

20140046644

# GARDENIA ISLES

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

OCTOBER 2013

00052-207

### CERTIFICATE OF OWNERSHIP AND DEDICATION

KH GARDENIA ISLES LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE PROPERTY DEPICTED HEREON, ALSO DESCRIBED AS, A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS "SOUTH 88°26'34" EAST, A DISTANCE OF 40.19 FEET... IN THE DEED TO HANSEN - FLORIDA II, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORD BOOK 5884, PAGE 1270 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SAID TERMINUS BEING ON THE WESTERLY RIGHT OF WAY LINE OF MILITARY TRAIL AS DESCRIBED IN OFFICIAL RECORD BOOK 2729, PAGE 1536 OF SAID PUBLIC RECORDS, SAID TERMINUS ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN DEED RECORDED IN OFFICIAL RECORD BOOK 6265, PAGE 286; THENCE NORTH 88°26'34" WEST, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 6265, PAGE 286, A DISTANCE OF 40.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 321.00 FEET AND A PARTIAL CENTRAL ANGLE OF 0°20'05"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 6265, PAGE 286, A DISTANCE OF 1.88 FEET; THENCE CONTINUING WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5884, PAGE 1270, THROUGH A CENTRAL ANGLE OF 26°27'42", A DISTANCE OF 148.25 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE HAVING A RADIAL BEARING OF SOUTH 28°21'17" WEST, A RADIUS OF 429.00 FEET, AND A PARTIAL CENTRAL ANGLE OF 24°23'20"; THENCE PROCEED WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 182.61 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING WESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 429.00 FEET, THROUGH A CENTRAL ANGLE OF 2°24'31", A DISTANCE OF 18.04 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°26'34" WEST, CONTINUING ALONG SAID BOUNDARY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5884, PAGE 1270, A DISTANCE OF 491.03 FEET; THENCE NORTH 1°45'31" EAST, CONTINUING ALONG SAID BOUNDARY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5884, PAGE 1270, A DISTANCE OF 482.30 FEET; THENCE SOUTH 88°26'34" EAST, CONTINUING ALONG SAID BOUNDARY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5884, PAGE 1270, A DISTANCE OF 766.13 FEET; THENCE SOUTH 1°45'31" WEST, A DISTANCE OF 228.00 FEET; THENCE NORTH 88°26'34" WEST, A DISTANCE OF 74.00 FEET; THENCE SOUTH 1°45'31" WEST, A DISTANCE OF 178.00 FEET; THENCE NORTH 88°26'34" WEST, A DISTANCE OF 109.95 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIAL BEARING OF SOUTH 11°48'44" WEST, HAVING A RADIUS OF 513.50 FEET, AND A CENTRAL ANGLE OF 81°4'34"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.87 FEET; THENCE SOUTH 1°33'26" WEST, A DISTANCE OF 84.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

CONTAINING IN ALL 7.72 ACRES MORE OR LESS

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

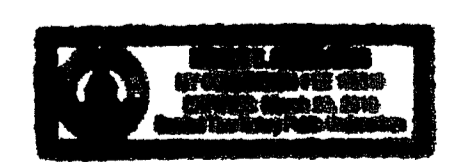
1. THE SEACOAST UTILITY AUTHORITY (SUA) EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
2. THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC. AND THE GARDENIA ISLES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE OF WATERS, ACCESS AND MAINTENANCE OF DRAINAGE PIPES AND DRAINAGE STRUCTURES, AND SHALL BE MAINTAINED BY THE GARDENIA ISLES HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
3. LANDSCAPE BUFFER TRACT 1 AND LANDSCAPE BUFFER TRACT 2 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GARDENIA ISLES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES, AND SHALL BE MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES 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 THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
5. GARDENIA ISLES DRIVE AS SHOWN HEREON IS HEREBY DEDICATED TO THE GARDENIA ISLES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES AND RELATED PURPOSES, AND SHALL BE MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
6. COMMON TRACT 1 AND COMMON TRACT 2 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GARDENIA ISLES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS AS EXCLUSIVE COMMON AREA FOR THE ASSOCIATION, AND SHALL BE MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
7. THE CROSS ACCESS EASEMENT AND DRAINAGE EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC. AND THE GARDENIA ISLES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE OF WATERS, INGRESS, EGRESS, ACCESS, MAINTENANCE OF DRAINAGE PIPES AND DRAINAGE STRUCTURES, AND SHALL BE MAINTAINED BY THE GARDENIA ISLES HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
8. THE OPEN SPACE TRACTS 1, 2, AND 3 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GARDENIA ISLES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE, SIGNAGE, ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES AND RELATED PURPOSES, AND SHALL BE MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE THIS 2nd DAY OF December, 2013

