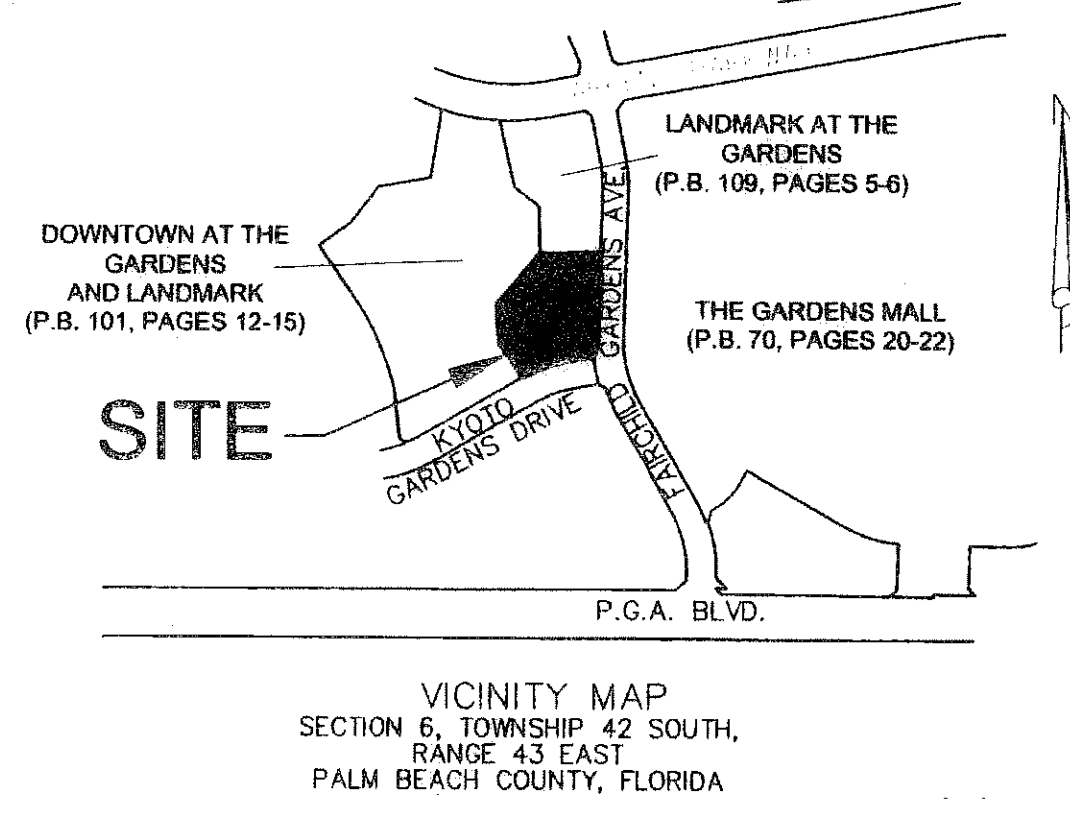


GARDENS POINTE

BEING A REPLAT OF PARCEL 27.09 AND A PORTION OF PARCEL 27.13, AS SHOWN ON THE PLAT OF REGIONAL CENTER PARCELS 27.09, 27.13 AND WATER MANAGEMENT TRACT 3-B, RECORDED IN PLAT BOOK 90, PAGES 199 THROUGH 201, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
NOVEMBER, 2007 SHEET 1 OF 3

00052-162

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 12:17 P.M. this 23rd day of January, 2008 and duly recorded in Plat Book No. 111 on Pages 12 thru 14.
Sharon A. Beck
Clerk and Comptroller
By: Michelle [Signature] S.C.



DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT GARDENS POINTE DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA AND GP COMMERCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHOLLY OWNED BY GARDENS POINTE DEVELOPMENT, LLC, OWNERS OF THE LAND SHOWN HEREON AS GARDENS POINTE, BEING A REPLAT OF PARCEL 27.09 AND A PORTION OF PARCEL 27.13, AS SHOWN ON THE PLAT OF REGIONAL CENTER PARCELS 27.09, 27.13 AND WATER MANAGEMENT TRACT 3-B, RECORDED IN PLAT BOOK 90, PAGES 199 THROUGH 201, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 27.09 AND A PORTION OF 27.13, ACCORDING TO THE PLAT OF REGIONAL CENTER PARCELS 27.09, 27.13 AND WATER MANAGEMENT TRACT 3-B, AS RECORDED IN PLAT BOOK 90, PAGES 199-201, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 27.09, SAID POINT BEING THE POINT OF BEGINNING; THENCE N48°02'07"W ALONG THE WEST LINE OF SAID PARCEL 27.09, A DISTANCE OF 247.50 FEET; THENCE N01°05'24"E ALONG SAID WEST LINE, A DISTANCE OF 163.87 FEET; THENCE N42°08'02"E ALONG SAID WEST LINE, A DISTANCE OF 284.23 FEET; THENCE N44°02'28"E, A DISTANCE OF 174.91 FEET; THENCE S88°34'59"E, A DISTANCE OF 301.16 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 27.13; THENCE S01°25'01"W ALONG THE EAST LINE OF SAID PARCELS 27.13 AND 27.09, A DISTANCE OF 441.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 570.87 FEET AND A CENTRAL ANGLE OF 04°15'01"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.34 FEET; THENCE S38°18'32"W, A DISTANCE OF 32.90 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 27.09; THENCE S79°27'03"W ALONG SAID SOUTH LINE, A DISTANCE OF 128.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, OF WHICH THE RADIUS POINT LIES S10°32'57"E, A RADIAL DISTANCE OF 575.87 FEET AND A CENTRAL ANGLE OF 19°30'20"; THENCE S03°43'27"W ALONG THE ARC OF SAID CURVE, A DISTANCE OF 196.05 FEET; THENCE S59°56'43"W, A DISTANCE OF 98.13 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 289,109.89 SQUARE FEET OR 6.64 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. THE PERPETUAL PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR VEHICULAR ACCESS AND PEDESTRIAN CIRCULATION AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GARDENS POINTE DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS AND GP COMMERCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- 2. THE 6 FOOT PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA FOR USE BY THE PUBLIC FOR PEDESTRIAN ACCESS.
- 3. THE 12 FOOT S.U.A. WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER AND WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF GARDENS POINTE DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS AND GP COMMERCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- 4. THE LANDSCAPE BUFFER EASEMENTS (L.B.E.), SHOWN HEREON, ARE HEREBY RESERVED BY GARDENS POINTE DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS AND GP COMMERCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF LANDSCAPING, BUFFERS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. THE MAINTENANCE RESPONSIBILITY OF LANDSCAPE BUFFER EASEMENTS SHALL BE THAT OF GARDENS POINTE DEVELOPMENT, LLC, ITS SUCCESSORS AND ASSIGNS AND GP COMMERCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS DAY 13 OF NOVEMBER, 2007.

