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# OLD PALM PLAT FOUR

A REPLAT OF A PORTION OF PARCEL 1, OLD PALM PLAT 1 AS RECORDED IN  
PLAT BOOK 96, PAGES 31 THROUGH 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST,  
AND THE WEST ONE-HALF OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
SHEET No.1 OF 5      FEBRUARY 2004

PLAT FOUR AREA BREAKDOWN

	SQUARE FEET	ACRES
UPLAND PRESERVE	628,778	14.4347
ROADS	766,345	17.5929
OPEN SPACE	816,871	18.7528
LOTS	2,267,141	52.0464
<b>PLAT TOTAL</b>	<b>4,479,135</b>	<b>102.8268</b>

PRESERVE AREA BREAKDOWN

	SQUARE FEET	ACRES
PRESERVE TRACT 1	59,449	1.3648
PRESERVE TRACT 2	84,329	1.9359
PRESERVE TRACT 3	133,165	3.0571
PRESERVE TRACT 4	44,890	1.0305
PRESERVE TRACT 5	58,636	1.3461
PRESERVE TRACT 6	58,581	1.3448
PRESERVE TRACT 7	55,645	1.2774
PRESERVE TRACT 8	58,136	1.3346
PRESERVE TRACT 9	55,563	1.2756
PRESERVE TRACT 10	20,384	0.4679
<b>PRESERVE TOTAL</b>	<b>628,778</b>	<b>14.4347</b>

### DEDICATION 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 FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "OLD PALM PLAT FOUR", BEING A REPLAT OF A PORTION OF PARCEL 1, OLD PALM PLAT 1, AS RECORDED IN PLAT BOOK 96, PAGES 31 THROUGH 34, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, AND THE WEST ONE-HALF OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A PALM BEACH COUNTY DISK IN CONCRETE OFFSET 100.17' NORTHERLY OF THE SOUTHWEST CORNER OF SAID SECTION 35 AND ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35, AS SHOWN ON SAID PLAT OF OLD PALM PLAT 1; THENCE NORTH 00°57'25"EAST, ALONG THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35 AND THE EAST LINE OF THE RONALD REAGAN TURNPIKE (FORMERLY THE SUNSHINE STATE PARKWAY) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP STATION 3334+56.46 TO STATION 3343+22.17, SHEET 8 OF 12, DATED JULY 27th 1955, A DISTANCE OF 1833.36 FEET;

- THENCE SOUTH 89°02'35" EAST, A DISTANCE OF 604.64 FEET;
- THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 20.81 FEET;
- THENCE SOUTH 00°57'25" WEST, A DISTANCE OF 1874.19 FEET;
- THENCE SOUTH 33°23'30" EAST, A DISTANCE OF 139.85 FEET;
- THENCE SOUTH 87°49'52" EAST, A DISTANCE OF 175.00 FEET;
- THENCE SOUTH 02°10'08" WEST, A DISTANCE OF 1720.00 FEET;
- THENCE SOUTH 27°30'23" WEST, A DISTANCE OF 66.39 FEET;
- THENCE SOUTH 07°36'49" WEST, A DISTANCE OF 290.00 FEET;
- THENCE SOUTH 18°28'52" WEST, A DISTANCE OF 267.42 FEET;
- THENCE SOUTH 13°20'34" WEST, A DISTANCE OF 182.42 FEET;
- THENCE SOUTH 02°10'08" WEST, A DISTANCE OF 283.77 FEET;
- THENCE SOUTH 02°43'12" EAST, A DISTANCE OF 172.43 FEET;
- THENCE SOUTH 29°13'52" EAST, A DISTANCE OF 169.12 FEET;
- THENCE SOUTH 29°12'35" EAST, A DISTANCE OF 60.00 FEET;
- THENCE SOUTH 29°13'52" EAST, A DISTANCE OF 220.00 FEET;
- THENCE SOUTH 25°23'08" EAST, A DISTANCE OF 220.50 FEET;
- THENCE SOUTH 29°13'52" EAST, A DISTANCE OF 95.00 FEET;
- THENCE SOUTH 60°46'08" WEST, A DISTANCE OF 10.96 FEET;
- THENCE SOUTH 71°18'58" EAST, A DISTANCE OF 92.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE NORTHWESTERLY TO WHICH POINT A RADIAL LINE BEARS NORTH 71°18'58" WEST, HAVING A RADIUS OF 568.00 FEET AND A CENTRAL ANGLE OF 44°53'14";
- THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 444.99 FEET;
- THENCE SOUTH 63°34'15" WEST, A DISTANCE OF 53.53 FEET;
- THENCE NORTH 75°06'48" WEST, A DISTANCE OF 39.54 FEET;
- THENCE SOUTH 40°04'42" WEST, A DISTANCE OF 60.30 FEET;

