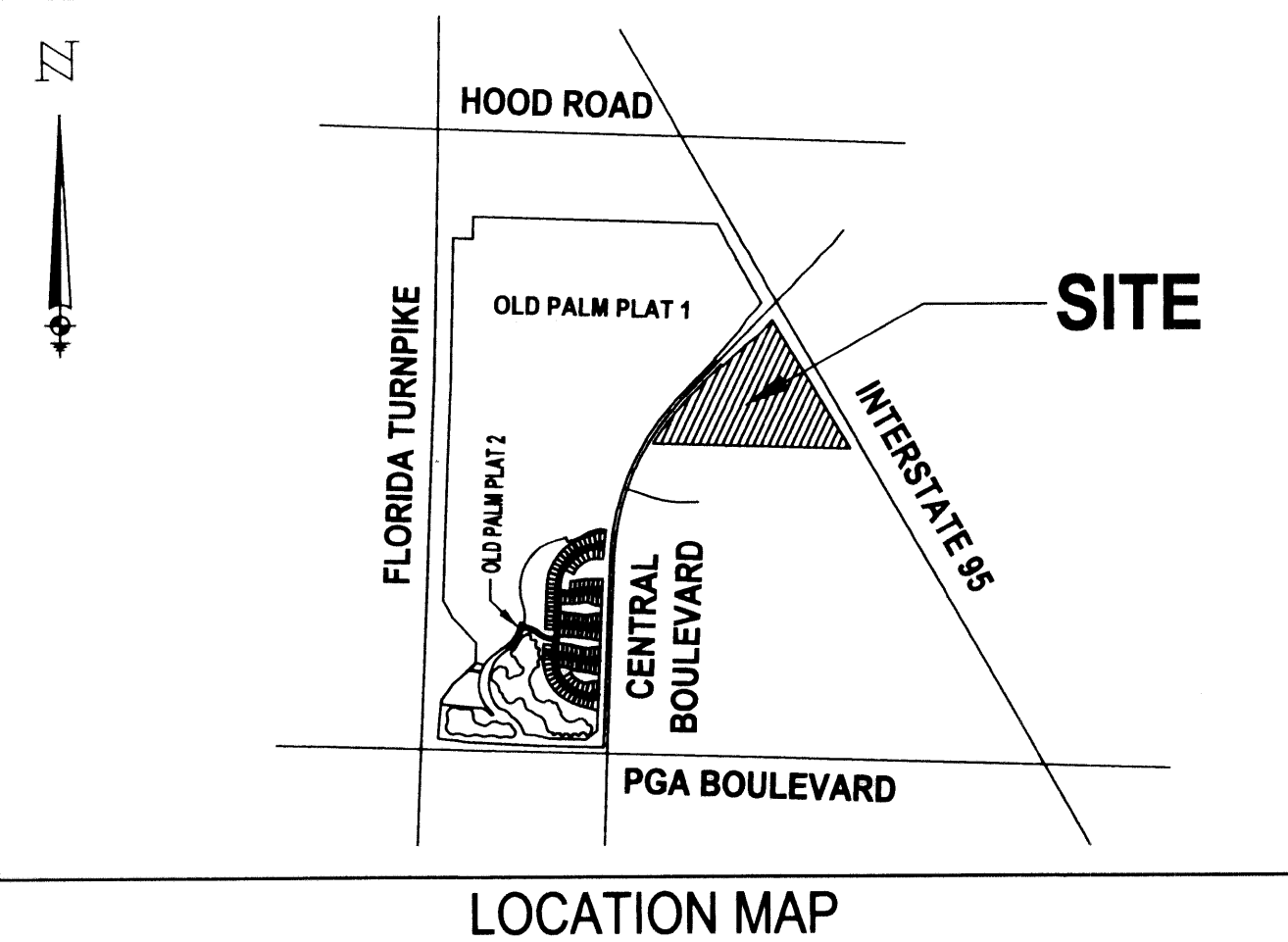


OLD PALM EAST

BEING A REPLAT OF A PORTION OF PARCEL 2, OLD PALM PLAT 1, AS RECORDED IN PLAT BOOK 96, PAGES 31 THROUGH 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 35 AND 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST AND SECTIONS 1 AND 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 5 MARCH 2004