BY: KH GARDENIA ISLES LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BY: THE KOLTER GROUP LLC, A LIMITED LIABILITY COMPANY, ITS MANAGER  
Howard Erbstein  
HOWARD ERBSTEIN, MANAGER  
DATE: 08-2-2013  
WITNESS: Scott Motson  
WITNESS: Nickel E. Angelatos

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS Dec. 2, 2013 BY HOWARD ERBSTEIN, THE MANAGER OF THE KOLTER GROUP LLC, A LIMITED LIABILITY COMPANY, THE MANAGER OF KH GARDENIA ISLES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THAT COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

Nickel E. Angelatos  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
COMMISSION NO. 179318  
MY COMMISSION EXPIRES: 3/23/16



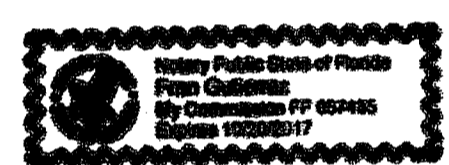
### ACCEPTANCE OF DEDICATIONS

THE GARDENIA ISLES HOMEOWNERS ASSOCIATION INC., A FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATION AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 2nd DAY OF Dec., 2013.

BY: GARDENIA ISLES HOMEOWNERS ASSOCIATION, INC.  
BY: Doug Bruk  
DOUG BRUK, ITS PRESIDENT  
WITNESS: Scott Motson  
WITNESS: Gu van Schuren

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS Dec. 2, 2013 BY DOUG BRUK, THE PRESIDENT OF THE GARDENIA ISLES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

Frank Gutierrez  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
COMMISSION NO. FF 067486  
MY COMMISSION EXPIRES: 10-20-2017



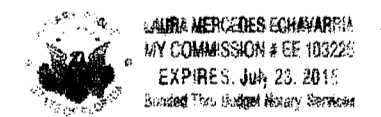
### ACCEPTANCE OF DEDICATIONS

TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC., A FLORIDA NON-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION AND/OR RESERVATIONS TO SAID CORPORATION AS STATED AND AS SHOWN HEREON, DATED THIS 9th DAY OF December, 2013.

BY: TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC., A FLORIDA NON-PROFIT CORPORATION  
BY: Enrique Meira  
ENRIQUE MEIRA, PRESIDENT  
WITNESS: Samuel  
WITNESS: Rene Echarria

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS December 9, 2013 BY ENRIQUE MEIRA, THE PRESIDENT OF TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC. A FLORIDA NON-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

Laura Echarria  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



"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."

THE BEARINGS ARE BASED ON THE NORTH/SOUTH QUARTER SECTION LINE OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEARING NORTH 1°45'31" EAST, ACCORDING TO THE NORTH AMERICAN DATUM OF 1983, AND READJUSTED IN 1990, AS COMPUTED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM.

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.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, RUSSELL M. SMILEY, 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 TITLE TO THE PROPERTY VESTED IN KH GARDENIA ISLES LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 DEPICTED BY THIS PLAT.

DATED THIS 9th DAY OF December, 2013.  
BY: Russell M. Smiley  
RUSSELL M. SMILEY  
FLORIDA BAR NO. 207081

### CITY OF PALM BEACH GARDENS APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT IS HEREBY APPROVED FOR RECORD ON THIS 6th DAY OF February, 2014.  
ATTEST: Patricia Snider, CMC, CITY CLERK  
ROBERT PREMURROSO, MAYOR  
THIS PLAT IS HEREBY ACCEPTED FOR RECORD ON THIS 6th DAY OF February, 2014.  
Tom Engle, P.E., CITY ENGINEER

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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.  
DATED THIS 2nd DAY OF December, 2013.  
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
UNIT OF DEVELOPMENT NO. 12  
ATTEST: Onal Bardin, Jr., ASSISTANT SECRETARY  
BY: Adrian M. Salee, PRESIDENT

### 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. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT/TRACT CORNERS.  
[Signature]  
DATE: 1-8-14  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. \_\_\_\_\_

