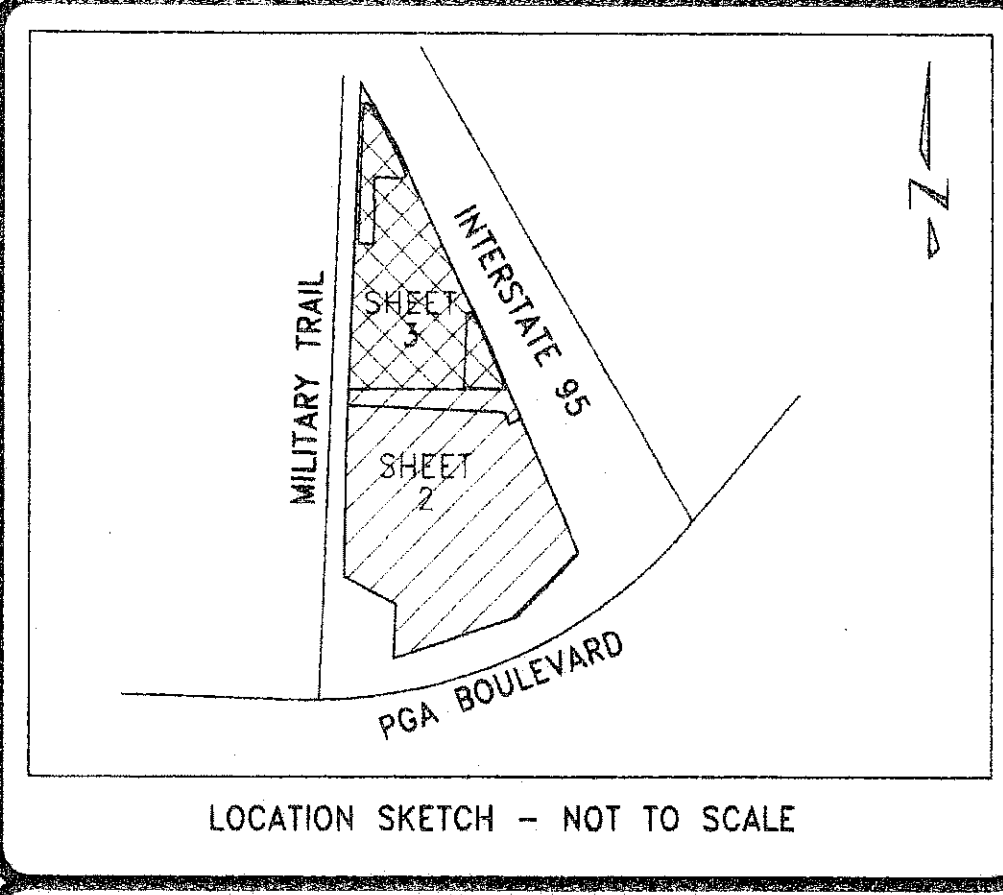


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED
FOR RECORD AT _____M.
THIS DAY OF _____, 2007,
AND DULY RECORDED IN PLAT
NO. _____ ON PAGES _____
THRU _____.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY _____ D.C.



HOTEL COMPLEX PLAT REPLAT

BEING A REPLAT OF TRACT "A" HOTEL COMPLEX PLAT, RECORDED IN PLAT BOOK 79, PAGES 165 THROUGH 166 PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 5
AUGUST 2007

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 IN THE PEG LLC, A DELAWARE LIMITED LIABILITY COMPANY AND E & J PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR 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: THIS 30 DAY OF JULY, 2007

BY:
STEPHEN S. MATHISON
ATTORNEY-AT-LAW
FLORIDA BAR NO.: 0362786

APPROVALS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF AUGUST, 2007.

ATTEST:
PATRICIA SNIDER
CITY CLERK, CMC

BY:
JOSEPH R. RUSSO
MAYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF AUGUST, 2007.

