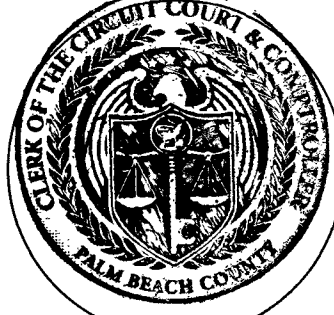


STATE OF FLORIDA  
COUNTY OF PALM BEACHTHIS PLAT WAS FILED FOR  
RECORD AT 3:23 P.M.  
THIS 11<sup>th</sup> DAY OF June  
A.D. 2025 AND DULY RECORDED  
IN PLAT BOOK 139  
ON PAGES 142-144JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLERBY:   
DEPUTY CLERKCLERK OF THE CIRCUIT COURT  
& COMPTROLLER

SHEET 1 OF 3

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5<sup>th</sup> DAY OF June, 2025.BY:   
MARCIE TINSLEY  
MAYORATTEST:   
PATRICIA SNIDER, CMC  
CITY CLERKTHIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5<sup>th</sup> DAY OF June, 2025.BY:   
TODD ENGLE, P.E.  
CITY ENGINEER

## SURVEYOR &amp; MAPPER'S 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH GARDENS ZONING REGULATIONS.
- NO BUILDINGS 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF CIMARRON COVE RE-PLAT NO. 2, PLAT BOOK 119, PAGE 72. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF SOUTH 16°20'58" WEST ALONG THE EAST LINE OF TRACT A-3, AS SAME IS SHOWN THEREON, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- IT IS THE INTENT OF THIS REPLAT TO RELEASE THE PEDESTRIAN ACCESS EASEMENT RECORDED IN PLAT BOOK 119, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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.
- IT IS THE INTENT TO REPLAT THE LIMITED ACCESS EASEMENTS LYING WITHIN THIS REPLAT THAT WERE DEDICATED BY THE UNDERLYING PLATS UPON RECORDATION OF THIS PLAT.

## SURVEYOR &amp; MAPPER'S CERTIFICATE:

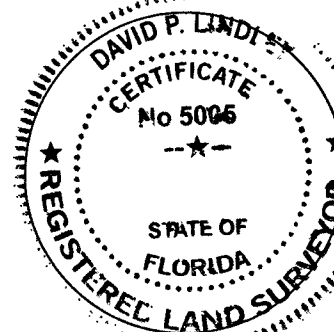
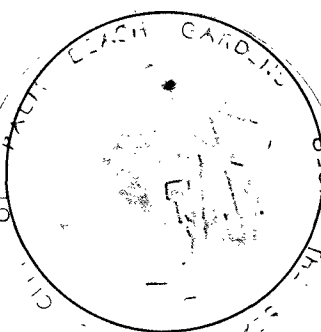
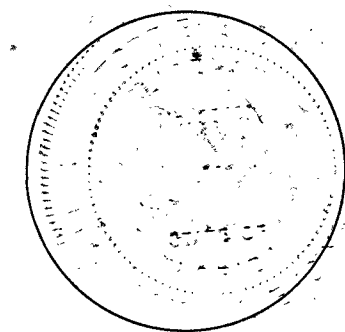
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") AND MONUMENTS ACCORDING TO SEC. 177.091(9), 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 GARDENS, FLORIDA.

DATED: 5/12/2025

DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FL 33434  
CERTIFICATE OF AUTHORIZATION LB3591

CITY OF  
PALM BEACH GARDENS  
ENGINEERCITY OF  
PALM BEACH GARDENS

SURVEYOR




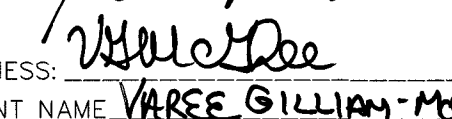
## GARDENS VISTA

BEING A REPLAT OF A PORTION OF TRACT B-1 AND ALL OF TRACTS A-3, B-2, B-3, C-3, C-4, R-1, R-2 AND R-3, CIMARRON COVE RE-PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGES 72 THROUGH 76 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.  
MAY 2025

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

## DEDICATION AND RESERVATIONS CONTINUED:

IN WITNESS WHEREOF, THE ABOVE NAMED **DELAWARE LIMITED LIABILITY COMPANY** HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13<sup>th</sup> DAY OF May, 2025.

