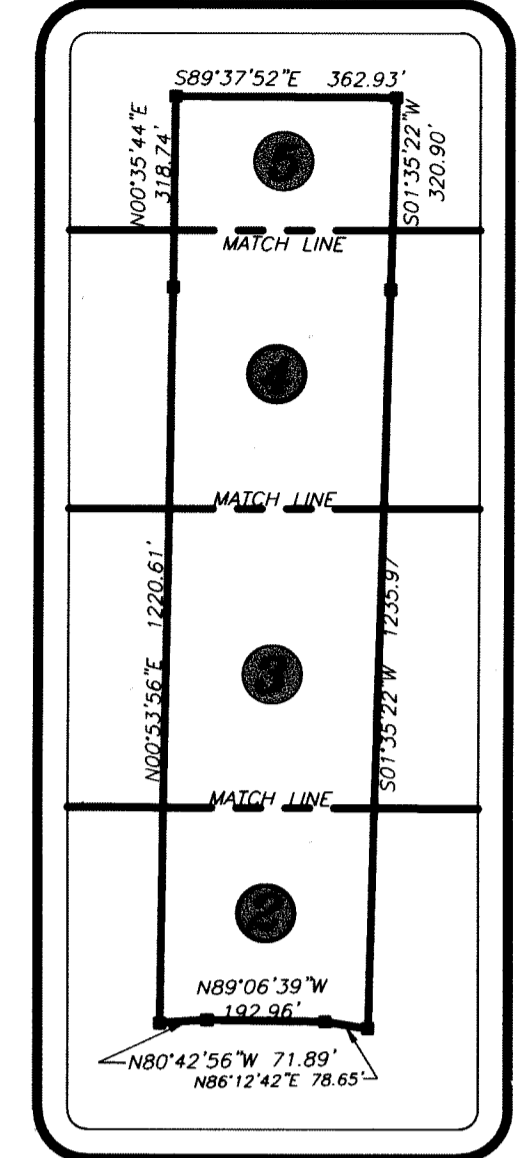
THIS 9TH DAY OF JANUARY 2018

Kevin E. Randolph
KEVIN E. RANDOLPH
PROFESSIONAL SURVEYOR AND MAPPER,
LICENSE NO. 7128
STATE OF FLORIDA

FOR THE FIRM:
WANTMAN GROUP, INC.
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
CERTIFICATE OF AUTHORIZATION NO. LB 7055

TABULAR DATA:

- TRACT "A" (ROADWAY) = 1.99 ACRES ±
- TRACT "B" (RECREATION) = 0.18 ACRES ±
- TRACT "C" (RECREATION) = 0.32 ACRES ±
- TRACT "D" (PRESERVE) = 1.93 ACRES ±
- TRACT "E" (LAKE) = 1.71 ACRES ±
- TRACT "F" (LAKE MAINTENANCE) = 0.66 ACRES ±
- TRACT "OS-1" (OPEN SPACE) = 2.40 ACRES ±
- TRACT "OS-2" (OPEN SPACE) = 0.07 ACRES ±
- TRACT "OS-3" (OPEN SPACE) = 0.03 ACRES ±
- TRACT "OS-4" (OPEN SPACE) = 0.03 ACRES ±
- TRACT "OS-5" (OPEN SPACE) = 0.03 ACRES ±
- TRACT "OS-6" (OPEN SPACE) = 0.10 ACRES ±
- LOTS = 3.04 ACRES ±
- TOTAL = 12.49 ACRES ±



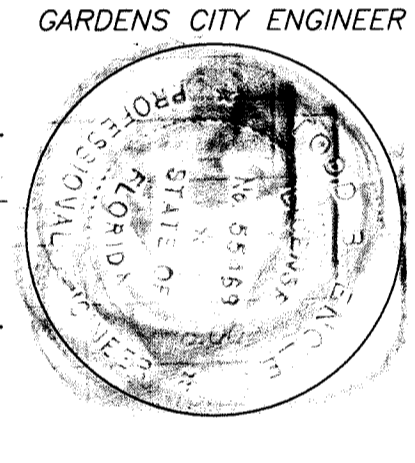
KEY MAP (NOT TO SCALE)

INDEX OF PAGES:

- SHEET 1 = COVER PAGE
- SHEET 2 = SKETCH OF PLAT
- SHEET 3 = SKETCH OF PLAT
- SHEET 4 = SKETCH OF PLAT
- SHEET 5 = SKETCH OF PLAT
- SHEET 6 = INGRESS/EGRESS DETAIL

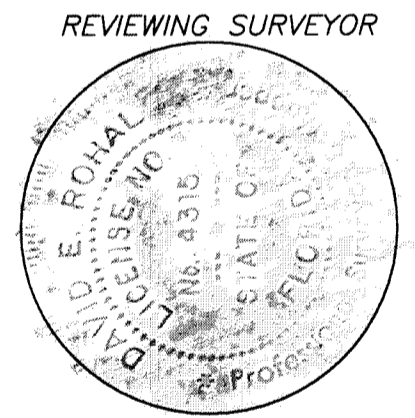
CITY OF PALM BEACH GARDENS APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1ST DAY OF February 2018.
ATTEST: Patricia Snider BY: Maria G. Marino
CITY CLERK MAYOR
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1ST DAY OF February 2018.
BY: Todd Engle
TODD ENGLE, P.E.
CITY ENGINEER



REVIEWING SURVEYOR

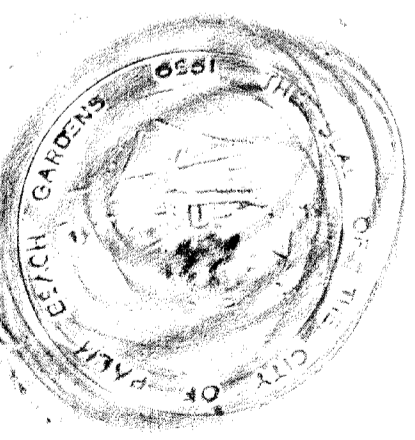
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF PERMANENT CONTROL POINTS AND MONUMENTS AT LOT CORNERS.
David E. Rohal DATE: January 17, 2018
DAVID E. ROHAL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. PSM 4315



TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

I, TODD E. SURBER, 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 IN KENNEDY HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL CITY OF PALM BEACH GARDENS SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.
DATE: January 12, 2018 BY: Todd E. Surber
TODD E. SURBER
LICENSED IN FLORIDA
FLORIDA BAR NO. 0154776



Engineering ♦ Planning ♦ Surveying ♦ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO PORT ST. LUCIE TAMPA
THIS INSTRUMENT WAS PREPARED BY KEVIN RANDOLPH, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 7128
FOR THE FIRM: WANTMAN GROUP, INC.

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.