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

SURVEYOR'S NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST AS SHOWN ON THE PLAT OF HOTEL COMPLEX PLAT RECORDED IN PLAT BOOK 79, PAGES 165 & 166 AND AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 93220-2407; THE LINE IS ASSUMED TO BEAR NORTH 02°09'41" EAST AS SHOWN ON SAID PLAT AND SAID RIGHT-OF-WAY MAP AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2) 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.
- 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.
- 4) THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- 5) 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.
- 6) THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

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, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MARKERS (P.R.M.'S) OR PERMANENT CONTROL POINTS (P.C.P.'S).

DATED THIS 14th DAY OF AUGUST, 2007

BY:
RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.: 5239

ABBREVIATIONS:

- 4"x4" CONCRETE MONUMENT (PRM) AS NOTED
- 5/8" IRON ROD AND CAP LB4897 (MONUMENT)
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- SUA = SEACOAST UTILITY AUTHORITY
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- W.L.E. = WATER LINE EASEMENT
- U.E. = UTILITY EASEMENT
- N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- FPL = FLORIDA POWER & LIGHT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (UNIT No. 02)

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

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAMELA M. RAUCH, ITS PRESIDENT, AND O'NEAL BARDIN, JR, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS.

THIS 14th DAY OF AUGUST, 2007.

ATTEST:
O'NEAL BARDIN, JR. SECRETARY
BOARD OF SUPERVISORS

BY:
PAMELA M. RAUCH, PRESIDENT
BOARD OF SUPERVISORS

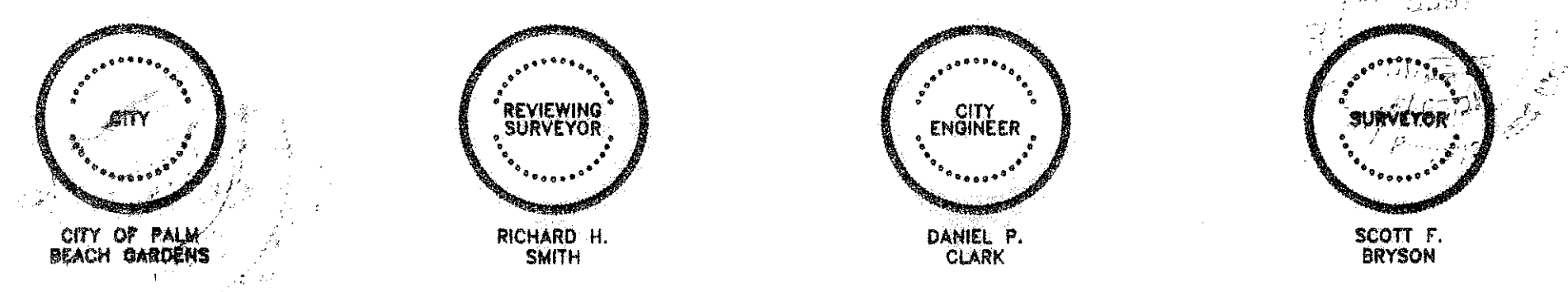
SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 SECTION 177.091 (9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

BY:
SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5991

DATED: THIS 9th DAY OF AUGUST, 2007.



CAD FILE: Z:\1999 630 TO 672\99-651 DOUBLETREE NORTH\ DWG\HOTEL COMPLEX PLAT RE-PLAT.DWG		
DATE: 12-18-06	CHECKED: SB	PROJECT No.
SCALE: N.T.S.	APPROVED: SB	99-651
DRAWN: SB	DWG No. 099-651P	

Keshavarz & Associates, Inc.
CONSULTING ENGINEERS - SURVEYORS
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897

PLAT DATE: Jul 25, 2007 TIME: 4:56PM BY: chowdhury
DRAWING: Z:\1999 630 TO 672\99-651 DOUBLETREE NORTH\HOTEL COMPLEX PLAT RE-PLAT.dwg LAYOUT: Sheet 2