WITNESS:   
PRINT NAME: VASE GILLIAM-MOORE  
WITNESS:   
PRINT NAME: VASE GILLIAM-MOORE

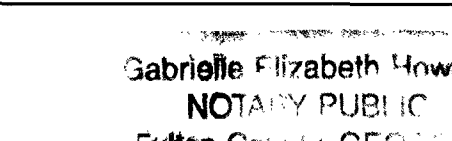
**PALM BEACH GARDENS APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,**  
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY:   
MICHAEL NEYHART  
MANAGER

## ACKNOWLEDGEMENT:

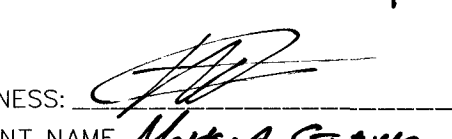
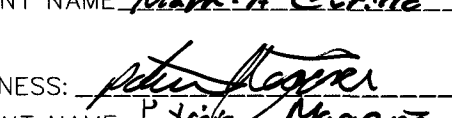
STATE OF GEORGIA)  
COUNTY OF FULTON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 13<sup>th</sup> DAY OF May, 2025, BY MICHAEL NEYHART AS MANAGER OF **PALM BEACH GARDENS APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

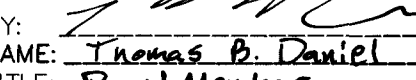
  
GABRIELLE ELIZABETH HOWARD  
NOTARY PUBLIC  
FULTON COUNTY, GEORGIA  
(SEAL)

NOTARY PUBLIC  
GABRIELLE ELIZABETH HOWARD  
PRINT NAME  
MY COMMISSION EXPIRES: 3/4/2029  
COMMISSION NUMBER: N/A

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19<sup>th</sup> DAY OF May, 2025.

WITNESS:   
PRINT NAME: Thomas B. Daniel  
WITNESS:   
PRINT NAME: Thomas B. Daniel

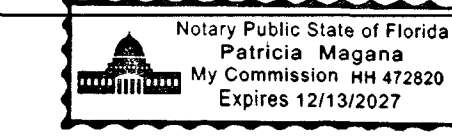
CIMARRON COVE MASTER ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION

BY:   
NAME: Thomas B. Daniel  
TITLE: Board Member

## ACKNOWLEDGEMENT:

STATE OF Florida)  
COUNTY OF Hillsborough)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 19 DAY OF May, 2025, BY Thomas Daniel AS vice president OF CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS ☐ PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver License AS IDENTIFICATION.

  
PATRICIA MAGANA  
NOTARY PUBLIC  
My Commission: RA 472620  
Expires 12/31/2027  
(SEAL)

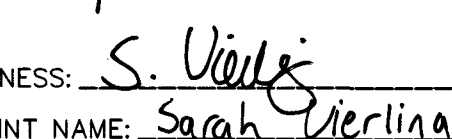
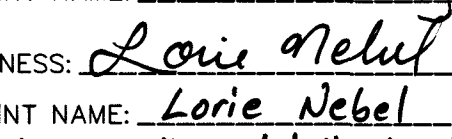
NOTARY PUBLIC  
PATRICIA MAGANA  
PRINT NAME  
MY COMMISSION EXPIRES: 12/31/27  
COMMISSION NUMBER: 472820

## MORTGAGEE'S JOINDER AND CONSENT:

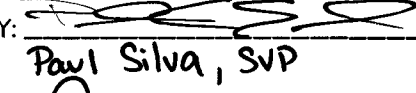
STATE OF Ohio)  
COUNTY OF Hamilton)

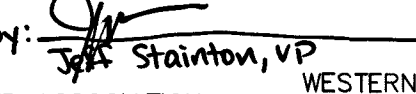
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 35722, AT PAGE 155 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WESTERN-SOUTHERN LIFE ASSURANCE COMPANY, AN OHIO CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SVP AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14<sup>th</sup> DAY OF May, 2025.