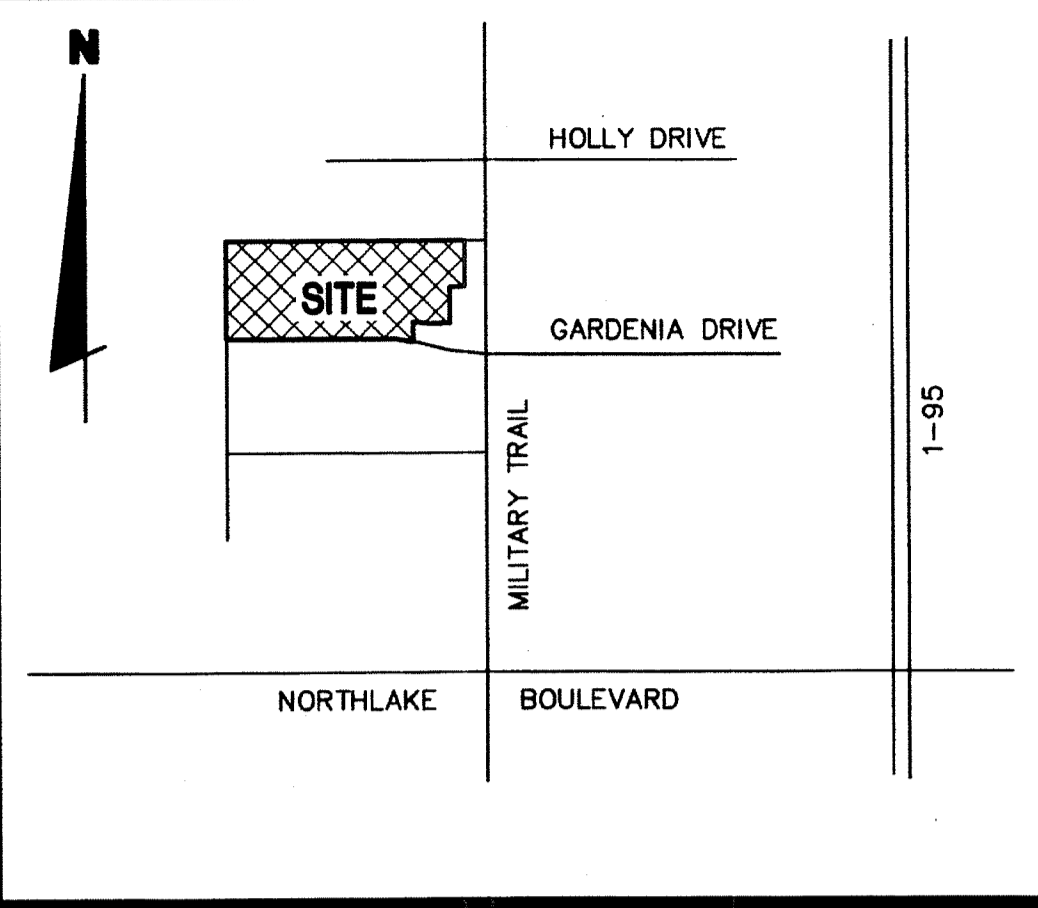
### CERTIFICATE OF SURVEYOR AND MAPPER

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, JAY ALAN BONNER, HEREBY CERTIFY THAT THIS PLAT OF GARDENIA ISLES, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE PLACED WITHIN THE PLATTED LANDS; AND THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AND ALL APPLICABLE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.  
Jay Alan Bonner  
12-2-13  
JAY ALAN BONNER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4088

SUNSHINE SURVEYORS  
7592 159th COURT NORTH  
PALM BEACH GARDENS, FLORIDA 33418  
FLORIDA CERTIFICATE OF AUTORIZATION NO. LB4725

JAY ALAN BONNER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4088

THIS INSTRUMENT WAS PREPARED BY JAY ALAN BONNER, LS4088 IN THE OFFICE OF SUNSHINE SURVEYORS, 7592 159th COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418	<b>SUNSHINE SURVEYORS</b> PO Box 31224 (LB4725) Palm Beach Gardens Florida 33420-1224	SHEET 1 OF 2
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141  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:22 P.M.  
THIS 7th DAY  
OF February  
2014 AND DULY RECORDED IN  
PLAT BOOK 117 ON PAGES  
141 AND 142  
SHARON R. BOCK,  
CLERK & COMPTROLLER  
BY: [Signature]  
DEPUTY CLERK

