MAY 2001 SHEET 1 OF 5 SAN MICHELE DEDICATION: LYING IN SECTIONS 25 AND 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA COUNTY OF PALM BEACH) In. STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS, THAT FOREST LAKE ASSOCIATES L.C., A FLORIDA LIMITED LIABILITY COMPANY, BY FRANKEL PARTNERS L.C., MANAGING MEMBER, A FLORIDA LIMITED LIABILITY COMPANY, COMPER OF THE LAND SHOWN HEREON, LYING IN SECTIONS 26 AND 38, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "SAN MICHELE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COUNTY OF PALM BEACH } **AREA TABULATION** DONALD ROSS ROAD HIS PLAT WAS FILED FOR RECORD COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD WITH THE WEST RIGHT OF-WAY LINE OF CENTRA 6 54 ACRES TRACT 'UP-1' (UPLAND) 1.15 ACRES TRACT 'UP-2' (UPLAND) 0.92 ACRES TRACT 'UP-3' (UPLAND) 0.97 ACRES TRACT 'UP-3' (UPLAND) 3.95 ACRES TRACT 'UP-3' (UPLAND) 1.84 ACRES TRACT 'UP-6' (UPLAND) 4.13 ACRES TRACT 'B-1' (BUFFER) 0.71 ACRES TRACT 'B-1' (BUFFER) 2.85 ACRES LOTS (90) TRACT "A" (ROADWAY) TRACT "R-1" (RECREATION) TRACT "R-2" (RECREATION) TRACT "RAW" (RIGHT-OF-WAY) BOULEVARD, THENCE, SOUTH 00"4804" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3805.08 FEET FOR A POINT OF BEGINNING. T 4340M THIS 874 DAY SHEET 2 BOLLEVAND, THENCE, SOUTH 00"48"04" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET FOR TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT-OF-WAY LINE OF HOOD ROAD, THENCE; NORTH 80"00"2" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 98.67 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID SECTION 30; THENCE, NORTH 00"40"0" EAST, ALONG SAID WEST LINE OF SECTION 36, A DISTANCE OF 1032-29 FEET TO THE NORTH-WEST CORNER OF SAID SECTION 30; BAID NORTH-WEST CORNER ALSO BEING THE SOUTH-WEST CORNER OF SAID SECTION 25; THENCE, NORTH 01"17"32" EAST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 1059-30 FEET; 1.72 ACRES 2.46 ACRES F May 1.03 ACRES 1.12 ACRES 1.47 ACRES 0.10 ACRES 0.14 ACRES TRACT 'L-1' (LAKE) TRACT 'L-1' (LAKE) TRACT 'L-2' (LAKE) TRACT 'L-3' (LAKE) TRACT 'L-4' (LAKE) TRACT 'L-6' (LAKE) TRACT 'L-6' (LAKE) TRACT 'D-6' (AKE) TRACT 'D-6' (AKE) TRACT 'D-6' (OPEN SPACE) SHEET 3 IND DULY RECORDED IN PLAT BOOK THENCE, SOUTH 89"11'56" EAST, DEPARTING SAID WEST LINE OF SECTION 25, A DISTANCE OF 944.95 FEET TO THE POINT OF BEGINNING. NO. 90 ON PAGES 145-149 mms CONTAINING: 64 47 ACRES, MORE OR LESS. 28.38 ACRES SITE-TOTAL AREA = HAR CALIBED THE RAME TO BE SUBVEYED AND PLATTED AND DOES HERERY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS: YODOTHY WE KEN AS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS ANDOR RESERVATIONS: TRACT A' (ROADWAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SAN MICHELE HOMEOWINGERS ASSOCIATION, INC., A FLORIDA NOT. FORPROFIT CORPORATION, ITS SUCCESSORS ANDOR ASSIGNS, FOR PRIVATE STREET, UTILITY AND DRAIRAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MANTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS ANDOR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PAIM BEACH GARDENS. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ROADWAY TRACT 'A' IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS ANDOR ASSIGNS, FOR PROFICE OF ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAN MICHELE HOMEOWINERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS ANDOR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PAIM BEACH GARDENS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER ROADWAY TRACT 'A' IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS ANDOR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT 'A'. THE REPORT WALL FASSIFIEST AS SHAWN HEREON ARE HEREBY DEPRICATED TO PREVENT CONSTRUCTION AND MAINTENANCE OF CLERK OF THE CIRCUIT COURT IN: MULL COLOR DEPUTY CLERK SHEET 4 0.06 ACRES 000 ROAD 100 SQ.FT. 0.23 ACRES 0.33 ACRES SHEET 5 0.15 ACRES 1.74 ACRES LOCATION MAP (NOT TO SCALE) SHEET INDEX (NOT TO SCALE) GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS: THE 6 FOOT WALL EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF WALLS, THE MAINTENANCE OF ALL WALLS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAN MICHELE HOMEOWNERS ASSOCIATION, INC., A FLOR DA NOT-FOR-PROFIT CORPORATION, IT SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STATE OF FLORIDA STATE OF FLORIDA STATE OF FLORIDA CONTRACTOR OF THE CON 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS ZONING CODE. 2. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. TRACT 18-1' AND TRACT 18-2', AS SHOWN H :REOH, ARE HEREBY DEDICATED TO THE SAN MICHELE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. COUNTY OF PALM BEACH 3 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 THIND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBDORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. BEFORE ME PERSONALLY APPEARED THOMAS FRANKEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED RESPECTFULLY, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF FRANKEL PARTNERS L.C., A FLORIDA LIMITED LIABILITY SEVERALLY ACKNOWLEGGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SAID THAT THE SEAL REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE COMPANY AND THAT DEED COMPANY AND THAT SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. UBLIGHT OF SAID ASSOCIATION, TO SUCCESSOR'S ANDOY ASSIGNS, MITTOUT RECOURSE TO THE CITY OF PAUM BEACH CANDENS. TRACTS "L.1", "L.2", "L.2", "L.3", "L.4" AND "L.5" (LAKES,) AS SHOWN HEREON, ARE HEREBY DEDITED TO THE SAM MICHELE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS ANDOY ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS ANDOY ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE CITY OF PALM BEACH GARDENS AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES THE ROADWAYS AND ANY AND ALL DRAINAGE AND LAKE MAINTENANCE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM. MORTGAGEE'S CONSENT: STATE OF FLORIDA WITNESS MY HAND AND OFFICIAL SEAL THIS GO DAY OF MAY MY COMMISSION EXPIRES: ADAL 24, 20-4 NOTARY PUBLIC: COUNTY OF PALM BEACH } EASEMENTS ASSOCIATED WITH SAUD DRAINAGE STSTEM. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, A. E HEREBY DEDICATED TO THE SAN MICHELE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION. ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR THE PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES P'RBUANT TO THE MAINTE, ANDE OBLIGATION OF SAID ASSOCIATIL.. ITS SUCCESSORS AND/OR ASSIGNS, MITHOUT RECOURSE TO 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED. IN OFFICIAL RECORDS BOOK 11003, PAGE 1960, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. AC SEPTANCE OF RESERVATIONS AND DEDICATIONS: THE CITY OF PAIN BEACH GARDENS. THE DRINGE EASEMENTS (D.ES), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAN MICHELE HOMEOWNERS ASSONITION, INC., A FLORIDA NOT-FOR-PROFIT CORF PRATION, IT SUCCESSORS AND/OR ASSIGNS, WITHOUT RECITY OF PALM BEACH GARDENS. COUNTY OF PALM BE .CH } PALM BEACH NATIONAL BANK AND TRUST COMPANY THE SAN MICHELE HOMEOWN F.83 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 47 DAY OF 42 2001. THE SAN MICHELE HOMEOWNERS AS SHOWN HEREON AND DESIGNATED AS U.E. ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL TITLE UTILITY GASEMENTS (UE), AS SHOWN HEREON AND DESIGNATED AS U.E. ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL STATED AND ANNOTHER HER HIGHT TO ENTER THE PROPERTY HEREIN DESCRIBED TO INSTALL OPERATE AND MAINTAIN THEIR STATED AND SHOWN HEREON, AND HEREBY A 2001. RESPECTIVE UTILITY FACILITIES. THE INSTALLATION OF CASE TELEVISION SYSTEMS SHALL NOT INTLIFER WITH THE INSTALLATION, OPERATION AND FACILITIES. THE INSTALLATION OF CASE TELEVISION SYSTEMS SHALL NOT INTLIFER WITH THE INSTALLATION, OPERATION AND FACILITIES. THE INSTALLATION OF CASE TELEVISION SYSTEMS SHALL NOT INTLIFER WITH THE INSTALLATION, OPERATION AND FACILITIES. THE INSTALLATION OF CASE TELEVISION SYSTEMS SHALL NOT INTLIFER WITH THE INSTALLATION, OPERATION AND FACILITIES. THE INSTALLATION OF CASE TELEVISION SYSTEMS SHALL NOT INTLIFER WITH THE INSTALLATION, OPERATION AND FACILITIES. THE