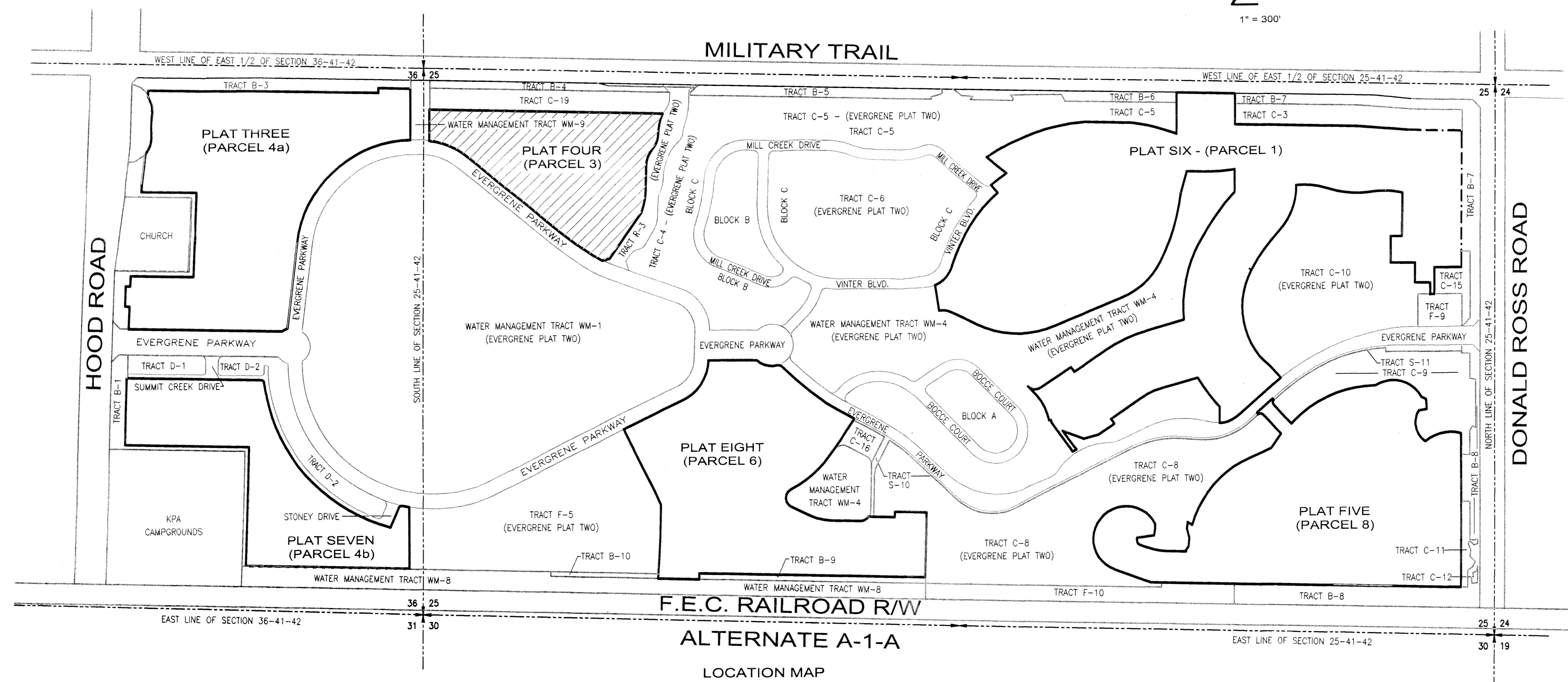
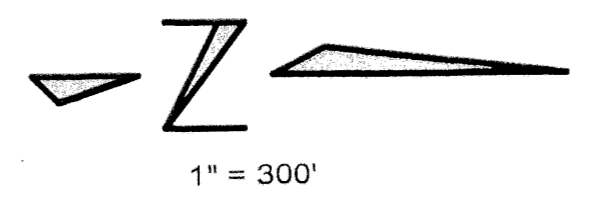


EVERGRENE P.C.D. PLAT FOUR

A REPLAT OF TRACT F-3, EVERGRENE PLAT TWO AS RECORDED IN
 PLAT BOOK 95, PAGES 29 THROUGH 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 LYING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
 CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
 SHEET No.2 OF 4 DECEMBER 2002



UNIT OF DEVELOPMENT NO. 02B

ACREAGES TABLE		
TRACT NAME	SQUARE FEET	ACRES
LOTS 1-5	19195.46	0.4407
LOTS 6-10	20824.30	0.4781
LOTS 11-16	24935.25	0.5724
LOTS 17-21	17461.62	0.4009
LOTS 22-27	22109.03	0.5076
LOTS 28-35	27783.49	0.6378
LOTS 36-41	21323.99	0.4895
LOTS 42-47	22213.81	0.5100
LOTS 48-53	23903.77	0.5488
LOTS 54-59	22795.57	0.5233
LOTS 60-65	22282.20	0.5115
LOTS 66-71	22922.83	0.5262
LOTS 72-77	25800.09	0.5923
OPEN SPACE TRACT-1	2620.84	0.0602
OPEN SPACE TRACT-2	4592.42	0.1054
OPEN SPACE TRACT-3	1882.73	0.0432
OPEN SPACE TRACT-4	5495.97	0.1262
OPEN SPACE TRACT-5	7732.48	0.1775
OPEN SPACE TRACT-6	4364.59	0.1002
OPEN SPACE TRACT-7	5444.54	0.1250
OPEN SPACE TRACT-8	37738.81	0.8683
TRACT "A-1"	3058.30	0.0701
TRACT "A-2"	3411.35	0.0783
TRACT "A-3"	4021.25	0.0923
TRACT "A-4"	2909.92	0.0668
TRACT "A-5"	3109.25	0.0714
TRACT "A-6"	3042.61	0.0698
TRACT "A-7"	2911.66	0.0668
TRACT "A-8"	2909.63	0.0668
TRACT "A-9"	2936.14	0.0674
TRACT "A-10"	2940.53	0.0675
TRACT "A-11"	3301.51	0.0758
TRACT "A-12"	2909.34	0.0668
TRACT "A-13"	2997.92	0.0688
TRACT "S-1"	72289.55	1.6595
UPLAND PRESERVE TRACT-1	5309.19	0.1219
UPLAND PRESERVE TRACT-2	13802.70	0.3169
TOTAL:	495281.64	11.3700