WITNESS: [Signature] Robert Vail
PRINT NAME: Robert Vail
GARDENS POINTE DEVELOPMENT, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: [Signature] ROBERT JULIEN, MANAGER

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS DAY 27 OF NOVEMBER, 2007.

WITNESS: [Signature] Robert Vail
PRINT NAME: Robert Vail
GP COMMERCIAL, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: GARDENS POINTE DEVELOPMENT, LLC
ITS AUTHORIZED MEMBER
WITNESS: [Signature] Judith Scordino
PRINT NAME: JUDITH SCORDINO
BY: ROBERT JULIEN, MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED ROBERT JULIEN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GARDENS POINTE DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GP COMMERCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF November, 2007.

MY COMMISSION EXPIRES: 11/8/2010
COMMISSION NUMBER: DD 504909
NOTARY SEAL: [Seal]
NOTARY PUBLIC: Jessie Russell
PRINT NAME: Jessie Russell

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

UNIT NO. 19
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

BY: [Signature] MARILYN L. JACOBS, PRESIDENT
BOARD OF SUPERVISORS 12/14/07
BY: [Signature] ONEAL BARDIN JR., SECRETARY
BOARD OF SUPERVISORS

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, HUGH W. PERRY, 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 GARDENS POINTE DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GP COMMERCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHOLLY OWNED BY GARDENS POINTE DEVELOPMENT, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

GUNSTER, YOAKLEY AND STEWART, P.A.

DATE: December 3, 2007
[Signature] HUGH W. PERRY
ATTORNEY AT LAW BAR NO. 080360

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 AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY AND PLAT 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, 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.

DATED: THIS 21st DAY OF NOVEMBER, 2007.
[Signature] DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3613

REVIEWING SURVEYOR

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 OR THE FIELD VERIFICATION OF THE MONUMENTS AT LOT CORNERS.
[Signature] DATE: 12/18/07
RICHARD H. SMITH, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. PSM 5239

ABBREVIATIONS

- FOUND 4"x4" CONCRETE MONUMENT LB 4431 (PRM) (UNLESS OTHERWISE NOTED)
- FOUND PK NAIL & DISK STAMPED "PRM LB 4431"
- SET 4"x4" CONCRETE MONUMENT SET LB 4431 (PRM)
- FOUND HAG NAIL & DISK STAMPED "PRM LB 4396"
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL = FLORIDA POWER & LIGHT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.P.A.E. = PERPETUAL PUBLIC ACCESS EASEMENT
- S.U.A. = SEACOAST UTILITY AUTHORITY

SURVEYOR'S NOTES

- 1) ALL BEARINGS SHOWN HEREON ARE BASED AND RELATIVE TO THE BEARING OF SOUTH 01°25'01" WEST ALONG THE EAST PROPERTY LINE OF TRACT 27.09, AS SHOWN ON THE PLAT OF REGIONAL CENTER PARCELS 27.09, 27.13 AND WATER MANAGEMENT TRACT 3-B, RECORDED IN PLAT BOOK 90, PAGES 199 THROUGH 201, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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) BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS ZONING CODE.
- 7) THIS INSTRUMENT WAS PREPARED BY JOHN K. O'BRIEN, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TELEPHONE (561) 746-8454.

CITY OF PALM BEACH GARDENS ACCEPTANCE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF January, 2007.
BY: [Signature] PATRICIA SNIDER, CMC, CITY CLERK
ATTEN: [Signature] PATRICIA SNIDER, CMC, CITY CLERK
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF January, 2007.
BY: [Signature] DANIEL P. CLARK, P.E.
CITY ENGINEER

LIDBERG LAND SURVEYING, INC.
875 West Indiantown Road, Suite 200
Jupiter, Florida 33458 TEL: 561-746-8454
LB 4431

CAD K:\AUTOCAD2000\064243\02-227\DWG\02-227-306B.DWG			
REF			
FLD	FB	PC	JOB 02-227 (306B)
OFF	J.K.O.		DATE 07/28/2007
CKD	D.C.L	SHEET 1 OF 3	DWG D02-227PP