AREA TABLE	
TRACT	ACREAGE
PRESERVE TRACT - 1	23,374 sq. ft. 0.54 acres
PRESERVE TRACT - 2	134,936 sq. ft. 3.10 acres
PRESERVE TRACT - 3	354,568 sq. ft. 8.14 acres
PRESERVE TRACT - 4	21,032 sq. ft. 0.48 acres
PRESERVE TRACT - 5	53,095 sq. ft. 1.22 acres
PRESERVE TRACT - 6	28,086 sq. ft. 0.64 acres
TOTAL	615,091 sq. ft. 14.12 acres
LOT - 1	4,572 sq. ft. 0.10 acres
LOT - 2	197,544 sq. ft. 4.54 acres
TOTAL	202,116 sq. ft. 4.64 acres
LAKE TRACT - 13	85,813 sq. ft. 1.97 acres
LAKE TRACT - 14	305,983 sq. ft. 7.02 acres
LAKE TRACT - 15	47,916 sq. ft. 1.10 acres
TOTAL	439,712 sq. ft. 10.09 acres
GOLF TRACT - 1	1,807,405 sq. ft. 41.49 acres

114
STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 11:00 A.M. this 26 day of March, 2004, and duly recorded in Plat Book No. 101 on Pages 114 thru 118.
DOROTHY H. WILKEN
Clerk Circuit Court
By Debra S. Johnson D.C.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNERS OF THE LAND SHOWN HEREON AS OLD PALM EAST BEING A REPLAT OF A PORTION OF PARCEL 2, OLD PALM PLAT 1 AS RECORDED IN PLAT BOOK 96, PAGES 31 THROUGH 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 35 AND 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST AND SECTIONS 1 AND 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2, ACCORDING TO THE PLAT OF OLD PALM PLAT 1 AS RECORDED IN PLAT BOOK 96, PAGES 31 THROUGH 34, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT ADDITIONAL RIGHT OF WAY GRANTED TO PALM BEACH COUNTY IN OFFICIAL RECORD BOOK 15557, PAGE 1204 AND 15636, PAGE 1631, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 68.93 ACRES, MORE OR LESS.

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

- LOTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE RELATED PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- LAKE TRACTS 13, 14 AND 15, AS SHOWN HEREON, ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- PRESERVE TRACTS 1 THROUGH 6, AS SHOWN HEREON, ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA CONSERVATION PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA. THESE CONSERVATION AREAS MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN 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 / INVASIVE VEGETATION REMOVAL; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION EROSION CONTROL OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- GOLF TRACT 1, AS SHOWN HEREON, IS HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- OPEN SPACE TRACTS 1 THROUGH 4, AS SHOWN HEREON, IS HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, EXCLUSIVELY FOR INGRESS AND EGRESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- SEACOAST UTILITY AUTHORITY (S.U.A.) ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO SEACOAST UTILITY FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- SEACOAST UTILITY AUTHORITY (S.U.A.) S.U.A. RECLAIMED METERING FACILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF RECLAIMED METERING FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- SEACOAST UTILITY AUTHORITY (S.U.A.) S.U.A. WATER LINE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (N.P.B.C.I.D.) ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR UNINTERRUPTED ACCESS TO N.P.B.C.I.D. FACILITIES. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO ACCESS, CONSTRUCT, REPAIR, REPLACE, UPGRADE AND MAINTAIN ANY OF ITS FACILITIES LOCATED IN, UNDER AND UPON THE EASEMENT AREA IN ORDER TO PROVIDE FOR THE UNINTERRUPTED ACCESS TO SAID N.P.B.C.I.D. FACILITIES, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (N.P.B.C.I.D.) CONTROL STRUCTURE TRACT-1, AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR STORM WATER DRAINAGE AND OTHER LAWFUL PURPOSES. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE PERPETUAL OBLIGATION TO MAINTAIN STORM DRAINAGE FACILITIES IN, UNDER AND UPON SAID TRACT IN ORDER TO PROVIDE FOR THE UNINTERRUPTED FLOWAGE OF STORMWATER THROUGH THE TRACT AREA, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- FLOWAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR STORMWATER DRAINAGE PURPOSES. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 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, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

DEDICATIONS AND RESERVATIONS

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY 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 11 DAY OF February, 2004.

COMMUNITIES FINANCE COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS: Steve Narcius
Steve Narcius

WITNESS: Steve Narcius BY: Kenneth G. Tuma
Steve Narcius Kenneth G. Tuma, VICE-PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED KENNETH G. TUMA, 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, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 11 DAY OF FEBRUARY, 2004.

