

20020254545

STATE OF FLORIDA DEDICATIONS AND RESERVATIONS
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

PLAT OF LA POSADA

LYING IN SECTION 6, TOWNSHIP 42 SOUTH,
RANGE 43 EAST, CITY OF PALM BEACH
GARDENS, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4 JANUARY 2002

KNOW ALL MEN BY THESE PRESENTS THAT WESTPORT HOLDINGS PBG, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS:

PLAT OF LA POSADA

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ATLANTIC ROAD, RECORDED IN OFFICIAL RECORD BOOK 7126, PAGE 1706, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE NORTHERLY EXTENSION OF THE EASTERLY BOUNDARY OF THE PLAT OF MIRA FLORES, RECORDED IN PLAT BOOK 75, PAGES 122 THROUGH 125, OF SAID PUBLIC RECORDS;

- THENCE ALONG SAID EASTERLY BOUNDARY FOR THE FOLLOWING EIGHT (8) COURSES:
 - THENCE S01°15'12"W FOR 76.07 FEET;
 - THENCE S46°15'12"W FOR 35.36 FEET;
 - THENCE S01°15'12"W FOR 152.74 FEET TO A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 265.00 FEET, AND A CENTRAL ANGLE OF 55°48'40";
 - THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, FOR 258.13 FEET TO THE POINT OF TANGENCY;
 - THENCE S57°03'52"W FOR 230.64 FEET TO A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET, AND A CENTRAL ANGLE OF 63°44'16";
 - THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR 205.80 FEET TO THE POINT OF TANGENCY;
 - THENCE S06°40'24"E FOR 75.35 FEET;
 - THENCE S53°32'54"E FOR 36.49 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GARDENS PARKWAY, RECORDED IN ROAD PLAT BOOK 7, PAGE 195, OF SAID PUBLIC RECORDS;

- THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) COURSES:
 - THENCE N79°34'36"E FOR 1,372.19 FEET TO A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,190.92 FEET, AND A CENTRAL ANGLE OF 24°19'43";
 - THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR 505.68 FEET TO THE END OF SAID CURVE;
 - THENCE N60°12'06"E FOR 34.55 FEET;
 - THENCE S73°30'08"E, ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE EASTERLY EXTENSION THEREOF FOR 70.38 FEET;

THENCE N00°55'31"E FOR 2.94 FEET TO THE BOUNDARY OF A NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT WATER MANAGEMENT TRACT, RECORDED IN OFFICIAL RECORD BOOK 5072, PAGE 354, OF SAID PUBLIC RECORDS;

- THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING FIVE (5) COURSES:
 - THENCE N00°55'31"E FOR 35.72 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 271.56 FEET, A RADIAL LINE FROM SAID POINT BEARS S73°30'08"E;
 - THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°45'08", FOR 155.23 FEET TO THE POINT OF TANGENCY;
 - THENCE N49°15'00"E FOR 49.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 331.56 FEET;
 - THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°31'17", FOR 07.25 FEET;
 - THENCE S88°44'08"E FOR 0.53 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 331.14 FEET, WHERE A RADIAL LINE BEARS N54°19'08"W;

THENCE DEPARTING SAID BOUNDARY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°34'20", FOR 199.81 FEET TO A POINT OF TANGENCY;
THENCE N01°06'32"E FOR 48.01 FEET;
THENCE N46°07'24"E FOR 44.04 FEET;
THENCE N01°11'28"E FOR 76.19 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF ATLANTIC ROAD;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N88°45'01"W FOR 1,829.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.075 ACRES, MORE OR LESS.

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

- STREETS:
TRACT "S", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET AND UTILITY PURPOSES.
- TRACTS "A", "A-1", AND "B":
TRACTS "A", "A-1", AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED BY WESTPORT HOLDINGS PBG, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT.
- TRACTS "L", "L-1", AND "L-2":
TRACTS "L", "L-1", AND "L-2" AS SHOWN HEREON, ARE HEREBY RESERVED BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

4. UTILITY EASEMENTS:
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

5. WATER & SEWER EASEMENTS:
THE WATER & SEWER EASEMENTS AS SHOWN HEREON AND DESIGNATED AS W.S.E. ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

6. I.Q. WATERLINE EASEMENT:
THE IRRIGATION QUALITY WATERLINE EASEMENT (I.Q.W.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN IRRIGATION QUALITY WATERLINE.

