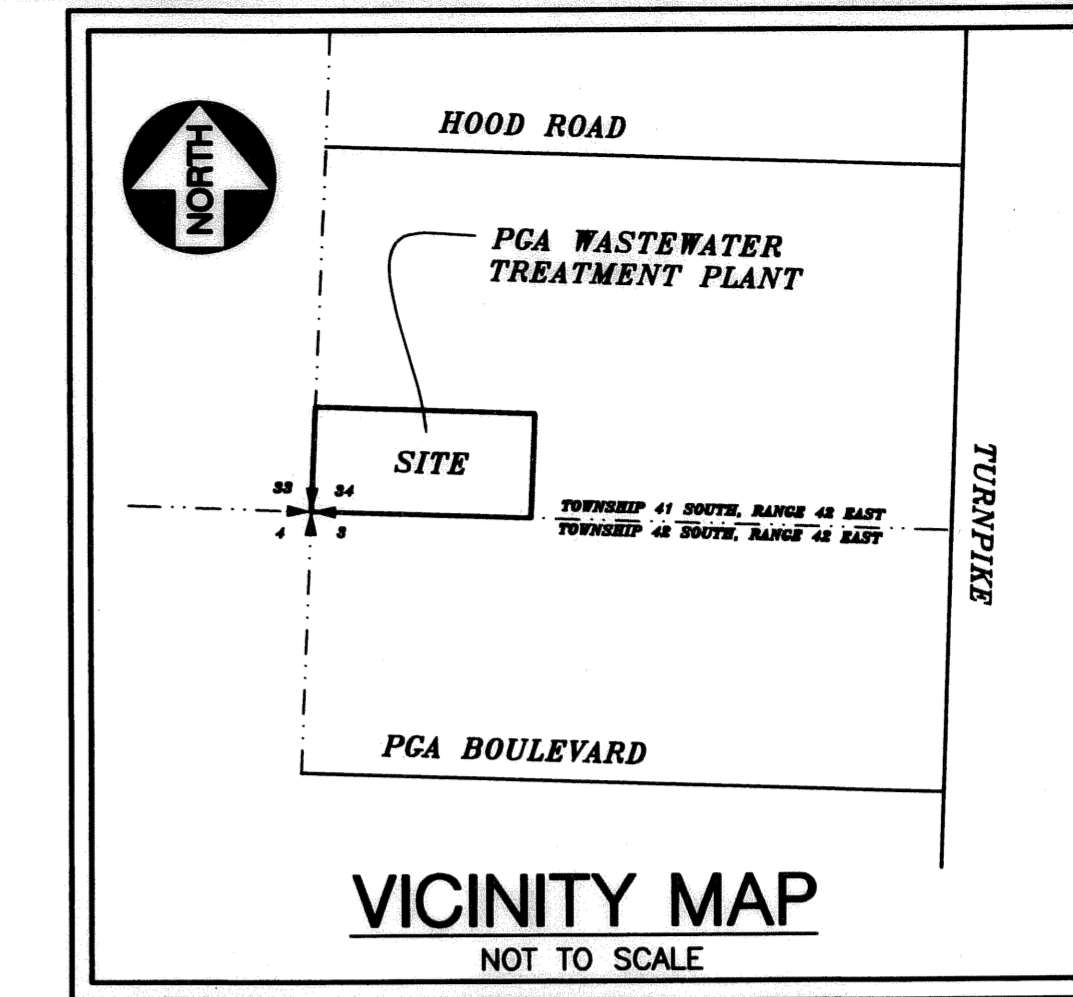


SEACOAST UTILITY AUTHORITY PGA WASTEWATER TREATMENT PLANT

BEING A PORTION OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



123
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 17
THIS 23 DAY OF DECEMBER
AD. 2004 AND DULY RECORDED
IN PLAT BOOK 103 ON PAGES
123 AND 125
DOROTHY H. WILKEN, CLERK
BY: Maria S. Johnson, D.C.
Deputy Clerk
CIRCUIT COURT SEAL

LEGAL DESCRIPTION

PARCEL A

A PARCEL OF LAND IN THE SOUTH ONE-HALF OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 88°13'01" EAST, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1252.90 FEET; THENCE NORTH 01°44'30" EAST, A DISTANCE OF 1590.00 FEET; THENCE NORTH 88°13'01" WEST, ALONG A LINE THAT IS 1590.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1271.72 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 34; THENCE SOUTH 01°03'49" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1590.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.08 ACRES OR 2,007,074.30 SQUARE FEET MORE OR LESS.

