

CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063
PHONE: 954-972-3959 FAX: 954-972-4178

MAY 2002

990901B

JSH

EVERGRENE P.C.D.

EVERGRENE PLAT TWO

A REPLAT OF A PORTION OF TRACT "A", "EVERGRENE" (P.B. 93, PGS. 117-119, P.B.C.R.)
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION	CODE
MULTI-FAMILY RESIDENTIAL	MFR
SINGLE FAMILY ESTATES	SFE
SINGLE FAMILY CLASSICS	SFC
EXEMPT ACREAGE	EX

AREA TABULATION (IN ACRES)

TRACT A	5.240 ACRES	EX
TRACTS B-1 - B-10	17.227 ACRES	EX
TRACTS C-1 - C-20	64.596 ACRES	EX
(WETLAND EASEMENTS)	(11.897 ACRES)	
TRACTS D-1 - D-2	3.461 ACRES	MFR
TRACTS F-1 - F-11	140.924 ACRES	NON-DESIGNATED
TRACTS R-1 - R-6	29.488 ACRES	EX
TRACTS S-1 - S-17	7.243 ACRES	EX
TRACTS WM-1 - WM-9	74.842 ACRES	EX
LOTS 1-54A, 1-29, 35-56C	15.218 ACRES	SFC
LOTS 1-28B, 30-34C	7.214 ACRES	SFE

TOTAL 365.453 ACRES

SHEET 2 OF 26

AREA TABULATION

(FOR THE USE OF THE NORTHERN PALM BEACH IMPROVEMENT DISTRICT)

TRACT	SQUARE FOOTAGE	LAND USE CLASSIFICATION
TRACT A	228253	EX
TRACT B-1	68182	EX
TRACT B-2	58098	EX
TRACT B-3	95506	EX
TRACT B-4	55197	EX
TRACT B-5	59642	EX
TRACT B-6	44590	EX
TRACT B-7	139705	EX
TRACT B-8	181007	EX
TRACT B-9	33045	EX
TRACT B-10	15424	EX
TRACT C-1	32824	EX
TRACT C-2	12662	EX
TRACT C-3	110982	EX
TRACT C-4	112786	EX
TRACT C-5	345613	EX
TRACT C-6	306289	EX
TRACT C-7	52801	EX
TRACT C-8	679681	EX
TRACT C-9	220661	EX
TRACT C-10	532911	EX
TRACT C-11	17084	EX
TRACT C-12	854	EX
TRACT C-13	29501	EX
TRACT C-14	63594	EX
TRACT C-15	31023	EX
TRACT C-16	23019	EX
TRACT C-17	7248	EX
TRACT C-18	85113	EX
TRACT C-19	115444	EX
TRACT C-20	33739	EX
TRACT D-1	36019	MFR
TRACT D-2	114703	MFR
TRACT F-1	958012	NON-DESIGNATED
TRACT F-2	523543	"
TRACT F-3	495281	"
TRACT F-4	125977	"
TRACT F-5	525865	"
TRACT F-6	526417	"
TRACT F-7	929420	"
TRACT F-8	1892020	"
TRACT F-9	33715	"
TRACT F-10	116051	"
TRACT F-11	12336	"
TRACT R-1	585198	EX
TRACT R-2	246342	EX
TRACT R-3	87530	EX
TRACT R-4	93769	EX
TRACT R-5	224943	EX
TRACT R-6	46699	EX
TRACT S-1	138547	EX
TRACT S-2	23136	EX
TRACT S-3	1770	EX
TRACT S-4	15356	EX
TRACT S-5	4062	EX
TRACT S-6	2844	EX
TRACT S-7	1379	EX
TRACT S-8	11259	EX
TRACT S-9	24743	EX
TRACT S-10	30809	EX
TRACT S-11	17284	EX
TRACT S-12	15562	EX
TRACT S-13	2114	EX
TRACT S-14	15130	EX
TRACT S-15	6168	EX
TRACT S-16	2891	EX
TRACT S-17	2432	EX
TRACT WM-1	1710873	EX
TRACT WM-2	290936	EX
TRACT WM-3	105699	EX
TRACT WM-4	484938	EX
TRACT WM-5	137387	EX
TRACT WM-6	148368	EX
TRACT WM-7	62585	EX
TRACT WM-8	298336	EX
TRACT WM-9	20987	EX
LOTS 1-54 BL A	334573	SFC
LOTS 1-28 BL B	274368	SFE
LOTS 1-29, 35-56 BL C	328338	SFC
LOTS 30-34 BL C	39871	SFE

TOTAL 15919125

AREA OF WETLAND EASEMENTS 518212 S.F.