7. TRACT "C":
TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED BY WESTPORT HOLDINGS PBG, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

8. BUFFER EASEMENT:
THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO WESTPORT HOLDINGS PBG, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

9. WATER MANAGEMENT MAINTENANCE EASEMENTS (WMME):
THE WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS, AND TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CITY, ITS SUCCESSORS AND ASSIGNS.

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 ANY AND ALL DRAINAGE, WATER MANAGEMENT, AND WATER MANAGEMENT MAINTENANCE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE-NAMED WESTPORT HOLDINGS PBG, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS 30th DAY OF January, 2002.

BY: WESTPORT HOLDINGS PBG, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP
BY: WESTPORT HOLDINGS LA POSADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER
BY: George D. Gall
GEORGE D. GALL, AS VICE PRESIDENT
WITNESS: Molly Brown
(PRINT NAME) Molly Brown
WITNESS: Leah G. Satter
(PRINT NAME) Leah G. Satter

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

BEFORE ME PERSONALLY APPEARED GEORGE D. GALL, AS VICE PRESIDENT OF WESTPORT HOLDINGS LA POSADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF WESTPORT HOLDINGS PBG, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SUCH GENERAL PARTNER OF SAID LIMITED PARTNERSHIP AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF January, 2002.
MY COMMISSION EXPIRES: Michelle Harris
NOTARY PUBLIC



IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS EXECUTIVE DIRECTOR, AND ITS SEAL TO BE AFFIXED HERETO THIS 23rd DAY OF January, 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BY: Sally Hamadeh
SALLY HAMADEH, PRESIDENT
BOARD OF SUPERVISORS
ATTEST: Peter L. Pimentel
PETER L. PIMENTEL, EXECUTIVE DIRECTOR
BOARD OF SUPERVISORS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

BEFORE ME PERSONALLY APPEARED A. SALLY HAMADEH AND PETER L. PIMENTEL, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND EXECUTIVE DIRECTOR, RESPECTIVELY, OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF January, 2002.
MY COMMISSION EXPIRES: 6/22/03
Roberta Anne Macleod
NOTARY PUBLIC
02 814350

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATIONS TO, AND MAINTENANCE RESPONSIBILITIES INCURRED, BY SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BY: Sally Hamadeh
A. SALLY HAMADEH, PRESIDENT
BOARD OF SUPERVISORS
ATTEST: Peter L. Pimentel
PETER L. PIMENTEL,
EXECUTIVE DIRECTOR
BOARD OF SUPERVISORS
DATE: 1/23/02

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11213, AT PAGES 1907 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF January, 2002.

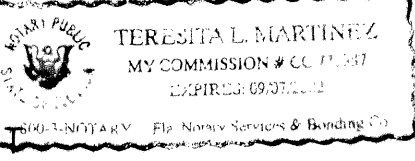
PALM BEACH NATIONAL BANK & TRUST COMPANY
A FEDERAL BANKING CORPORATION
BY: Jack A. Buell
(PRINT NAME) Jack A. Buell
(PRINT TITLE) Vice President
WITNESS: Melissa Chapeau
(PRINT NAME) Melissa Chapeau
WITNESS: William J. Pope
(PRINT NAME) William J. Pope

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

BEFORE ME PERSONALLY APPEARED Jack A. Buell WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PALM BEACH NATIONAL BANK & TRUST COMPANY, A FEDERAL BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF January, 2002.
MY COMMISSION EXPIRES: 9-7-02
NOTARY PUBLIC: Teresta L. Marting



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11176, AT PAGES 1276 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF January, 2002.

COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SUCCESSOR BY CONVERSION TO COMMUNITIES FINANCE COMPANY, A DELAWARE CORPORATION
BY: Gregory M. Lewis
(PRINT NAME) Gregory M. Lewis
(PRINT TITLE) Vice President
WITNESS: Pat Angelo
(PRINT NAME) Pat Angelo

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

BEFORE ME PERSONALLY APPEARED Frank Kurchinski WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

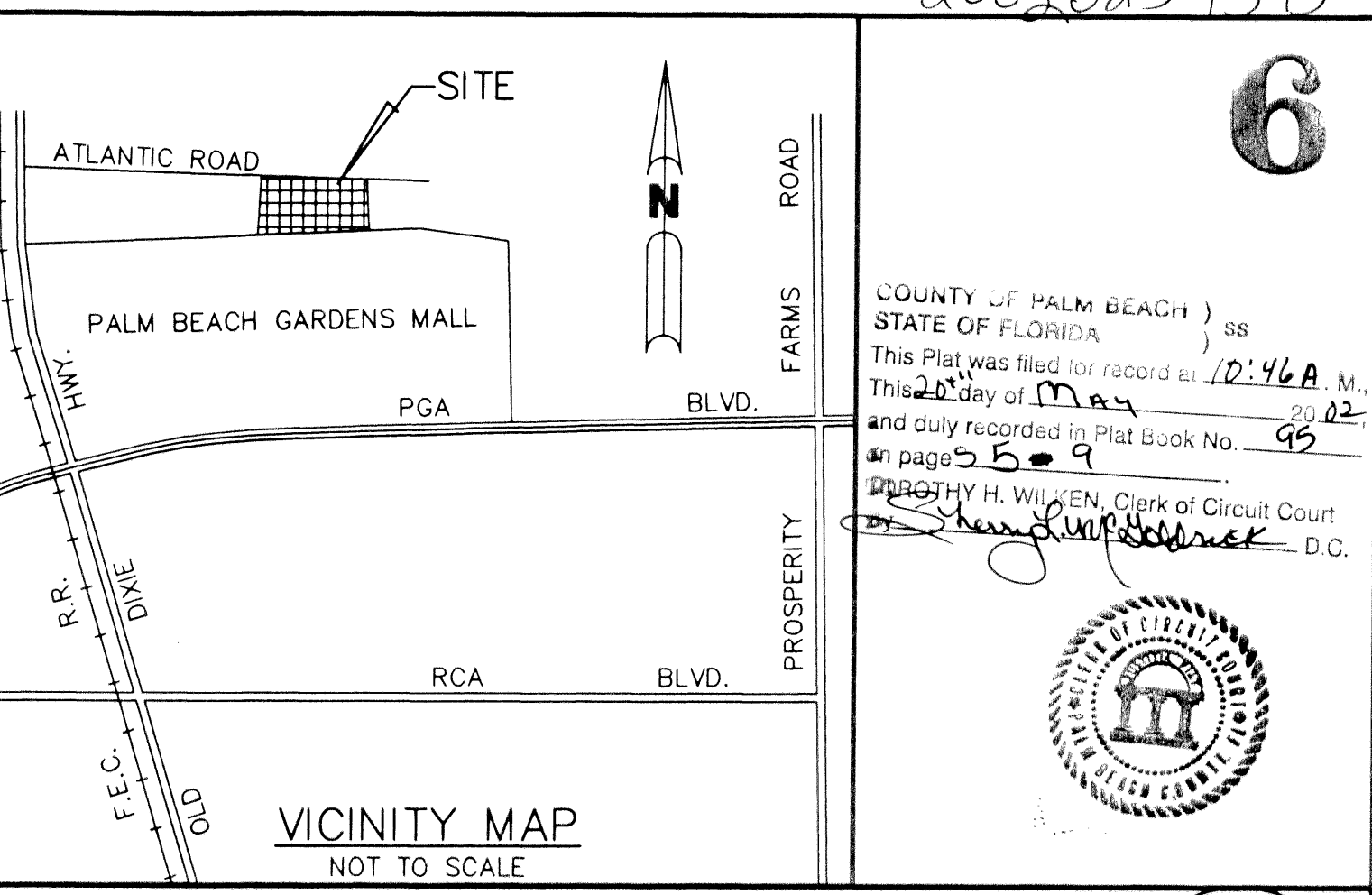
WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF January, 2002.
MY COMMISSION EXPIRES: 12-15-04
NOTARY PUBLIC: Molly E. Brown

