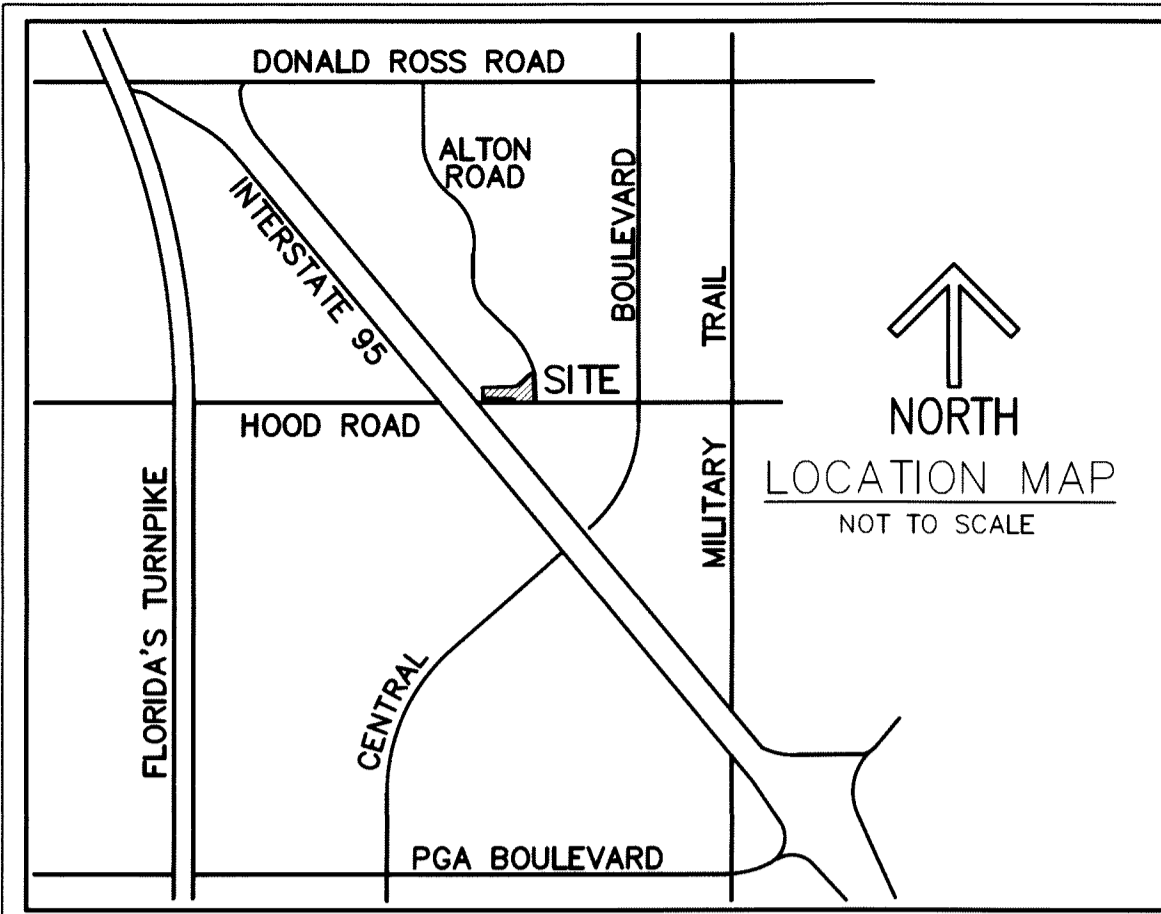


20190180794

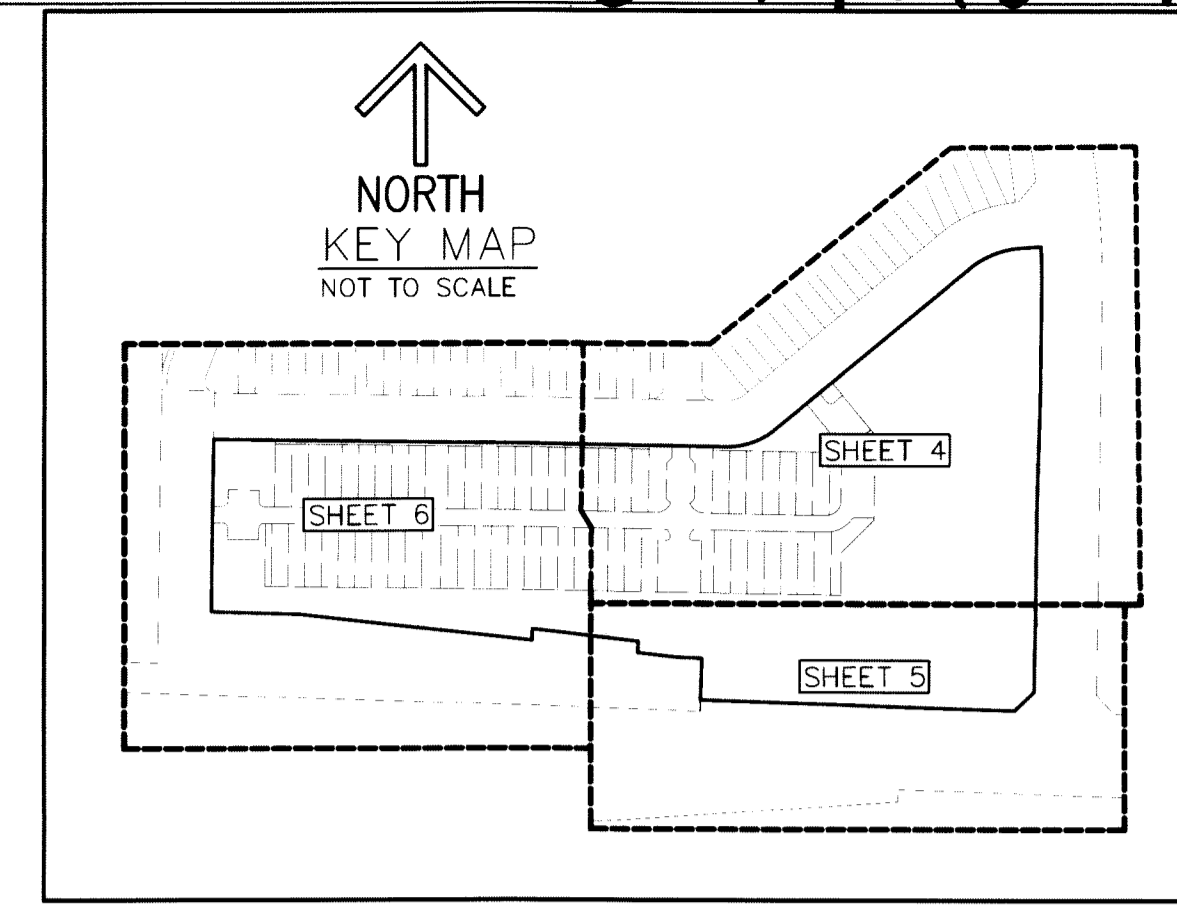
60



ALTON NEIGHBORHOOD 4 PHASE 2

BEING A REPLAT OF TRACT "CP", ALTON PCD-TRACTS DEF, AS RECORDED IN PLAT BOOK 124, PAGES 156 THROUGH 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
JANUARY - 2019



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:53 A.M.
THIS 20 DAY OF MAY
A.D. 2019 AND DULY RECORDED
IN PLAT BOOK 128 ON
PAGES 60 AND 65
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK



SHEET 1 OF 6

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS ALTON NEIGHBORHOOD 4 PHASE 2, BEING A REPLAT OF TRACT "CP", ALTON PCD-TRACTS DEF, AS RECORDED IN PLAT BOOK 124, PAGES 156 THROUGH 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "CP", ALTON PCD-TRACTS DEF, AS RECORDED IN PLAT BOOK 124, PAGES 156 THROUGH 159 OF THE 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, CONTAINING 367,516 SQUARE FEET/8.4370 ACRES MORE OR LESS.

