

SHOPPES OF MADISON, MIXED USE PLANNED DEVELOPMENT
SHOPPES OF MADISON, M.U.P.D.

BEING A REPLAT OF ALL OF
TRACT 50, AND A PORTION OF TRACTS 49, 51, 61 AND 62, BLOCK 56,
PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54,
INCLUSIVE, SAID PUBLIC RECORDS, ALL LYING AND BEING IN
SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 3 MARCH, 2007

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
ARCADIS U.S., Inc.
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
L.B. #7062

COUNTY OF PALM BEACH } as
STATE OF FLORIDA }
This Plat was filed for record at 2:12 P.M.
This 11 day of July 2007
and duly recorded in Plat Book No. 112
on page 55-57
SHARON R. BOCK, Clerk & Comptroller
by T.C. 16 P.D. D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HERBERT F. KAHLERT, INDIVIDUALLY, AND AS CO-TRUSTEE OF TRUST A UNDER THE WILL OF FRITZ M. KAHLERT AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KARL A. KAHLERT, HANS C. KAHLERT, INDIVIDUALLY, AND AS CO-TRUSTEE OF TRUST A UNDER THE WILL OF FRITZ M. KAHLERT AND COUNTRY CLUB VILLAGE APARTMENTS, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, AS SHOPPES OF MADISON, M.U.P.D., BEING ALL OF TRACT 50 AND A PORTION OF TRACTS 49, 51, 61 & 62, BLOCK 56, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING, SITUATED AND BEING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 49, BLOCK 56; THENCE SOUTH 89°33'03" WEST, A DISTANCE OF 52.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOG ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 8476, PAGE 1327 AND OFFICIAL RECORDS BOOK 7744, PAGE 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 00°00'00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH THE FOLLOWING THREE COURSES, A DISTANCE OF 483.52 FEET; THENCE SOUTH 01°14'25" WEST, A DISTANCE OF 230.07 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 374.86 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACTS 61 AND 62; THENCE NORTH 89°25'12" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 898.56 FEET TO THE EAST LINE OF VALENCIA POINTE - PLAT THREE AS RECORDED IN PLAT BOOK 107, PAGES 132 THROUGH 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°33'53" WEST, ALONG SAID EAST LINE THROUGH THE FOLLOWING FIVE COURSES, A DISTANCE OF 431.88 FEET; THENCE SOUTH 89°31'26" WEST, A DISTANCE OF 17.85 FEET; THENCE NORTH 00°30'30" WEST, A DISTANCE OF 284.58 FEET; THENCE SOUTH 89°30'17" WEST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00°30'30" WEST, A DISTANCE OF 375.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACTS 49 THROUGH 51; THENCE NORTH 89°30'17" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,011.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.845 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF THE LAND, THEIR SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 11695, PAGE 43 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

2. TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES, AND IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 11695, PAGE 43 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

3. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

4. 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.

5. TRACT "L1", THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF THE LAND, THEIR SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 21624, PAGE 1599, "PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. TRACTS "BT1" THROUGH "BT7", THE BUFFER TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF THE LAND, THEIR SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNERS OF THE LAND, THEIR SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I, HERBERT F. KAHLERT, INDIVIDUALLY, AND AS CO-TRUSTEE OF TRUST A UNDER THE WILL OF FRITZ M. KAHLERT AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KARL A. KAHLERT, DO HEREBY SET MY HAND AND SEAL THIS DAY 15th OF MAY, 2007.

By: Herbert F. Kahlert
HERBERT F. KAHLERT
WITNESS: Marcie Tinsley
PRINT NAME: Marcie Tinsley
WITNESS: Dagmar Brahs
PRINT NAME: DAGMAR BRAHS

IN WITNESS WHEREOF, I, HANS C. KAHLERT, INDIVIDUALLY, AND AS CO-TRUSTEE OF TRUST A UNDER THE WILL OF FRITZ M. KAHLERT, DO HEREBY SET MY HAND AND SEAL THIS DAY 15th OF MAY, 2007.
By: Hans C. Kahlert
HANS C. KAHLERT
WITNESS: Marcie Tinsley
PRINT NAME: Marcie Tinsley
WITNESS: Dagmar Brahs
PRINT NAME: DAGMAR BRAHS

IN WITNESS WHEREOF, COUNTRY CLUB VILLAGE APARTMENTS, A GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING GENERAL PARTNER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS DAY 15th OF MAY, 2007.