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST HAVING A BEARING OF NORTH 89°51'14" WEST, ACCORDING TO THE STATE PLANE COORDINATE SYSTEM, USING THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, AS ESTABLISHED BY THE PALM BEACH COUNTY SURVEY SECTION.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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.
- THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER MANAGEMENT EASEMENTS OR ON WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER LINE EASEMENTS, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SEACOAST UTILITY AUTHORITY.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 CHAPTER 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 SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

Jeff S. Hodapp
JEFF S. HODAPP, P.S.M. DATE 5-21-02
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111
CARNAHAN PROCTOR CROSS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB2936

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, ROBERT M. GRAHAM, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO COMMUNITY FINANCE COMPANY, LLC, A DELAWARE 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.

APRIL 25, 2002 AT
DATE 11:00 P.M.

BY: *Robert M. Graham*
PRINT NAME: Robert M. Graham
ATTORNEY AT LAW 273562
FLORIDA BAR NO.

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 29th DAY OF May, 2002.

ATTEST: *[Signature]*
CITY CLERK

BY: *[Signature]*
ERIC JABLON, MAYOR

CITY ENGINEER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 29th DAY OF May, 2002.

BY: *[Signature]*
LEONARD E. LINDAHL, P.E., CITY ENGINEER

REVIEWING SURVEYOR

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

BY: *[Signature]* DATE: 28 May 2002
PASQUALE VOLPE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS4873

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

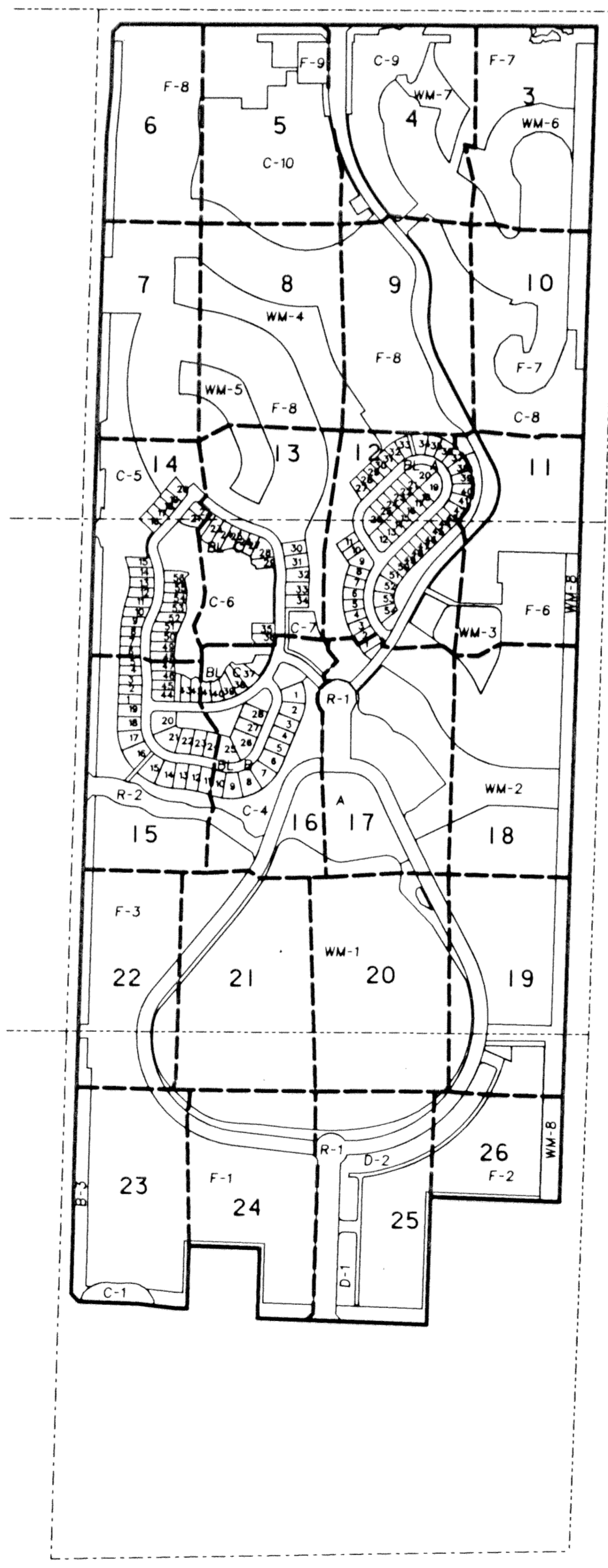
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACCEPTS THE WATER MANAGEMENT ACCESS EASEMENTS, THE WATER MANAGEMENT MAINTENANCE EASEMENTS, THE INGRESS-EGRESS EASEMENT, AND THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLIGATIONS OR DEDICATIONS TO BEING INCURRED BY SAID DISTRICT ON THIS PLAT; AND HEREBY ACKNOWLEDGES THAT NORTHERN'S EXISTING DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 2914 AT PAGE 670 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.

DATED THIS 22 DAY OF May, 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: *[Signature]* BY: *[Signature]*
PETER L. PIMENTEL, SECRETARY A. SALLY HAMADEH, PRESIDENT



KEY MAP:

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR SURVEYOR