PARCEL B

A PARCEL OF LAND IN THE SOUTH ONE-HALF OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 88°13'01" EAST, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1252.90 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 88°13'01" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1387.22 FEET TO THE SOUTH QUARTER-CORNER OF SAID SECTION 34; THENCE SOUTH 88°11'56" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 812.50 FEET; THENCE NORTH 01°00'46" EAST, A DISTANCE OF 1590.15 FEET; THENCE NORTH 88°11'56" WEST, A DISTANCE OF 812.50 FEET, TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION 34; THENCE NORTH 88°13'01" WEST, ALONG A LINE THAT IS 1590.00 FEET NORTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF SECTION 34, A DISTANCE OF 1386.99 FEET; THENCE SOUTH 01°44'30" EAST, A DISTANCE OF 1590.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.92 ACRES OR 3,481,487.49 SQUARE FEET MORE OR LESS.

TOTAL PLAT AREA CONTAINS 126.00 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SEACOAST UTILITY AUTHORITY, A SEPARATE LEGAL ENTITY UNDER THE LAWS OF FLORIDA, PURSUANT TO CHAPTER 163, FLORIDA STATUTES, AS THE OWNER OF THE LAND SHOWN HEREON AS SEACOAST UTILITY AUTHORITY, PGA WASTEWATER TREATMENT PLANT, BEING A PORTION OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY MAKE THE FOLLOWING RESERVATION:

1. THERE ARE NO DEDICATIONS ON THIS PLAT.

IN WITNESS WHEREOF, SEACOAST UTILITY AUTHORITY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE CHAIR AND ITS SEAL TO BE AFFIXED HERETO THIS DAY 17 OF November, 2004,

SEACOAST UTILITY AUTHORITY

WITNESS: Rim Bishop BY: Gail F. Nelson
RIM BISHOP GAIL F. NELSON, CHAIR

WITNESS: Mary Ann Stiles
MARY ANN STILES

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

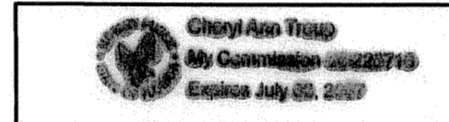
BEFORE ME HAS PERSONALLY APPEARED GAIL F. NELSON WHO IS PERSONALLY KNOWN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIR OF SEACOAST UTILITY AUTHORITY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS OFFICER OF SEACOAST UTILITY AUTHORITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SEACOAST UTILITY AUTHORITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SEACOAST UTILITY AUTHORITY.

WITNESS MY HAND AND OFFICIAL STAMP, THIS 17th DAY OF November, 2004.

MY COMMISSION EXPIRES: 07/10/07

Charol Ann Trout
NOTARY PUBLIC - STATE OF FLORIDA

NOTARY SEAL:



Charol Ann Trout
PRINT NAME

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

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

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

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 18th DAY OF November, 2004.

BY: Daniel P. Clark
DANIEL P. CLARK, 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) 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, PERMANENT CONTROL POINTS (PCP'S) OR MONUMENTS AT LOT CORNERS.

BY: Ronald H. Harris DATE: 11-15-04
RONALD H. HARRIS, P.L.S.
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4198

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ALAN I. ARMOUR II, 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 SEACOAST UTILITY AUTHORITY; THAT SEACOAST UTILITY AUTHORITY IS TAX EXEMPT UNDER THE LAWS OF FLORIDA; 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: 11/15/04 BY: Alan I. Armour II
FLORIDA BAR NO. 2500100

SURVEYOR'S CERTIFICATION

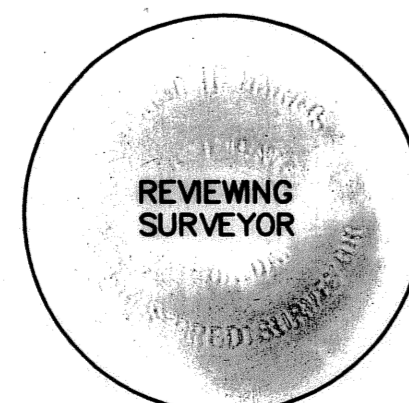
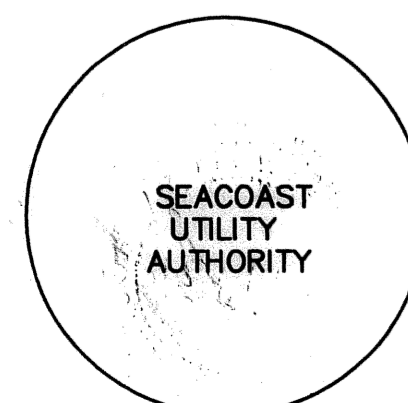
THIS IS TO CERTIFY THAT THE PLAT HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (PRM'S), HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE PLAT AND 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.

THIS 15 DAY OF November, 2004.

Ted E. Phillips
TED E. PHILLIPS, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5932

BEARING BASE:

THE SOUTH LINE OF SECTION 34 IS TAKEN TO BEAR SOUTH 88°11'34" EAST, AND ALL OTHER BEARINGS SHOWN HEREON, ARE RELATIVE THERETO.



lbfh INC. THIS PLAT WAS PREPARED BY:
INC. TED E. PHILLIPS, PSM

lbfh CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS
"Partners For Results, Value By Design"
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