

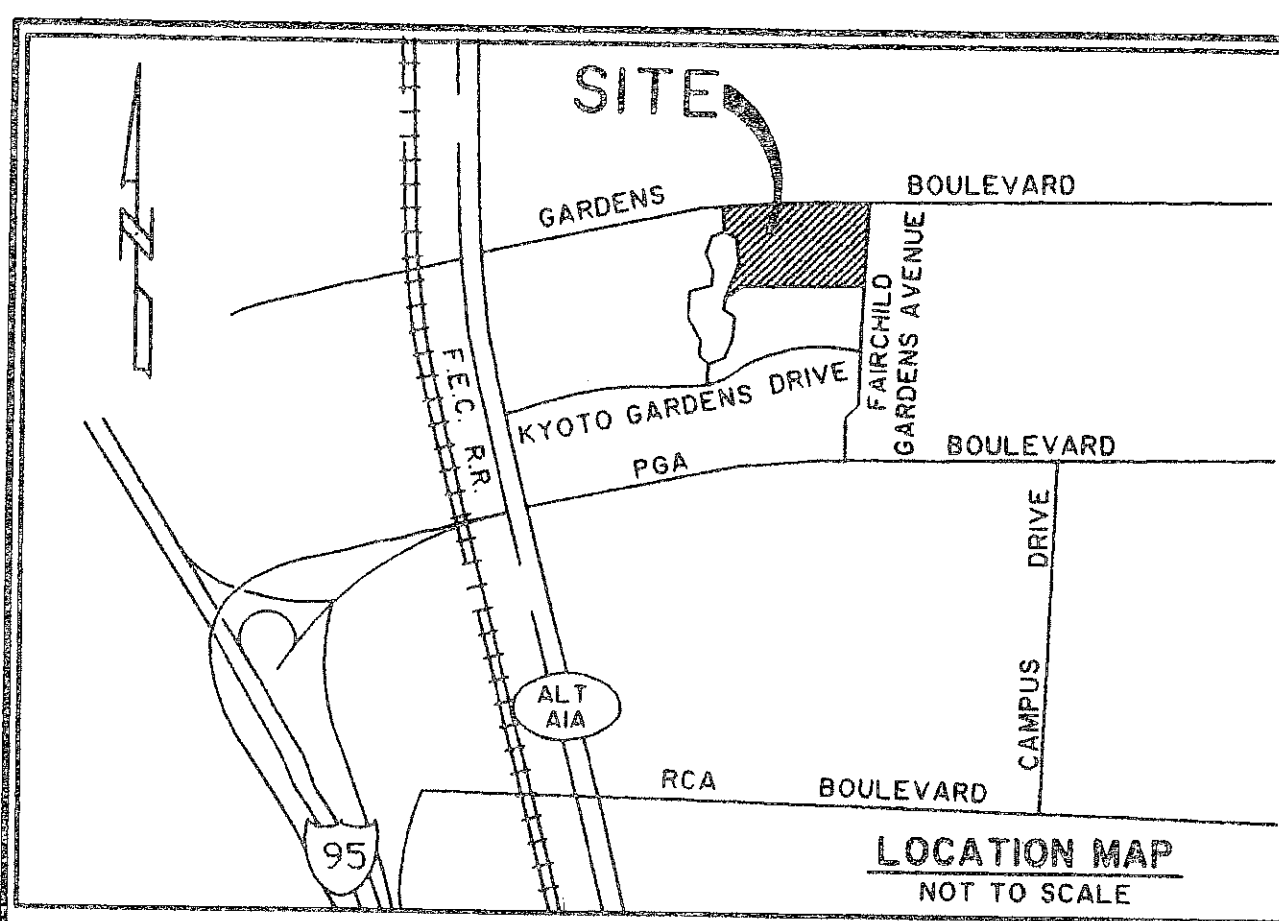
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# LANDMARK AT THE GARDENS

LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "B", DOWNTOWN AT THE GARDENS AND LANDMARK AS RECORDED IN PLAT BOOK 101, PAGES 12 THROUGH 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 2



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 12:00 P.M. THIS 7 DAY OF DEC. 2006  
AND DULY RECORDED IN PLAT BOOK NO. 109  
ON PAGE 3  
SHARON R. BOCK  
CLERK & COMPTROLLER  
BY *Pauline E. Lynn* D.C.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT HOMEDEVCO DEVELOPMENT CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS LANDMARK AT THE GARDENS, LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "B", DOWNTOWN AT THE GARDENS AND LANDMARK, AS RECORDED IN PLAT BOOK 101, PAGES 12 THROUGH 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "B", DOWNTOWN AT THE GARDENS AND LANDMARK, AS RECORDED IN PLAT BOOK 101, PAGES 12 THROUGH 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 4.63 ACRES, MORE OR LESS.