WITNESS:   
PRINT NAME: Sarah Verling  
WITNESS:   
PRINT NAME: Louis Nebel  
Witnesses witnessed both signatories.

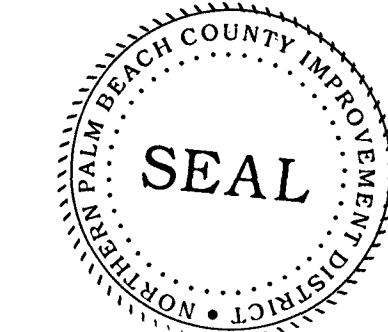
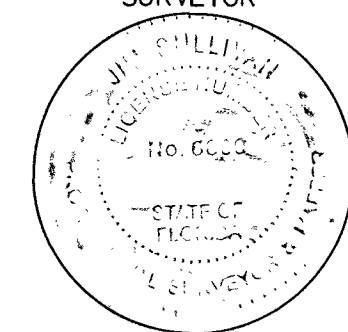
WESTERN-SOUTHERN  
LIFE ASSURANCE COMPANY, AN OHIO  
CORPORATION  
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY:   
Paul Silva, SVP

BY:   
Paul Silva, VP

PALM BEACH GARDENS  
APARTMENTS, LLC

CIMARRON COVE MASTER ASSOCIATION

WESTERN-SOUTHERN  
LIFE ASSURANCE COMPANYNORTHERN PALM BEACH COUNTY  
IMPROVEMENT DISTRICTREVIEWING  
SURVEYORNORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
UNIT OF DEVELOPMENT 2

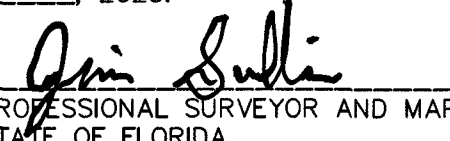
ATTEST:   
SUSAN P. SCHEFF  
ASSISTANT SECRETARY  
BOARD OF SUPERVISORS

BY:   
MATTHEW J. BOYKIN  
PRESIDENT  
BOARD OF SUPERVISORS

## CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

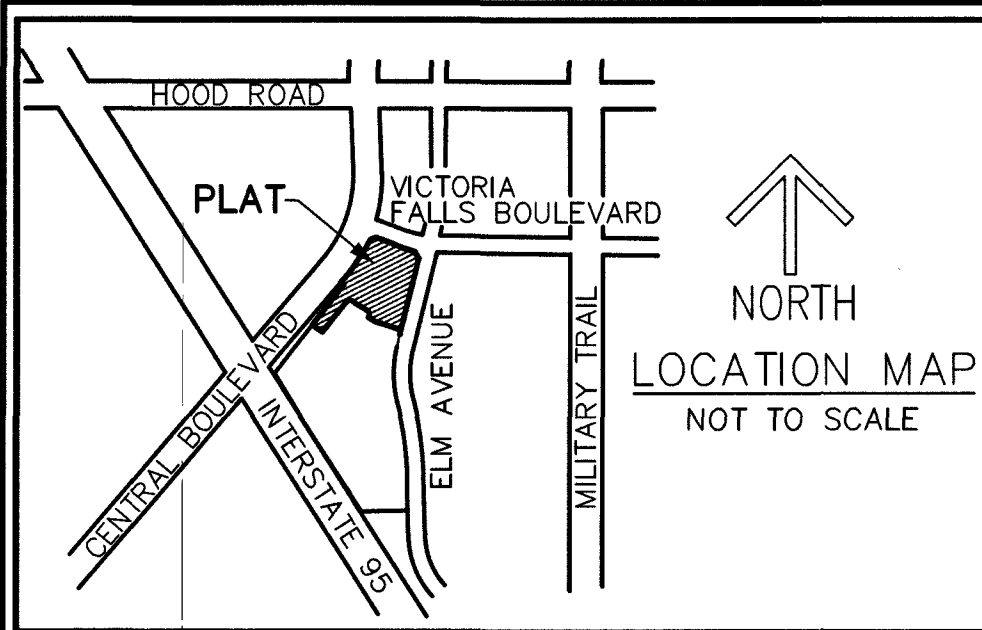
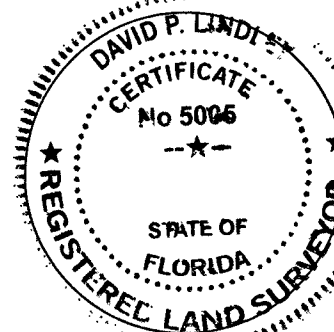
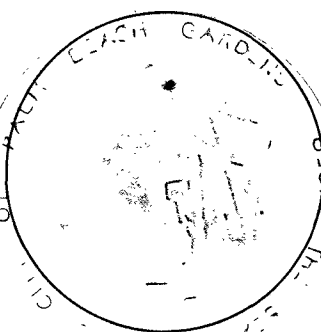
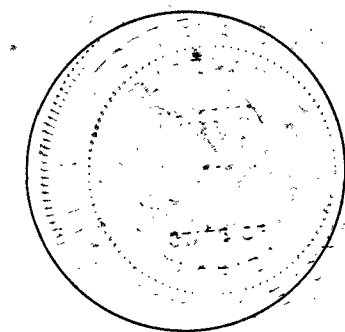
THE PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