- THENCE SOUTH 08°11'03" WEST, A DISTANCE OF 40.41 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY TO WHICH POINT A RADIAL LINE BEARS NORTH 39°34'01" WEST, HAVING A RADIUS OF 561.50 FEET AND A CENTRAL ANGLE OF 21°26'37";
- THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 210.15 FEET;
- THENCE NORTH 61°00'38" WEST, A DISTANCE OF 136.25 FEET TO A POINT ON THE ON THE EAST RIGHT-OF-WAY LINE OF SAID RONALD REAGAN TURNPIKE;

- 1). THENCE NORTH 01°35'32" EAST, A DISTANCE OF 307.00 FEET;
- 2). THENCE NORTH 42°49'26" WEST, A DISTANCE OF 521.54 FEET;
- 3). THENCE NORTH 27°49'26" WEST, A DISTANCE OF 307.24 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 2;

THE PREVIOUS THREE COURSES BEING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RONALD REAGAN TURNPIKE;

THENCE NORTH 02°10'34" EAST, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 2 AND THE EAST LINE OF SAID RONALD REAGAN TURNPIKE, A DISTANCE OF 371.65 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 2;

THENCE NORTH 02°10'08" EAST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2 AND THE EAST LINE OF SAID RONALD REAGAN TURNPIKE, A DISTANCE OF 2946.91 FEET TO THE NORTHWEST CORNER OF SAID SECTION 2;

THENCE NORTH 00°57'25"EAST, ALONG THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 100.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,479,135 SQUARE FEET (102.827 ACRES, MORE OR LESS), AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE STREET TRACT SHOWN AND DESIGNATED HEREON AS TRACT "S-1", IS HEREBY RESERVED FOR COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, AS PRIVATE ROADWAY, EXCLUSIVELY FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, DECORATIVE WALLS, CABLE TELEVISION SYSTEMS AND RELATED PURPOSES. SAID TRACT "S-1", SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.

2. OPEN SPACE TRACTS 1 THROUGH 33, AS SHOWN HEREON, ARE HEREBY RESERVED FOR COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

3. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "S-1" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS; A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER SAID TRACT "S-1" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERE TO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER SAID TRACT "S-1".

4. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "S-1" IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR ACCESS PURPOSES ONLY. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

5. PRESERVE TRACTS 1 THROUGH 10, AS SHOWN HEREON, ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR UPLAND PRESERVATION AND WATER MANAGEMENT. SAID PRESERVE TRACTS 1 THROUGH 8 SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

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

7. THE DRAINAGE EASEMENTS, 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 COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, FLORIDA.

8. THE WATER LINE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

9. THE SEWER LINE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER LINE FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

10. THE WALL EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF A WALL, SAID WALL AND WALL EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

11. THE FLORIDA POWER AND LIGHT (FPL) EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY FOR UTILITIES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION.

12. THE FORCE MAIN EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF SEWER LINE FACILITIES.

13. THE MONITOR WELL EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION, MAINTENANCE AND ACCESS TO A GROUNDWATER MONITOR WELL WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

14. THE SUA EASEMENTS SHOWN HEREON, TOGETHER WITH THOSE DESCRIBED IN OFFICIAL RECORD BOOK 16089, PAGE 1938 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF SERVICE WATER SUPPLY WELLS, RAW WATER MAINS AND APPURTENANCE FACILITIES IN, ON, OVER, UNDER AND ACROSS THE EASEMENT PREMISES, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

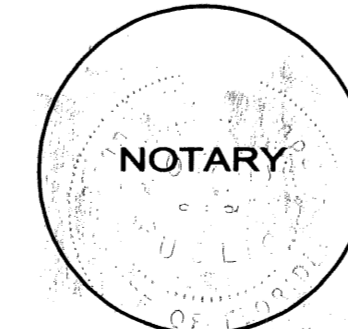
IN WITNESS WHEREOF, COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3RD DAY OF FEBRUARY, 2004.

