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DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT LAKESIDE CENTER (EDENS), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA AND LAKESIDE CENTER (EDENS), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA OWNERS OF THE LAND SHOWN HEREON AS LAKESIDE CENTRE M.U.P.D., BEING A REPLAT OF A PORTION OF TRACTS 67, 68, 69, 70, 71, 93, 94, 95 AND 96 BLOCK 76, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE PALM BEACH COUNTY, FLORIDA, BEING PORTIONS OF TRACTS 67, 68, 69, 70, 71, 93, 94, 95 AND 96 OF BLOCK 76 OF THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GLADES ROAD / S.R. 808 (FORMERLY KNOWN AS BOCA RATON WEST ROAD) AND THE WESTERLY RIGHT-OF-WAY LINE OF THE THE FLORIDA STATE TURNPIKE (SAID POINT BEING 40.00 FEET FROM THE CENTERLINE OF GLADES ROAD); THENCE RUN DUE WEST WITH AN ASSUMED BEARING, ALONG SAID SOUTHERLY LINE 60.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BOCA RIO ROAD (ALSO KNOWN AS SHELL PIT ROAD)(A 60 FOOT ROAD RIGHT-OF-WAY); THENCE S00°43'00"E, ALONG SAID WESTERLY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 1811, PAGE 1127, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 235.00 FEET; THENCE S90°00'00"W, ALONG THE SOUTH LINE OF A COUNTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 6047, PAGE 84, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, ALSO BEING THE NORTH LINE OF RIGHT-OF-WAY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 6975, PAGE 563 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 20.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID BOCA RIO ROAD (SHELL PIT ROAD) PER SAID RIGHT-OF-WAY DEED AND THE POINT OF BEGINNING; THENCE S00°43'00"E, ALONG THE WEST RIGHT-OF-WAY LINE OF BOCA RIO ROAD PER SAID RIGHT-OF-WAY DEED, ALSO PER RIGHT-OF-WAY WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 6975, PAGE 556, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 840.09 FEET; THENCE N90°00'00"W, 330.00 FEET; THENCE N00°00'00"W, 100.00 FEET; THENCE N90°00'00"W, 98.10 FEET TO THE POINT OF CURVATURE A CURVE, (RADIAL BEARING TO SAID POINT BEARS N46°11'13"E) CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 23°34'01"; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 26.74 TO A POINT OF NON-TANGENCY; THENCE N00°00'00"W, 85.00 FEET; THENCE S90°00'00"W, 185.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 145.00 FEET AND A CENTRAL ANGLE OF 84°29'28"; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 213.82 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 95°30'32"; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 33.34 FEET TO A POINT OF TANGENCY; THENCE N90°00'00"E, 59.42 FEET; THENCE S00°00'00"E, 47.00 FEET; THENCE S90°00'00"W, 2.29 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 314.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 420.00 FEET AND A CENTRAL ANGLE OF 07°07'18"; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 52.20 FEET TO A POINT OF NON-TANGENCY; THENCE N82°52'42"E, RADIAL TO THE PREVIOUS CURVE, 53.19 FEET; THENCE N64°30'43"E, 95.00 FEET; THENCE N25°29'17"W, 40.00 FEET; THENCE N00°43'00"W, 106.72 FEET; THENCE S89°17'00"W, 77.90 FEET; THENCE N30°10'50"W, 22.04 FEET; THENCE S59°49'10"W (RADIAL), 98.00 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 420.00 FEET AND A CENTRAL ANGLE OF 59°08'05"; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 433.48; THENCE N00°00'00"W, 390.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GLADES ROAD / S.R. 808; THENCE N45°00'00"E, 35.36 FEET; THENCE N90°00'00"E, 405.25 FEET; THENCE S86°11'09"E, 165.37 FEET; THENCE N90°00'00"E, 127.76 FEET; THENCE N00°00'00"W, 11.00 FEET THENCE N90°00'00"E, 71.34 FEET (THE PREVIOUS SIX CALLS BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF GLADES ROAD / S.R. 808, PER RIGHT-OF-WAY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 7769, PAGE 848 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE S88°05'30"E ALONG THE SOUTHERLY RIGHT-OF-WAY OF GLADES ROAD / S.R. 808, PER RIGHT-OF-WAY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 7769, PAGE 806, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 330.32 FEET; THENCE S00°43'00"E, 184.00 FEET; THENCE N90°00'00"E, 180.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 993,163 SQUARE FEET (22,800 ACRES) MORE OR LESS.