THIS 29<sup>th</sup> DAY OF May, 2025.

  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA  
CERTIFICATE NO. LS6889

CITY OF  
PALM BEACH GARDENS  
ENGINEERCITY OF  
PALM BEACH GARDENS

SURVEYOR



## DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT **PALM BEACH GARDENS APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, AUTHORIZED TO DO BUSINESS IN FLORIDA AND CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNERS OF THE LANDS SHOWN HEREON AS GARDENS VISTA, BEING A REPLAT OF A PORTION OF TRACT B-1 AND ALL OF TRACTS A-3, B-2, B-3, C-3, C-4, R-1, R-2 AND R-3, CIMARRON COVE RE-PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGES 72 THROUGH 76 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT B-3, THE FOLLOWING SIX COURSES AND DISTANCES ARE ALONG THE BOUNDARY OF SAID PLAT, ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 51°30'05" WEST, HAVING A RADIUS OF 1,969.86 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°42'24", A DISTANCE OF 264.96 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 72°04'31" EAST, A DISTANCE OF 52.78 FEET; THENCE SOUTH 66°38'32" EAST, A DISTANCE OF 287.46 FEET TO THE POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,611.50 FEET; A CENTRAL ANGLE OF 04°13'56", AN ARC DISTANCE OF 119.03 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 27°15'45" EAST, A DISTANCE OF 55.18 FEET; THENCE SOUTH 16°20'58" WEST, A DISTANCE OF 716.76 FEET; THENCE NORTH 73°39'02" WEST, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF TRACT M-2, AS SHOWN ON SAID PLAT AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 73°39'02" WEST, HAVING A RADIUS OF 43.00 FEET; THENCE NORTHEASTERLY ALONG THE BOUNDARY LINE OF SAID TRACT M-2 AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 85°36'55", A DISTANCE OF 64.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 69°15'57" WEST ALONG A BOUNDARY LINE OF SAID TRACT M-2, A DISTANCE OF 208.74 FEET; THENCE NORTH 57°09'27" WEST, A DISTANCE OF 67.11 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF TRACT M-1, AS SHOWN ON SAID PLAT AND TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 56°45'44" WEST, HAVING A RADIUS OF 48.00 FEET; THENCE NORTHERLY ALONG SAID BOUNDARY LINE OF TRACT M-1 AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°10'08", A DISTANCE OF 75.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 56°55'52" WEST ALONG THE BOUNDARY LINE OF SAID TRACT M-1, A DISTANCE OF 154.74 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET AND A CENTRAL ANGLE OF 82°10'24"; THENCE SOUTHWESTERLY ALONG THE BOUNDARY LINE OF SAID TRACT M-1 AND ALONG THE ARC A DISTANCE OF 68.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 40°53'44" WEST ALONG THE BOUNDARY LINE OF SAID TRACT M-1, A DISTANCE OF 339.65 FEET TO THE NORTHEAST CORNER OF TRACT C-2, SAID PLAT; THENCE NORTH 54°42'32" WEST ALONG THE NORTH LINE OF SAID TRACT C-2, A DISTANCE OF 100.48 FEET TO THE NORTHWEST CORNER OF SAID TRACT C-2; THENCE NORTH 40°53'44" EAST ALONG THE WEST LINE OF AFORESAID TRACT C-3, A DISTANCE OF 490.48 FEET; THENCE NORTH 46°22'41" WEST ALONG THE WEST LINE OF SAID TRACT C-3, A DISTANCE OF 27.43 FEET; THENCE NORTH 43°37'28" EAST ALONG THE WEST LINE OF SAID TRACT C-3, A DISTANCE OF 12.53 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,993.86 FEET AND A CENTRAL ANGLE OF 02°41'50"; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID TRACT C-3 AND ALONG THE ARC A DISTANCE OF 93.86 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF AFORESAID TRACT R-1; THENCE ALONG SAID SOUTH LINE, NORTH 53°40'03" WEST, A DISTANCE OF 7.02 FEET TO THE SOUTHWEST CORNER OF SAID TRACT R-1 AND TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 49°03'23" WEST, HAVING A RADIUS OF 1,986.86 FEET; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID TRACT R-1 AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°26'41", A N ARC DISTANCE OF 84.78 FEET TO THE NORTHWEST CORNER OF SAID TRACT R-1; THENCE ALONG THE SOUTH LINE OF AFORESAID TRACT B-3, NORTH 51°30'05" WEST, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