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

- THE PERPETUAL PUBLIC ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR PUBLIC ACCESS AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF HOMEDEVCO DEVELOPMENT CORP., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. STRUCTURES MAY BE PERMITTED UPON PERPETUAL PUBLIC ACCESS EASEMENTS AS APPROVED OR WITH PRIOR WRITTEN CONSENT BY THE CITY OF PALM BEACH GARDENS.
- EASEMENTS FOR WATER PURPOSES AS SHOWN HEREON AND DESIGNATED AS W.L.E. ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID SAID EASEMENTS BEING 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.
- EASEMENTS FOR SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS S.L.E. ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID SAID EASEMENTS BEING 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.
- THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF HOMEDEVCO DEVELOPMENT CORP., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "B" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO FACILITIES WITHIN WATER LINE AND SEWER LINE EASEMENTS ONLY, SAID LANDS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF HOMEDEVCO DEVELOPMENT CORP., ITS SUCCESSORS AND ASSIGNS.
- THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HOMEDEVCO DEVELOPMENT CORP., ITS SUCCESSORS AND/OR ASSIGNS FOR BUFFER AND OTHER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR HOMEDEVCO DEVELOPMENT CORP. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT EASEMENT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, ANDREW STEINBERG AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23<sup>rd</sup> DAY OF AUGUST, 2006.

HOMEDEVCO DEVELOPMENT CORP., A FLORIDA CORPORATION  
WITNESS: *Stephen F. Prescho* BY: *Andrew Steinberg*  
PRINTED NAME: Stephen F. Prescho ANDREW STEINBERG, PRESIDENT  
WITNESS: *A. Blaine* HOMEDEVCO DEVELOPMENT CORP.  
PRINTED NAME: A. Blaine

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ANDREW STEINBERG, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HOMEDEVCO DEVELOPMENT CORP., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23<sup>rd</sup> DAY OF August, 2006.

MY COMMISSION EXPIRES: June 16, 2010  
COMMISSION NO. DD 523405  
*Pauline E. Lynn*  
NOTARY PUBLIC  
PRINTED NAME

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF BREVARD  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 17661 AT PAGE 1335 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRES, THIS 25<sup>th</sup> DAY OF August, 2006.

BANK OF AMERICA NA  
WITNESS: *Kinda J. Corwell* BY: *Helen L. Marsello*  
PRINTED NAME: Kinda J. Corwell PRINTED NAME: Helen L. Marsello  
WITNESS: *Judy Arjona* TITLE: Vice President  
PRINTED NAME: Judy Arjona

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BREVARD  
BEFORE ME PERSONALLY APPEARED Helen L. Marsello, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED TO ME A COPY OF THE FOREGOING INSTRUMENT AS PRESIDENT OF BANK OF AMERICA NA, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 25<sup>th</sup> DAY OF August, 2006.

MY COMMISSION EXPIRES: 1/9/2007  
COMMISSION NO. DD 221002  
*Pauline E. Lynn*  
NOTARY PUBLIC  
PRINTED NAME

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACCEPTS THE DEDICATION OF THE WATER MANAGEMENT EASEMENT AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LAND OVER WHICH SAID EASEMENT LIES, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR ARE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID NPBCID ON THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HAS CAUSED THESE PRESENTS TO BE SIGNED BY RONALD M. ASH, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN JR., ITS SECRETARY, BOARD OF SUPERVISORS THIS 23<sup>rd</sup> DAY OF August, 2006.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID)  
ATTEST: *Ronald M. Ash* BY: *Pamela Kowich*  
O'NEAL BARDIN JR., SECRETARY BOARD OF SUPERVISOR  
RONALD M. ASH, PRESIDENT, BOARD OF SUPERVISOR  
*Pamela Kowich, VP*

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, STEPHEN S. MATHISON, 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 HOMEDEVCO DEVELOPMENT CORP., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED NOR 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: 8/28/06 BY: *Stephen S. Mathison*  
STEPHEN S. MATHISON  
BAR NUMBER 0362786  
STEPHEN S. MATHISON P.A.  
8606 P.O. BOX  
PALM BEACH GARDENS, FL. 33418

### APPROVALS

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16<sup>th</sup> DAY OF August, 2006.