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

- 1. PARCEL 'A', AS SHOWN HEREON, IS HEREBY RESERVED FOR LAKESIDE CENTER (EDENS), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF LAKESIDE CENTER (EDENS), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACTS W-1 AND W-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LAKESIDE CENTER (EDENS), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
3. THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR LAKESIDE CENTER (EDENS), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MAINTENANCE TRACT(S) FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
4. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, AND RELATED APURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, LAKESIDE CENTER (EDENS), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY EDENS GP LLC, SOLE GENERAL PARTNER OF EDENS LIMITED PARTNERSHIP, MANAGING MEMBER OF LAKESIDE CENTER (EDENS), LLC, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 22nd DAY OF January, 2019.

LAKESIDE CENTER (EDENS), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: EDENS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, ITS MANAGING MEMBER

BY: EDENS GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE GENERAL PARTNER

WITNESS: Victoria Racho (PRINT NAME) Jocelyn Koon (PRINT NAME)

ACKNOWLEDGEMENT:

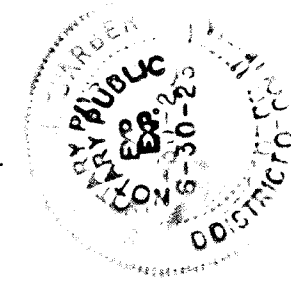
DISTRICT of Columbia ) SS

BEFORE ME PERSONALLY APPEARED Joie McLean WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED MGR AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, MANAGING MEMBER OF EDENS LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) OF SAID 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF January, 2019.

MY COMMISSION EXPIRES: 06/30/2023 (DATE)

Notary Public Signature: Sabrina J. Barber



LAKESIDE CENTRE M.U.P.D.

BEING A REPLAT OF A PORTION OF TRACTS 67, 68, 69, 70, 71, 93, 94, 95 AND 96 BLOCK 76, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, LAKESIDE CENTER II (EDENS), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY EDENS GP, LLC, SOLE GENERAL PARTNER OF EDENS LIMITED PARTNERSHIP, MANAGING MEMBER OF LAKESIDE CENTER II (EDENS), LLC, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 22 DAY OF January, 2019.

LAKESIDE CENTER II (EDENS), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: EDENS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, ITS MANAGING MEMBER

BY: EDENS GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE GENERAL PARTNER

WITNESS: Victoria Racho (PRINT NAME) Jocelyn Koon (PRINT NAME)

BY: Joie McLean (PRINT NAME) MGR TITLE

ACKNOWLEDGEMENT:

DISTRICT of Columbia ) SS

BEFORE ME PERSONALLY APPEARED Joie McLean WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED MGR AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MEMBER OF EDENS GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE GENERAL PARTNER OF EDENS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, MANAGING MEMBER OF LAKESIDE CENTER II (EDENS), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) OF SAID 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF January, 2019.

MY COMMISSION EXPIRES: 06/30/2023 (DATE)

Notary Public Signature: Sabrina J. Barber

TITLE CERTIFICATION:

STATE of Florida ) SS COUNTY of Hillsborough

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN LAKESIDE CENTER (EDENS), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA AND LAKESIDE CENTER II (EDENS), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS 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.