INSTALLATION OF CASE TELEVISION SYSTEMS SHALL NOT INTLIFER WITH THE INSTALLATION, OPERATION AND FACILITIES. THE INSTALLATION OF CASE THE INTERPRETATION OF SAID ASSOCIATION, INC., A FLORIDA NOT. "PROPERTY HEREBY DEDICATED TO THE SAN MICHELE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT." PREVENCE OF THE CONTRACT OF THE BY: SR SUB VICE PRESIDENT SAN MICHELE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT 2// BY: THOMAS FRANKEL, PRESIDENT Cashier GARDENS. TRACT 18M*, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, FOR THE PERPET! AL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES. TRACTS 19M*, 19M*, 21M*, 21M*, 21M*, 24M*, 24M*, 21M*, **ACKNOWLEDGEMENT:** ACKNOWLEDGMENT; STATE OF FLORIDA COUNTY OF PALM BEACH) COUNTY OF PALM BEACH 1 BEFORE ME PERSONALLY APPEARED Debby March Sani and Tames And one personally known to me or have produced and the personally known to me and the produced and the presenting and the present the foregoing instrument as secretary and dice president, respectively, of pamb beach national bank and trads that they executed such instrument as officers of such corporation, and that the seal affect to the foregoing instrument is the corporate seal of such corporation, and instrument by due and regular corporate authority, and that the corporate seal of such corporation, and distrument is the present of such corporation. Withess my hand and official seal this 9th day of May , 2001. Withess my hand and official seal this 9th day of May , 2001. BIFORE ME PERSONALLY APPEARED THOMAS FRANKEL AND HARVEY GELLER, WHO ARE PERSONALLY FLOOMN TO ME, OR HAVE PRODUCED AND RESPECTIVILITY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTFULLY OF SAN WICHELE HOMEOWNERS ASCILATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAND CORPORATION, AND THAT THE SEAL AFFIRED TO THE FOREGOING INSTRUMENT IS THE CORPORATE OLD SAID CORPORATION AND THAT THAT AS AFFIRED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT, AND DEED OF SAID CESS SIDEWALKS AND DRAWAGE BERNS LESS SIDEWALKS AND DRIVINGE BERMS. TRACTS 'U-1, "O-2," 'O-3," 'O-4," 'O-4," 'O-7," AND 'O-8" (O-EN SPACE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SAN MICH: "LORGING MERCOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS. FOR O. EN SPACE PURP. JES. AND ARE THE PERPETUAL MAINTERWINEC OBLIGATION, ""." JESSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, "WITHOUT RECOURSE." ""." ASSOCIATION, "SUCCESSORS AND/OR ASSIGNS, "WITHOUT RECOURSE." TO PLAND SUCCESSORS AND/OR ASSIGNS, "WITHOUT RECOURSE." ""." ASSOCIATION, ""." ASSOCIATION, "SUCCESSORS AND/OR ASSIGNS, "WITHOUT RECOURSE." TO PLAND. ""." ASSOCIATION, "". WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF MAY MY COMMISSION EXPIRES: 4/5/07- Annald Annald MY COMMISSION EXPIRES: April 24, 2004 NOTARY PUBLIC: PLUL! TRIAN ACCE IS SIDEWALKS AND DRANAGE BERMS. 1. THE LEAGO. ST UTILITY AUTHORITY UTILITY EASEMENT. 1. SUCCESSORS IN DASSIGNS, SAU DRANAGE BERMS. 1. SHOWN HERROY DEDICATED TO SECOND THE CONTROL OF THE OWNER ITS SUCCESSORS AND ASSIGN, AND AND SEIGHT, AND SECOND THE OWNER ITS SUCCESSORS AND ASSIGNS, AND AND SEIGHT, AND SECOND THE OWNER ITS SUCCESSORS AND ASSIGNS, AND ASSIGNS, SAU DASSIGNS, AND ASSIGNS, SAU DASSIGNS, SAU DASSIGNS, SAU DASSIGNS, SAU DASSIGNS, AND ASSIGNS, SAU DASSIGNS, SAU DA MY COMMISSION EXP. APR. 5,200 NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE: CITY APPROVAL: STATE OF FLORIDA COUNTY OF PALM BE/ICH SS COUNTY OF PALM BEACH 3 THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HERBY ACCEPTS THE 30 FOOT DRAINAGE AND FLOWAGL EASEMEN AS SHOWN HEREON, AND THE NON-EXCLUSIVE EASEMENT OVER TRACTS "UP-1" THROUGH "UP-3", INCLUSIVE, AS SHOWN HEREON, 55 CITY OF PALM BEACH GARDENS) AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS OVER WHICH SAID EASE-MENTS LIE. AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLIGATIONS, OR DEDICATIONS TO, ITH ESECOAST UTILITY AUTHORITY WELL SITE EASEMENT (SUA WE), AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS; SA' LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE ON HER ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER SAID UTILITY EASEMENT IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER WELL "ACCULTIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER SAID WELL SITE EASEMENT. CARL TOTAL TOTAL IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY INPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY TESLILA N. STEWART, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOARD OF SUPERVISORS THIS, J. ATTEST: CAROL GOLD, CITY CLERK BOARD OF SUPERVISIONS THE 30 DRAINAGE AND FLOWAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO NORTHERN PALM BEACH COUNTY IMPROVE-MENT DISTRICT (MORTHERN) FOR STORMWATER DRAINAGE PURPOSES, NORTHERN SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO ACCESS, CONSTRUCT, REPAIR, REPLACE, UPGRADE AND MAINTAIN STORM DRAINAGE FACILITIES IN, UNDER, AND UPON THE EASEMENT AREA IN ORDER TO PROVIDE FOR THE UNINTERRUPTED FLOWAGE OF STORMWATER THROUGH THE EASEMENT AREA. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT CITY ENGINEER: THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 12 DAY OF 1014 , 2001. بكساء ATTEST: PHENTEL, SECRETARY TESULA N. STEWART, PRESIDENT THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE A NON-EXCLUSIVE EASEMENT OVER TRACTS "UP-1", "UP-2", "UP-3", "UP-3", "UP-4", "UP-8" AND "UP-8" (UPLAND PRESERVES), AS SHOWN HEREON. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO OPERATE AND MAINTAIN THE DRANAGE BERMS WITHIN SAID TRACTS "UP-1" THROUGH "UP-8", INCLUSIVE. BY: LENNAF LINDALL P.E. - CITY ENGINEER TITLE CERTIFICATION: COUNTY OF PALM BEACH 3 WE, BUN TITLE AND ABSTRACT COMPANY, INC., A TITLE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY. THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN FOREST LAKE ASSOCIATES, LC.; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOT OF THERWISE 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. FOREST LAKE ASSOCIATES, L.C. A FLORIDA LIMITED LIABILITY COMPANY FRANKEL PARTNERS L.C., MANAGING MEMBER AFFORIDA UMITED LIABILITY COMPANY BY

THIS FLAT WAS REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.08(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VEREICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE, PERMANENT CONTROL POINTS (PCPS), OR MONUMENTS AT LOT Pun LA O. HOWARD DUKES BY: THOMAS FRANKEL, MANAGING MEMBER WITHESS: Huy MAT (PRINT NAME) SHEARY L. HUMAN DATED: THIS BHA DAY OF MAN , 2001. DATE: May 14, 2001 BY: FRANK MCALONAN, PRESIDENT Pal for the PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4533 WITNESS: _____ I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY AND PLAT ARE ACCURATE TO THE BEST OF MY THIS PLAT AS KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, SUBDIVIDED IN AND THAT PERMANENT CONTROL POINTS (P.C.P.'S). AND MONIMENTS ACCORDING TO SEC. 177.081(9), F.S. WILL BE SET UNDER SUBPLIANTED. THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND THERE MAY BE THAT THE SURVEY DATA COMPULES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS THAT MAY BE THAT THE SURVEY DATA COMPULES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS THAT MAY BE THE MAY BE THE MAY BE THAT THE SURVEY DATA COMPULES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS THAT MAY BE THE MAY BE THE MAY BE THAT THE SURVEY DATA COMPULES OF BIRD THE REAL MAY BE THAT THE SURVEY DATA COMPULES OF BIRD THE REAL MAY BE THAT THE SURVEY DATA COMPULES OF BIRD THE REAL MAY BE THE MAY BE THE MAY BE THE MAY BE THAT THE SURVEY DATA COMPULES OF BIRD THE MAY BE T SURVEYOR'S CERTIFICATION 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 I THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. BENCH MARK LAND SURVEYING & MAPPING, INC. SEAL SEAL. SEAL SEAL VAN CAMPEN P.B.M. 2424

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4162 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

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RIVIERA BEACH, FLORIDA 33404

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