MY COMMISSION EXPIRES: Nov. 6, 2007 Bonnie G. Thompson
Bonnie G. Thompson
NOTARY PUBLIC

COMMISSION NO. DD 256 806 Bonnie G. Thompson
Bonnie G. Thompson
(PRINTED NAME)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF CONTROL STRUCTURE TRACT-1, AND FURTHER ACKNOWLEDGES THE PERPETUAL OBLIGATION TO MAINTAIN STORMWATER DRAINAGE FACILITIES IN, UNDER AND UPON SAID TRACT IN ORDER TO PROVIDE FOR THE UNINTERRUPTED FLOWAGE OF STORMWATER THROUGH THE TRACT 1 AREA; AND ALSO ACCEPTS THE DEDICATION TO IT OF FLOWAGE EASEMENTS IN FAVOR OF (NPBCID) FOR STORMWATER DRAINAGE PURPOSES, AND FURTHER ACKNOWLEDGES THE RIGHT BUT NOT THE OBLIGATION TO ACCESS, CONSTRUCT, REPAIR, REPLACE, UPGRADE AND MAINTAIN ANY OF ITS FACILITIES IN, UNDER AND UPON THE FLOWAGE EASEMENT AREA IN ORDER TO PROVIDE FOR THE UNINTERRUPTED FLOWAGE OF STORMWATER THROUGH THE EASEMENT AREA; AND ALSO ACCEPTS THE DEDICATION OF AN ACCESS EASEMENT IN FAVOR OF (NPBCID) IN ORDER TO PROVIDE FOR THE UNINTERRUPTED ACCESS TO (NPBCID) FACILITIES. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY (NPBCID) ON THIS PLAT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BY: Hal R. Valachi
Hal R. Valachi
PRESIDENT, BOARD OF SUPERVISORS

ATTEST: Neal Bardin Jr.
Neal Bardin Jr.
SECRETARY, BOARD OF SUPERVISORS

DATED: THIS 18 DAY OF FEBRUARY, 2004.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, HUGH W. PERRY, 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 IN COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, 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: THIS 3 DAY OF February, 2004 Hugh W. Perry
Hugh W. Perry ATTORNEY AT LAW
FLORIDA BAR NO. 9063600

REVIEWING SURVEYOR

THIS 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 THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE MONUMENTS AT LOT CORNERS.

O. Howard Dukes DATE: 24 February 2004
O. HOWARD DUKES, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS4533

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY AND 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.

David C. Libberg DATED: THIS 17 DAY OF FEBRUARY, 2004.
David C. Libberg
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3613

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO OLD PALM PLAT 1, PLAT BOOK 96, PAGES 31 AND 34. THE NORTH LINE OF SAID PLAT BEARS NORTH 87°56'04" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 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.
- 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.
- THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- THE LANDS ENCOMPASSED BY THIS PLAT LIE WHOLLY WITHIN THE LIMITS OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT'S UNIT OF DEVELOPMENT No. 2.
- 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.
- THIS INSTRUMENT WAS PREPARED BY DAVID C. LIBBERG, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TELEPHONE (561) 746-8454.

ABBREVIATIONS

- = 4"x4" CONCRETE MONUMENT LB4431 (PRM)
- = 5/8" IRON ROD AND CAP LB4431 (MONUMENT)
- PRM = PERMANENT REFERENCE MONUMENT
- ROW = RIGHT OF WAY
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- LB = LICENSED BUSINESS
- SUA = SEACOAST UTILITY AUTHORITY
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- FPL = FLORIDA POWER & LIGHT
- LME = LAKE MAINTENANCE EASEMENT
- PT = PRESERVE TRACT
- AE = ACCESS EASEMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE
- CL = CENTER LINE

CITY OF PALM BEACH GARDENS ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF March, 2004.

BY: Eric Labian Mayor
Eric Labian, Mayor

ATTEST: Patricia Snider
Patricia Snider, City Clerk

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF March, 2004.

BY: Daniel P. Clark
Daniel P. Clark, P.E.
CITY ENGINEER

LIBBERG LAND SURVEYING, Inc.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

CAD	K:\AUTOCAD\2000\354142\OLDPALMEAST\03-081\DWG\30-081-306.DWG		
REF			
FLD	FB	FC	JOB 03-081 (306)
OFF	S.F.B.		DATE 06/01/03
CKD	D.C.L.	SHEET 1 OF 5	DWG 003-081P

STATE OF FLORIDA
COUNTY OF PALM BEACH

COMMUNITIES FINANCE COMPANY, LLC.

NOTARY

NPBCID

REVIEWING SURVEYOR

O. HOWARD DUKES

SURVEYOR

DAVID C. LIBBERG

ENGINEER

DANIEL P. CLARK

CITY OF PALM BEACH GARDENS