

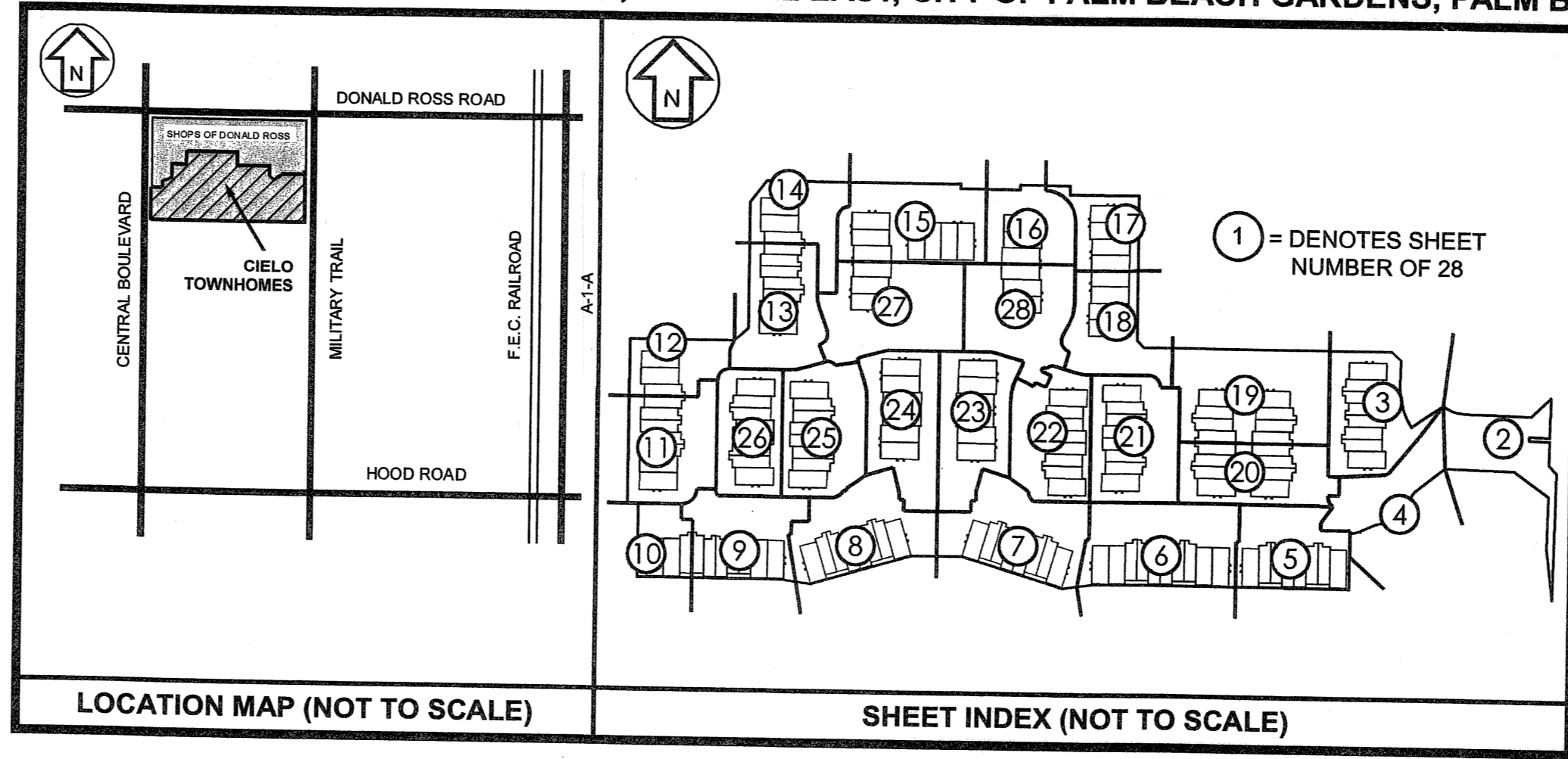
# CIELO TOWNHOMES AT THE SHOPS OF DONALD ROSS

BEING A REPLAT OF TRACT "R", THE SHOPS OF DONALD ROSS REPLAT OF TRACT "A", RECORDED IN PLAT BOOK 103, PAGE 142, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

2005 08 27 8 01

157

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )  
 THIS PLAT WAS FILED FOR RECORD  
 AT 11:26 am, THIS 19<sup>th</sup> DAY  
 OF August, 2005.  
 AND DULY RECORDED IN PLAT BOOK  
 NO. 105 ON PAGES 157-184  
 SHARON R. BOCK  
 CLERK OF THE CIRCUIT COURT  
 BY: *[Signature]*  
 DEPUTY CLERK



### SURVEYOR'S NOTES:

1. THE BASE BEARING, AS SHOWN HEREON, IS SOUTH 01°22'09" WEST ALONG THE EAST LINE OF TRACT "R", THE SHOPS OF DONALD ROSS REPLAT OF TRACT "A", RECORDED IN PLAT BOOK 103, PAGE 142, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
  2. THE SUBJECT PROPERTY, AS DESCRIBED HEREON, LIES IN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT'S UNIT OF DEVELOPMENT NO. 02.
- GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:**
1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS ZONING CODE.
  2. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  3. 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.