BY: *Joseph Russo*  
JOSEPH RUSSO, MAYOR  
ATTEST: *Patricia Snider*  
PATRICIA SNIDER, CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16<sup>th</sup> DAY OF August, 2006.

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

### SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF PALM BEACH GARDENS.
- 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. FURTHER, NO BUILDINGS, STRUCTURES OF ANY KIND, OR THE PLANTING OF TREES OR SHRUBS SHALL BE PLACED IN DRAINAGE SWALES UNLESS SPECIFICALLY AUTHORIZED BY THE CITY AND THE PROPERTY OWNER EXECUTES A REMOVAL AGREEMENT.

- U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
L.S.E. DENOTES LIFT STATION EASEMENT  
P.R.M. DENOTES FOUND PERMANENT REFERENCE MONUMENT ( L.B. 4431 ).  
SHOWN THUS: —  
 DENOTES SET PERMANENT REFERENCE MONUMENT ( L.B. 4396 )  
 DENOTES SET NAIL AND WASHER IN CONCRETE SIDEWALK STAMPED FRM ( L.B. 4396 )
- P.O.C. DENOTES POINT OF COMMENCEMENT  
P.O.B. DENOTES POINT OF BEGINNING  
R DENOTES RADUS  
A DENOTES CENTRAL ANGLE  
L DENOTES CURVE LENGTH  
C DENOTES CENTERLINE  
R.B. DENOTES RADIAL BEARING  
P.B. DENOTES PLAT BOOK  
O.R.B. DENOTES OFFICIAL RECORD BOOK  
P.B.C. DENOTES PALM BEACH COUNTY  
P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER  
O.A. DENOTES OVERALL  
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT  
W.L.E. DENOTES WATER LINE EASEMENT  
S.L.E. DENOTES SEWER LINE EASEMENT  
L.L.C. DENOTES LIMITED LIABILITY COMPANY  
C.M. DENOTES CONCRETE MONUMENT  
R.P.B. DENOTES ROAD PLAT BOOK  
D.B. DENOTES DEED BOOK  
P.P.A.E. DENOTES PERPETUAL PUBLIC ACCESS EASEMENT  
P.E. DENOTES PEDESTRIAN EASEMENT  
S.U.A.E. DENOTES SEACOAST UTILITY AUTHORITY EASEMENT  
B.E. DENOTES BUFFER EASEMENT  
L.B.E. DENOTES LANDSCAPE BUFFER EASEMENT

4. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.B).

5. BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTHERLY LINE OF WATER MANAGEMENT TRACT 3-B (PLAT BOOK 90, PAGES 199-201) HAVING A PLATTED BEARING OF NORTH 0°22'09" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

### REVIEWING SURVEYOR

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.061 (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 PERMANENT CONTROL POINTS AND MONUMENTS AT LOT CORNERS.  
*O. Howard Dukes* 13 September 2006  
O. HOWARD DUKES  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS 4533

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO CHAPTER 177.091 (9), FLORIDA STATUTES, 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 OF PALM BEACH GARDENS, FLORIDA.

*Craig S. Pusey*  
DATE: 8/31/06

CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA CERTIFICATE NO. LS 5019  
LANDMARK SURVEYING AND MAPPING, INC.  
1650 FOREST HILL BLVD, SUITE 100  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. # 4396

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 LESLIE BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

HOMEDEVCO DEVELOPMENT CORP. NOTARY BANK OF AMERICA NA MORTGAGEE MORTGAGEE NOTARY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR SURVEYOR

**Landmark Surveying & Mapping Inc.**  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
LB # 4396

**LANDMARK AT THE GARDENS**