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

I, ALYS NAGLER DANIELS, 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 TO WESTPORT HOLDINGS PBG, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AS TO A PORTION THEREOF, AND THE REMAINDER TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT; 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: 1/21/02 BY: Alys Nagler Daniels
ALYS NAGLER DANIELS, ATTORNEY-AT-LAW
FLORIDA BAR No. 354620



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, FLORIDA FOR THE REQUIRED IMPROVEMENTS; THAT THE PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

JOHN E. PHILLIPS, III, P.S.M.
LICENSE No. 4826
STATE OF FLORIDA
BROWN & PHILLIPS, INC.
3970 RCA BOULEVARD, SUITE 7005
PALM BEACH GARDENS, FLORIDA
CERTIFICATE OF AUTHORIZATION No. 6473

REVIEWING SURVEYOR

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

BY: Pasquale Volpe DATE: 6 Feb 02
PASQUALE VOLPE
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 4873

CITY APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21st DAY OF February, 2002, AND THE DEDICATIONS TO THE CITY OF PALM BEACH GARDENS, FLORIDA ARE HEREBY ACCEPTED.

BY: Joseph R. Russo
JOSEPH R. RUSSO, MAYOR

ATTEST: Carol Gold
CAROL GOLD, CITY CLERK
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 21st DAY OF FEBRUARY 2002.
CITY ENGINEER: Lenhart E. Lindahl, P.E.

- NOTES:
- BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF S88°45'01"E ALONG THE NORTH LINE OF SECTION 6.
 - PERMANENT REFERENCE MONUMENT (P.R.M.) No. "LB6473" SET, UNLESS NOTED OTHERWISE.
 - MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS, INC." CAP, OR P.C.P. No. "LB6473" TO BE SET, UNLESS NOTED OTHERWISE.
 - MONUMENT - FOUND 5/8" IRON ROD WITH "LB 959" CAP.
 - NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR 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.
 - RADIAL BEARINGS ARE NOTED AT ALL NON-TANGENT CURVES.
 - PLAT AREA: 29.075 ACRES, MORE OR LESS.

ABBREVIATIONS

- R/W - RIGHT-OF-WAY
- PRM - PERMANENT REFERENCE MONUMENT
- PCP - PERMANENT CONTROL POINT
- FND. - FOUND
- CONC. - CONCRETE
- ℄ - CENTERLINE
- Ch - CHORD DISTANCE & BEARING
- RPB - ROAD PLAT BOOK
- R - RADIUS
- C - CENTRAL ANGLE
- A - ARC LENGTH
- P.B. - PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- WSE - WATER & SEWER EASEMENT
- IQWE - IRRIGATION QUALITY WATERLINE EASEMENT
- WMME - WATER MANAGEMENT MAINTENANCE EASEMENT
- NPBCID - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

AREA TABLE:	DRAWN: MB
TRACT A: 10.668 ACRES	CHECKED: MDB
TRACT A-1: 0.048 ACRES	PROJ. No. 99063
TRACT B: 7.875 ACRES	DATE: 12/18/01
TRACT C: 0.966 ACRES	SHEET 1 OF 4
TRACT L: 6.525 ACRES	
TRACT L-1: 0.108 ACRES	
TRACT L-2: 0.057 ACRES	
TRACT S: 2.828 ACRES	
TOTAL AREA: 29.075 ACRES	

WESTPORT HOLDINGS SEAL

OFFICIAL NOTARY SEAL
STATE OF FLORIDA
NOTARY PUBLIC
JOHN E. PHILLIPS, III
LICENSE No. 4826
JUNE 1, 2003

ROBERTA ANNE MACLEOD
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION No. 0241488
MY COMMISSION EXPIRES 06/22/03

PALM BEACH NATIONAL BANK & TRUST COMPANY SEAL

COMMUNITIES FINANCE COMPANY, LLC SEAL

MORTGAGEE'S SEAL

MORTGAGEE'S NOTARY

SURVEYOR'S SEAL

REVIEWING SURVEYOR'S SEAL

CITY OF PALM BEACH GARDENS

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
3970 RCA BOULEVARD, SUITE 7005, P.B.G. FLORIDA 33410 561-775-9337, 626-7866 FAX

THIS INSTRUMENT PREPARED BY:
JOHN E. PHILLIPS, III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. 4826

PLAT OF LA POSADA

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 THE COUNTY.