### DEDICATION:

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

**KNOW ALL MEN BY THESE PRESENTS,** THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACT "R", THE SHOPS OF DONALD ROSS REPLAT OF TRACT "A", RECORDED IN PLAT BOOK 103, PAGE 142, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CIELO TOWNHOMES AT THE SHOPS OF DONALD ROSS" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "R", THE SHOPS OF DONALD ROSS REPLAT OF TRACT "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE 142, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, CONTAINING: 20.66 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

1. TRACT "CA" (COMMON AREA), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CIELO COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET, PARKING, OPEN SPACE, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
2. THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CIELO COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

**IN WITNESS WHEREOF,** LENNAR HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND WITNESSED BY ITS ASSISTANT SECRETARY AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14<sup>th</sup> DAY OF JULY, 2005.

LENNAR HOMES, INC.  
 A FLORIDA CORPORATION  
 ATTEST: *[Signature]* ANETTE GOSSELIN, ASSISTANT SECRETARY  
 BY: *[Signature]* MICHAEL J. SMOLAK, VICE PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

**BEFORE ME PERSONALLY APPEARED** MICHAEL J. SMOLAK AND ANETTE GOSSELIN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF LENNAR HOMES, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SAID OFFICERS 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 14<sup>th</sup> DAY OF JULY, 2005.  
 MY COMMISSION EXPIRES July 2, 2009 BY: *[Signature]* CAROLYN K. CORDERO  
 NOTARY PUBLIC  
 PRINTED NAME: CAROLYN K. CORDERO

### ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

THE CIELO COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AS STATED HEREON, DATED THIS 14<sup>th</sup> DAY OF JULY, 2005.

CIELO COMMUNITY ASSOCIATION, INC.  
 A FLORIDA CORPORATION NOT-FOR-PROFIT  
 ATTEST: *[Signature]* MARIO INDIVIGLIO, SECRETARY  
 BY: *[Signature]* ROBERT W. DREWS, PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

**BEFORE ME PERSONALLY APPEARED** ROBERT W. DREWS AND MARIO INDIVIGLIO, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF CIELO COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 14<sup>th</sup> DAY OF JULY, 2005.  
 MY COMMISSION EXPIRES July 2, 2009 BY: *[Signature]* CAROLYN K. CORDERO  
 NOTARY PUBLIC  
 PRINTED NAME: CAROLYN K. CORDERO

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

I, GERALD KNIGHT, 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 LENNAR HOMES, INC., A FLORIDA CORPORATION; 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 CREATED BY THIS PLAT.

DATE: July 14, 2005 BY: *[Signature]* GERALD KNIGHT, ATTORNEY-AT-LAW LICENSED IN FLORIDA

### CITY APPROVAL:

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )  
 CITY OF PALM BEACH GARDENS )

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4<sup>th</sup> DAY OF AUGUST, 2005.

BY: *[Signature]* JOSEPH RUSSO, MAYOR  
 ATTEST: *[Signature]* PATRICIA SNIDER, CMC, CITY CLERK

### CITY ENGINEER:

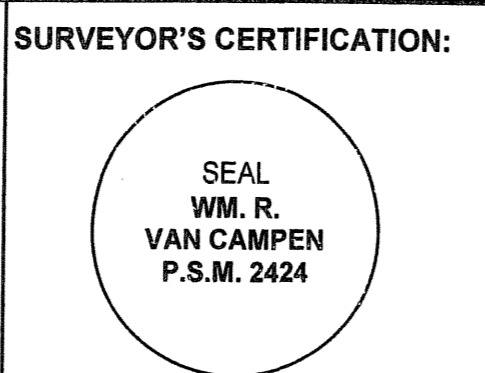
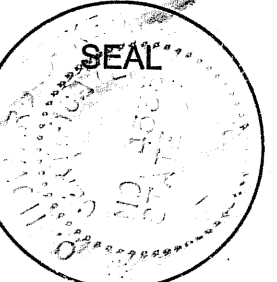
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 4<sup>th</sup> DAY OF August, 2005.

BY: *[Signature]* DANIEL P. CLARK, P.E. - CITY ENGINEER

### CERTIFICATE OF REVIEWING SURVEYOR AND MAPPER:

THIS PLAT WAS 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 (PCP'S), OR MONUMENTS AT LOT CORNERS.

BY: *[Signature]* O. HOWARD DUKES  
 O. HOWARD DUKES  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NO. 4533  
 DATE: 22 July 2005



**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY AND PLAT ARE 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 FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY PALM BEACH GARDENS.  
 BY: *[Signature]* W.M. R. VAN CAMPEN, P.S.M. 2424 DATED THIS 12<sup>th</sup> DAY OF July, 2005.

**NOTICE:**  
 THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN 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 WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

**ASSOCIATED LAND SURVEYORS, INC.**  
 4152 W. BLUE HERON BLVD. - SUITE 121  
 RIVIERA BEACH, FLORIDA 33404  
 PHONE: (561) 848-2102 L.B. NO. 7344 EMAIL: ALSURVEY@AOL.COM

RECORD PLAT  
 CIELO TOWNHOMES AT THE SHOPS OF DONALD ROSS