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

- TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO ALTON NEIGHBORHOOD 4 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA, OPEN SPACE, SIDEWALK, UTILITY AND RELATED PURPOSES. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS L1 THROUGH L10, INCLUSIVE, AND TRACTS CU1 AND CU2, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALTON NEIGHBORHOOD 4 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA, OPEN SPACE, SIDEWALK, PARKING, ALLEY, SIDEWALKS, UTILITY AND RELATED PURPOSES. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. AN EASEMENT OVER SAID TRACTS IS HEREBY GRANTED IN PERPETUITY TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, UPGRADE AND MAINTENANCE OF DRAINAGE, UTILITY AND RELATED FACILITIES.
- TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO ALTON NEIGHBORHOOD 4 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, PARKING, ALLEY, DRAINAGE UTILITY AND RELATED PURPOSES. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- AN EASEMENT OVER TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- AN INGRESS-EGRESS EASEMENT OVER TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, PLUS TEMPORARY PARKING, TO AND FROM NORTHERN'S WATER MANAGEMENT IMPROVEMENTS AND OTHER FACILITIES. LANDS AND EASEMENTS, THE LANDS ENCOMPASSED BY SAID INGRESS-EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, ITS GRANTEE, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC OR PRIVATE UTILITIES TO INSTALL, OPERATE AND MAINTAIN THEIR FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION 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 SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. IT IS THE EXPRESSED INTENT OF THIS REPLAT TO VACATE AND ABANDON FROM USE THE 10' UTILITY EASEMENT DEDICATED BY ALTON PCD - TRACTS DEF, AS RECORDED IN PLAT BOOK 124, PAGES 156 THROUGH 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THIS PLAT.
- THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS SUAE, ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LANDSCAPE BUFFER WALL EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS LBWE, ARE HEREBY DEDICATED TO ALTON NEIGHBORHOOD 4 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF LANDSCAPE WALL, COLUMN, GATE AND RELATED FACILITIES, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT P, AS SHOWN HEREON, TOGETHER WITH UNDERLYING MINERAL RIGHTS, IS HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PUBLIC PARK, PRESERVATION AND OTHER LAWFUL PURPOSES. SAID TRACT P, BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, THIS 27th DAY OF February 2019.

WITNESS: *[Signature]*
PRINT NAME: Charlotte R Reinbers

WITNESS: *[Signature]*
PRINT NAME: Sala Brown

BY: THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY
[Signature]
WILLIAM JOHNSON
MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED WILLIAM JOHNSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL 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 27th DAY OF February 2019.

[Signature]
Sala Brown
NOTARY PUBLIC
PRINT NAME

MY COMMISSION EXPIRES: 8/31/2019
COMMISSION NUMBER: EF 914474

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 IN KH ALTON 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: 2-28-19

[Signature]
HUGH W. PERRY, FLORIDA BAR NO. 603660
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, PA

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE AND RELEASE:

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF TRACT P AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE EASEMENTS OVER TRACTS L1 THROUGH L10, TRACTS CU1 AND CU2, AND TRACT A, 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 SAID EASEMENTS.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY TERMINATES AND RELEASES THE FOLLOWING EASEMENTS, BUT ONLY AS TO THE PROPERTY CONTAINED WITHIN AND MADE SUBJECT TO THIS PLAT: (I) THAT CERTAIN BLANKET WATER MANAGEMENT EASEMENT RECORDED DECEMBER 29, 2014 IN OFFICIAL RECORDS BOOK 27245, PAGE 736, AND (II) THAT CERTAIN BLANKET WATER MANAGEMENT EASEMENT RECORDED MARCH 6, 2019 IN OFFICIAL RECORDS BOOK 30458, PAGE 819, EACH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE 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 O'NEAL BARDIN JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 27th DAY OF March 2019.

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 2C

ATTEST: *[Signature]*
O'NEAL BARDIN, JR.
ASSISTANT SECRETARY
BOARD OF SUPERVISORS

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

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 2nd DAY OF May 2019.

BY: *[Signature]*
MARK T. MARCIANO
MAYOR

ATTEST: *[Signature]*
PATRICIA SNIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 2nd DAY OF May 2019.

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

CERTIFICATE OF REVIEW BY CITY'S 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. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

THIS 16th DAY OF APRIL 2019.

DATED: 4/16/19

[Signature]
JOHN J. RICE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
LICENSE NUMBER 4506

SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OFS.89°10'50"E. ALONG THE NORTH LINE OF TRACT "CP", ALTON PCD - TRACTS DEF, AS RECORDED IN PLAT BOOK 124, PAGES 156 THROUGH 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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, FLORIDA.
- ALL INSTRUMENTS SHOWN ON THE PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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) 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 WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AS AMENDED.

DATED: 2-11-18

[Signature]
DAVID P. LINDLEY
REGISTERED LAND SURVEYOR #5005
STATE OF FLORIDA
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NO. LB3591

KOLTER GROUP LLC

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

CITY OF PALM BEACH GARDENS

CITY OF PALM BEACH GARDENS ENGINEER

REVIEWING SURVEYOR

SURVEYOR