DATE: 1/20/2019

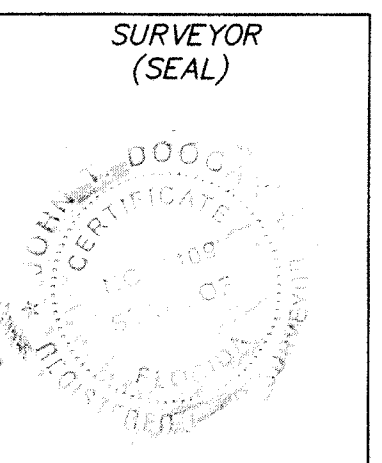
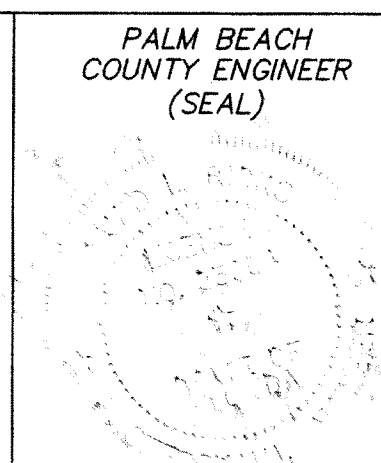
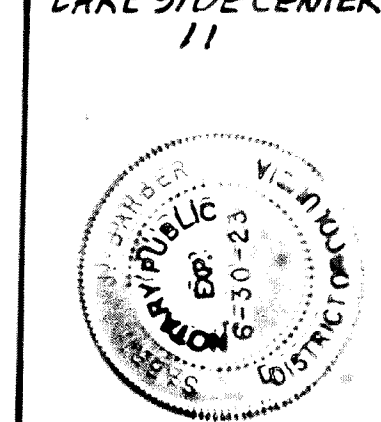
FIDELITY NATIONAL TITLE INSURANCE COMPANY BY: Jeffrey Blair Strible (PRINT NAME) MGR TITLE: Senior Commercial Examiner

COUNTY ENGINEER:

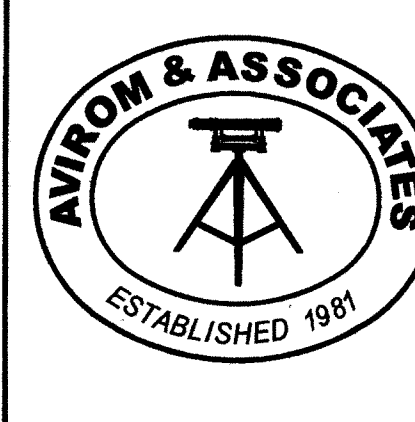
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 19th DAY OF March, 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: David L. Ricks, P.E. COUNTY ENGINEER PALM BEACH COUNTY, FLORIDA