COUNTRY CLUB VILLAGE APARTMENTS
A GENERAL PARTNERSHIP LICENSED TO
DO BUSINESS IN THE STATE OF FLORIDA.
By: Myron Baker
MYRON BAKER, MANAGING GENERAL PARTNER
WITNESS: Ben Kennedy
PRINT NAME: BEN KENNEDY
WITNESS: Michael Fimiani
PRINT NAME: Michael Fimiani

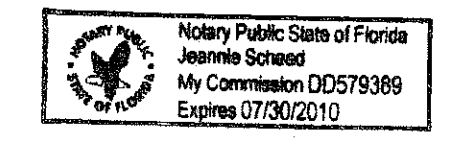
SUBDIVISION: Shoppes of Madison, M.U.P.D.
BOOK: 112
PAGE: 55
BLAND NAME: P.C. WHITE
QUAL: 505
SIGNING AUTHORITY: P.C. WHITE
TAX: 407
FID: NAME

5521-000

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED HERBERT F. KAHLERT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

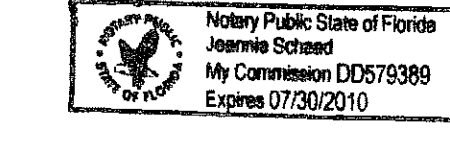
WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF MAY, 2007.
NOTARY PUBLIC: Joannie Schaad
PRINT NAME: JOANNIE SCHAAD
MY COMMISSION EXPIRES: 07/30/2010
COMMISSION NO: DD579389



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED HANS C. KAHLERT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

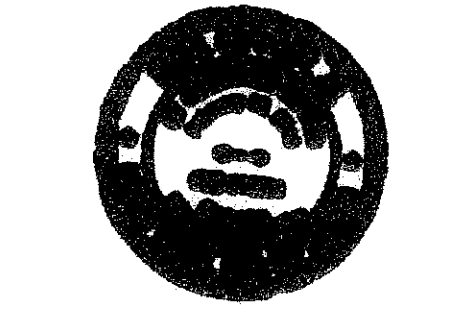
WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF MAY, 2007.
NOTARY PUBLIC: Joannie Schaad
PRINT NAME: JOANNIE SCHAAD
MY COMMISSION EXPIRES: 07/30/2010
COMMISSION NO: DD579389



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MYRON BAKER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COUNTRY CLUB VILLAGE APARTMENTS, 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 15th DAY OF MAY, 2007.
NOTARY PUBLIC: Ben Kennedy
PRINT NAME: BEN KENNEDY
MY COMMISSION EXPIRES: 7/28/10
COMMISSION NO: DD514324



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 16518 AT PAGE 14 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

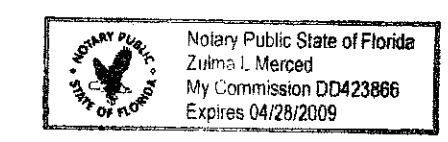
IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF MAY, 2007.

RBC CENTURA BANK
By: Michael Bleakley
MICHAEL BLEAKLEY, VICE PRESIDENT
PRINT NAME: M. M. BLEAKLEY
WITNESS: Julia Heeced
PRINT NAME: Julia Heeced
WITNESS: Scott J. Well
PRINT NAME: Scott J. Well

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED W. MICHAEL BLEAKLEY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RBC CENTURA BANK, AND SEVERALLY 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 17th DAY OF MAY, 2007.
NOTARY PUBLIC: Julia Heeced
PRINT NAME: Julia Heeced
MY COMMISSION EXPIRES: 04/28/2009



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 16518 AT PAGE 14 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

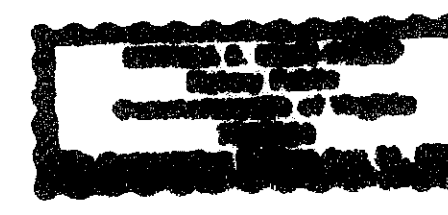
IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF MAY, 2007.