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

BY: Kenneth J. Turner  
VICE PRESIDENT  
PRINT NAME: Kenneth J. Turner

WITNESS: Steve Leinhardt  
PRINT NAME: STEVE LEINHARDT

WITNESS: Paul Angelo  
PRINT NAME: Paul Angelo



### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Kenneth J. Turner WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED 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 FLORIDA, AND 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 3rd DAY OF February, 2004.

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

NOTARY STAMP: PRINT NAME: Bonnie G. Thompson

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 13th DAY OF February, 2004.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: Hugo Unrum Hal R. Valocchi  
HUGO UNRUM HAL R. VALOCCHI  
TITLE: VICE PRESIDENT, BOARD OF SUPERVISORS

ATTESTED BY: O'Neal Baroin Jr.  
O'NEAL BAROIN JR.  
TITLE: SECRETARY, BOARD OF SUPERVISORS

### TITLE CERTIFICATION

I, Hugh W. Ferrin, 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 FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: February 3, 2004 H.W.F.  
ATTORNEY AT LAW  
PRINT NAME: Hugh W. Ferrin  
FLORIDA BAR NO. 0602600

### APPROVALS

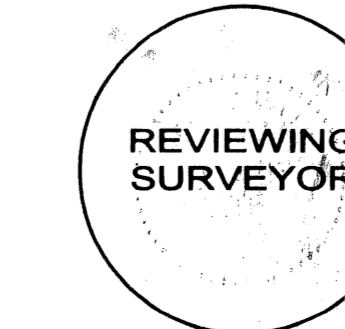
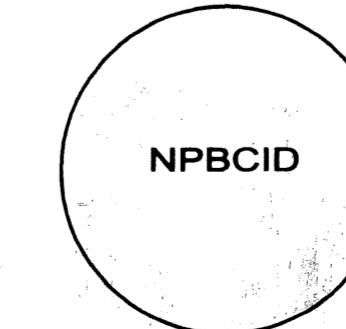
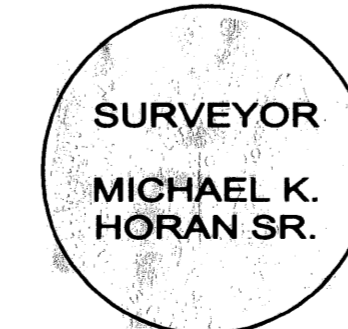
CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF March, 2004.

BY: Eric Jablin ERIC JABLIN - MAYOR      ATTEST: Patricia Snider PATRICIA SNIDER - CITY CLERK

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 4th DAY OF March, 2004.

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



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

Michael K. Horan  
MICHAEL K. HORAN SR.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE No. 5494

### 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 PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS AT LOT CORNERS.

THIS 3RD DAY OF March, 2004.

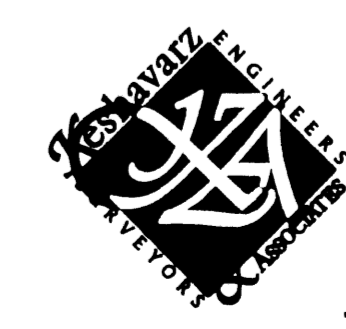
O. Howard Dukes  
O. HOWARD DUKES  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE No. 4533

### SURVEYOR'S NOTES

- 1. 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.
- 2. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA.
- 3. 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.
- 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
- 5. LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL.
- 6. BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE SOUTH LINE OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, ALSO THE CENTERLINE OF PGA BOULEVARD AS SHOWN IN OLD PALM PLAT 1 RECORDED IN PLAT BOOK 96, PAGES 31 THROUGH 34 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS NORTH 88°22'39" WEST.
- 7. THE LANDS ENCOMPASSED BY THIS PLAT LIE WHOLLY WITHIN THE LIMITS OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICTS' 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.



**Keshavarz & Associates, Inc.**  
CONSULTING ENGINEERS - SURVEYORS  
711 N. Dixie Highway, Suite 201  
West Palm Beach, Florida 33401  
Tel: (561) 689-9600 Fax: (561) 689-7476 LB 4897  
THIS INSTRUMENT WAS PREPARED BY MICHAEL K. HORAN SR., PSM  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5494  
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.  
\\Koi\SU\770\_OLDPALM\_PL4.dwg\770\_PLAT\_FOUR.dwg 2/3/2004 9:58:53 AM EST