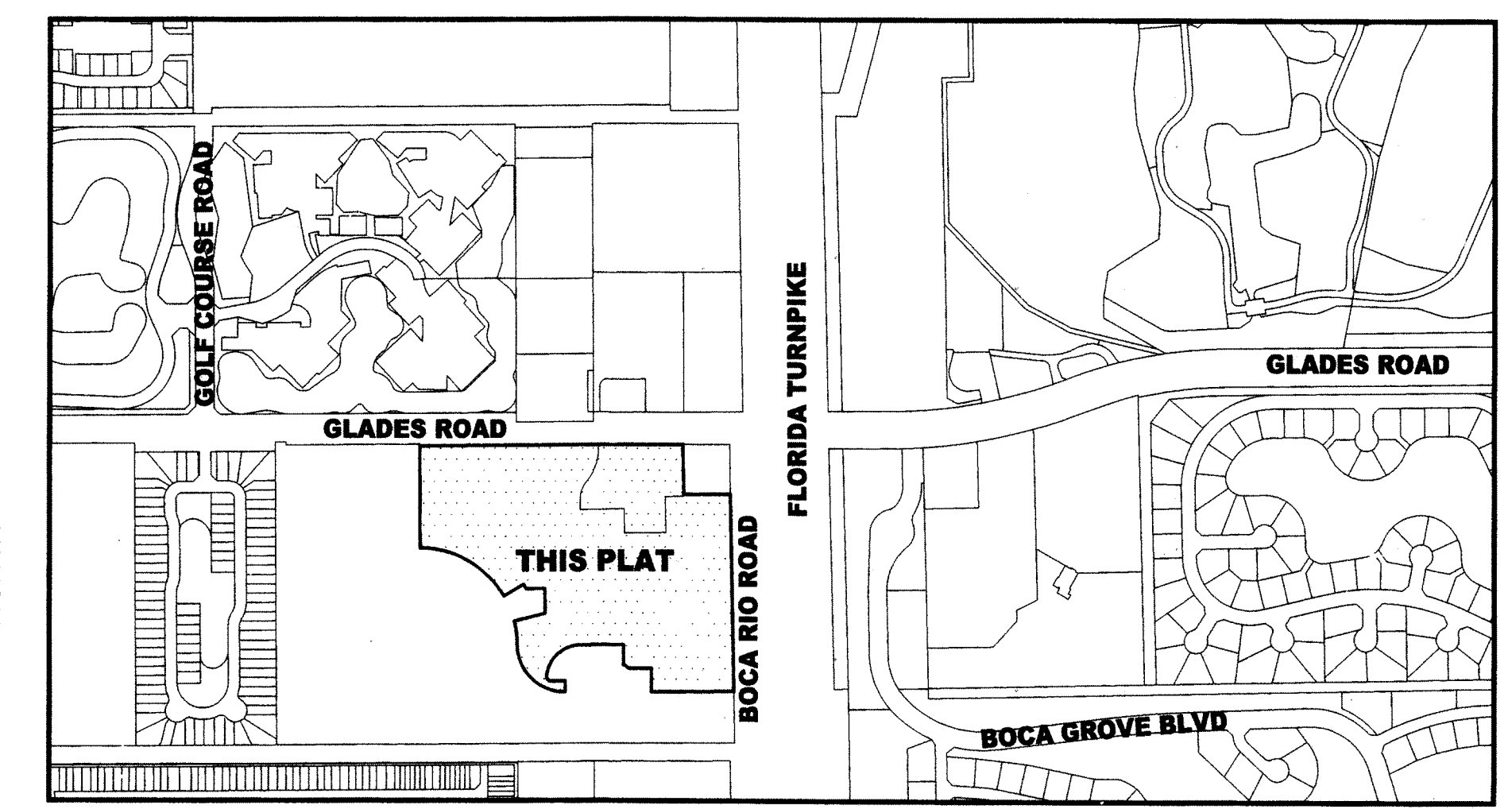
NOTARY LAKESIDE CENTER II



CONTROL NUMBER: 1986-00150



AVIOM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2ND AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL. (561) 392-2594, FAX (561) 394-7125 www.AVIOM-SURVEY.com



SURVEYOR'S NOTES:

- 1. 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.
2. BEARINGS SHOWN HEREON ARE BASED ON, ASSUMED, HAVING A BEARING OF S00°58'06"E, ALONG THE EAST LINE OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST (ASSUMED).
3. THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT). CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR SUBURBAN: 1 FOOT IN 10,000 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. FROM GRID TO ASSUMED = 00°22'53" COUNTER CLOCKWISE. SCALE FACTOR = 1.000025813 GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR) ROTATION EQUATION: S00°58'06"E (ASSUMED BEARING) S01°20'59"E (GRID BEARING) = 00°22'53" COUNTER CLOCKWISE
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONCIDE, 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.
5. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
6. BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
7. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

SURVEYOR AND MAPPER'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 SEC. 177.091(7), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 1/30/2019

Signature: John T. Doogan, P.L.S. JOHN T. DOOGAN, P.L.S. FLORIDA REGISTRATION NO. 4409 50 SW 2ND AVENUE, SUITE 102, BOCA RATON, FL. 33432 CERTIFICATE OF AUTHORIZATION NUMBER 3300