GENWORTH LIFE INSURANCE COMPANY, A DELAWARE CORPORATION
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA.
By: Cindy J. Heidel
TITLE: Investment Officer
PRINT NAME: Cindy J. Heidel
WITNESS: James A. Preston
PRINT NAME: JAMES A. PRESTON
WITNESS: Edward J. Ashley, Jr.
PRINT NAME: Edward J. Ashley, Jr.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Cindy J. Heidel, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Investment Officer OF GENWORTH LIFE INSURANCE COMPANY, AND SEVERALLY 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 20th DAY OF JUNE, 2007.
NOTARY PUBLIC: Rhonda B. Miles-Crimp
PRINT NAME: Rhonda B. Miles-Crimp
MY COMMISSION EXPIRES: 8/31/10



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LEO L. BENITZ, 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 HERBERT F. KAHLERT, INDIVIDUALLY, AND AS CO-TRUSTEE OF TRUST A UNDER THE WILL OF FRITZ M. KAHLERT AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KARL A. KAHLERT, HANS C. KAHLERT, INDIVIDUALLY, AND AS CO-TRUSTEE OF TRUST A UNDER THE WILL OF FRITZ M. KAHLERT AND COUNTRY CLUB VILLAGE APARTMENTS, A FLORIDA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE ABOVE DESCRIBED MORTGAGES ARE THE ONLY 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.

By: Leo L. Benitz
LEO L. BENITZ
TITLE: Attorney at Law # 208617
DATE: 5/18/07

SITE PLAN DATA SHOPPES OF MADISON

ZONING PETITION NO.	98-078 (C)
TOTAL AREA	23.845 AC.
TOTAL AREA TRACT "A"	19.376 AC.
TOTAL AREA TRACT "B"	0.305 AC.
TOTAL AREA TRACT "L1"	2.476 AC.
TOTAL AREA TRACT "BT1"	0.981 AC.
TOTAL AREA TRACT "BT2"	0.094 AC.
TOTAL AREA TRACT "BT3"	0.109 AC.
TOTAL AREA TRACT "BT4"	0.202 AC.
TOTAL AREA TRACT "BT5"	0.045 AC.
TOTAL AREA TRACT "BT6"	0.190 AC.
TOTAL AREA TRACT "BT7"	0.067 AC.

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID, NAD 83, (1990 ADJUSTMENT), THE SOUTH LINE OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, WHICH BEARS N89°25'12" W.
- 2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 PALM BEACH COUNTY.
- 4. 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 WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- 5. COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000206
ROTATION = NO ROTATION (GRID BEARING TO PLAT BEARING)
- 6. THAT PORTION OF THE FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 838, PAGE 53 LYING WITHIN THIS PLAT HAS BEEN RELEASED PER OFFICIAL RECORDS BOOK 21527, PAGE 1881 AND OFFICIAL RECORDS BOOK 15719, PAGE 405, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 7. THE SKETCH AND THE DESCRIPTION OF THE UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 13748, PAGE 1792 DO NOT AGREE. THE LOCATION OF THE UTILITY EASEMENT HAS BEEN SHOWN BASED ON THE LOCATION OF THE EXISTING UTILITIES AND THE SKETCH AS SHOWN IN SAID INSTRUMENT.
- 8. THE EXISTING EASEMENTS LYING WITHIN THIS PLAT ARE NOT CHANGED OR AFFECTED BY THE DEDICATIONS CONTAINED IN THIS PLAT.
- 9. PORTIONS OF THE LIMITED ACCESS EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 11622, PAGE 1958 HAVE BEEN RELEASED PER OFFICIAL RECORDS BOOK 21635, PAGE 1266, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 10th DAY OF JUNE, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.
By: Steven B. Carrier
STEVEN B. CARRIER
COUNTY ENGINEER
ASST. COUNTY ENGINEER
DATE: 7/10/07

SURVEYOR'S CERTIFICATE

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 SEC. 177.091 (9) F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
By: Perry C. White
PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA
DATE: 5/16/07