LAND USE CLASSIFICATION		
LOTS 1 THROUGH 77	6.7391 AC.	SFC
OPEN SPACE TRACTS 1-8	1.6040 AC	EX
TRACTS A-1 THROUGH A-13	0.9286 AC	EX
RIGHT-OF-WAY TRACT S-1	1.6595 AC	EX
PRESERVE TRACTS	0.4388 AC	EX

ALTERNATE A-1-A
LOCATION MAP

APPROVALS

CITY OF PALM BEACH GARDENS SS
 COUNTY OF PALM BEACH, FLORIDA SS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF December 2002.

BY: [Signature] ATTEST: [Signature]
 ERIC JABLON - MAYOR CITY CLERK
 PRINT NAME: [Name]

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 17 DAY OF December 2002.

BY: [Signature]
 LENNART E. LINDAHL, P.E.
 CITY ENGINEER
 DANIEL P. CHAUL

SURVEYOR'S NOTES

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 THIS COUNTY.

- 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.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
- LOT LINES ARE NON-RADIAL UNLESS NOTED (RADIAL).
- BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE SOUTH LINE OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, ALSO BEING THE CENTERLINE OF TRACT WM-9 PER THE PLAT OF EVERGRENE PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS NORTH 89°52'40" WEST.

SURVEYOR'S CERTIFICATION

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 PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS 25th DAY OF November 2002

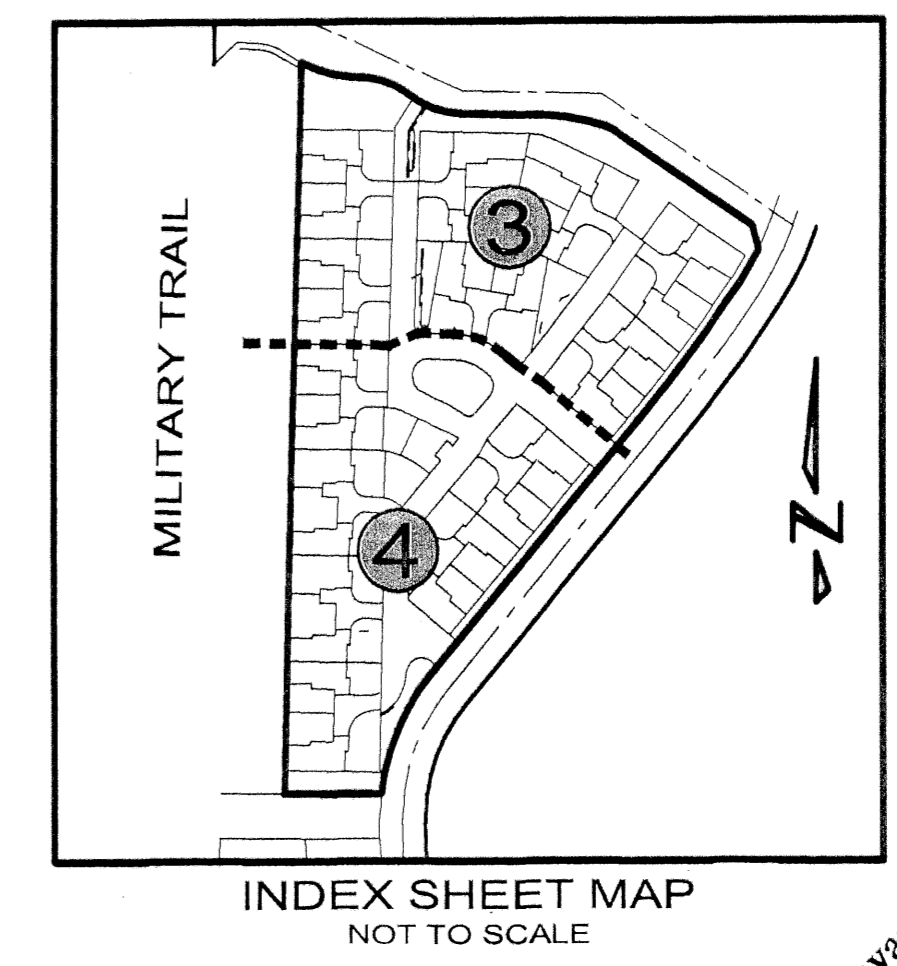
[Signature]
 MANUEL A. GUTIERREZ
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. LS 4102

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 THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.s) AND MONUMENTS AT LOT CORNERS.

THIS 17 DAY OF December 2002

[Signature]
 O. HOWARD DUKES
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. LS 4533



Keshavarz & Associates, Inc.
 CONSULTING ENGINEERS - SURVEYORS
 1280 N. Congress Avenue, Suite 206
 West Palm Beach, Florida 33409
 Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897
 THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM
 PROFESSIONAL SURVEYOR AND MAPPER NO. LS 4102
 IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
 \\KAFS\SU\749\dwg\749_PLAT.DWG 11/25/2002 10:24:17 AM EST