CONTAINING 423,544 SQUARE FEET/9.7232 ACRES, MORE OR LESS.

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

## PARCEL A

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR **PALM BEACH GARDENS APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH GARDENS, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH GARDENS APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

## TRACTS R1 AND R2

TRACTS R1 AND R2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PUBLIC ACCESS AND SIGNAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE CONCERNING TRACTS R AND R1.

## PUBLIC ROADWAY EASEMENT

THE PUBLIC ROADWAY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF **PALM BEACH GARDENS APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE WITH RESPECT TO SAID PUBLIC ROADWAY EASEMENT.

## TRACTS P-1, P-2 AND P-3 (CONSERVATION AREAS)

TRACTS P-1, P-2 AND P-3, THE CONSERVATION TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREAS AND CONSERVATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THESE CONSERVATION AREAS MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE, EXCEPT TO CONSTRUCT NATURE TRAILS OR PUBLIC ACCESS EASEMENTS PER CITY APPROVAL. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE BUT ARE NOT LIMITED TO CONSTRUCTION OR PLACING OF 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, ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

## TRACTS BT1 AND BT2 (BUFFER TRACTS)

TRACTS BT1 AND BT2, THE BUFFER TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR BUFFER, SIGNAGE, DRAINAGE, WATER, SEWER, AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. AREAS ENCUMBERED BY SEACOAST UTILITY EASEMENTS, WATER LINE EASEMENTS AND SEWER LINE EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE SEACOAST UTILITY AUTHORITY AND NOT FOR USE BY OTHER UTILITY PROVIDERS WITHOUT WRITTEN CONSENT FROM THE SEACOAST UTILITY AUTHORITY.

## PEDESTRIAN ACCESS EASEMENT (PAE)

THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN INGRESS-EGRESS PURPOSES. SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE CIMARRON COVE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

## EMERGENCY ACCESS EASEMENT

THE EMERGENCY ACCESS EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR EMERGENCY VEHICLES, PEDESTRIAN ACCESS AND SERVICE. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

## SEACOAST UTILITY AUTHORITY EASEMENT

THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS SUE, 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 OR THE CITY OF PALM BEACH GARDENS.

## LIMITED ACCESS EASEMENT

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. 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.