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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:48 A.M.
THIS 10th DAY OF Feb
2014, AND DULY RECORDED
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143 THROUGH 146
SHARON R. BOCK, CLERK
AND COMPTROLLER
BY: _____ DC

SHEET 1 OF 4

08156

0935-003

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by: Jeff S. Hodapp, P.S.M.
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ATLANTIC COMMONS - PLAT THREE

A PORTION OF THE ATLANTIC COMMONS PUD

BEING A REPLAT OF A PORTION OF TRACTS 33, 34, 35, 62, 63, 64, 65, 66, 67, 94, 95, 96, 97 AND 98 IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, "PALM BEACH FARMS CO. PLAT NO. 1" (P.B. 2, PGS 26-28, P.B.C.R.) SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

DESCRIPTION AND DEDICATION

Know all men by these presents that Atlantic Commons Associates, LLLP, a Florida Limited Liability Partnership, FC Atlantic Commons Phase I, LLC, a Florida Limited Liability Company, and FC Atlantic Commons Phase II, LLC, a Florida Limited Liability Company, owners of the lands shown hereon as Atlantic Commons, Plat Three, being a replat of a portion of Tracts 33, 34, 35, 62, 63, 64, 65, 66, 67, 94, 95, 96, 97 and 98 in Section 17, Township 46 South, Range 42 East, of "Palm Beach Farms Co. Plat No. 1", according to the plat thereof, as recorded in Plat Book 2 at Pages 26 through 28 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Section 17; thence North 00°34'49" East, along the East line of said Section 17, a distance of 1373.54 feet to the Point of Beginning (1); thence North 40°40'01" West, a distance of 62.38 feet; thence North 89°25'11" West, a distance of 259.21 feet; thence North 54°13'11" West, along the East right-of-way line of the Sunshine State Parkway, a distance of 461.58 feet; thence North 26°19'19" West, along said East right-of-way line, a distance of 381.09 feet; thence North 01°30'24" West, along said East right-of-way line, a distance of 787.43 feet; thence North 89°03'11" East, along the North line of said Tracts 65, 66 and 67 a distance of 878.93 feet; thence South 00°34'49" West, along said East line of Section 17, a distance of 1463.16 feet to the Point of Beginning (1).

Together with:

Commencing at the Southeast corner of said Section 17; thence North 00°34'49" East, along the East line of said Section 17, a distance of 2851.70 feet; thence South 89°03'11" West, along a line 15.00 feet North of and parallel with the South line of said Tract 64, a distance of 41.87 feet to the Point of Beginning (2); thence South 89°03'11" West, along a line 15.00 feet North of and parallel with the South line of said Tracts 62, 63 and 64, a distance of 837.61 feet; thence North 01°24'05" West, along the East right-of-way line of the Sunshine State Parkway, a distance of 885.52 feet; thence North 88°36'05" East, a distance of 860.03 feet; thence South 00°02'23" West, along the West line of a 15.00 foot right-of-way reservation as shown on said plat, a distance of 892.40 feet to the Point of Beginning (2).

Said lands situate in Palm Beach County, Florida, and contain 42.137 acres, more or less.
Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Tract A, as shown hereon, is hereby reserved by FC Atlantic Commons Phase II, LLC, a Florida Limited Liability Company, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida and is the perpetual maintenance obligation of said FC Atlantic Commons Phase II, LLC, its successors and assigns, without recourse to Palm Beach County. Tract A is subject to restrictions set forth in O.R.B. 5953, page 1096, O.R.B. 13728, page 1897 and O.R.B. 13728, page 1924, all in favor of Lake Worth Drainage District.

2. Tracts L-4 and L-5, the Water Management Tracts, as shown hereon, are hereby reserved for FC Atlantic Commons Phase II, LLC, a Florida Limited Liability Company, its successors and assigns, for stormwater management and drainage purposes and are the perpetual maintenance obligation of said FC Atlantic Commons Phase II, LLC, its successors and assigns, without recourse to Palm Beach County. Tract L-4 is subject to existing Atlantic Commons Phase II, LLC, its successors and assigns, Official Records Book 26244 at Page 1441 of the Public Records of Palm Beach County, Florida.

3. Tract B-6, as shown hereon, is hereby reserved for FC Atlantic Commons Phase II, LLC, a Florida Limited Liability Company, its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said FC Atlantic Commons Phase II, LLC, its successors and assigns, without recourse to Palm Beach County.

4. Tract C, as shown hereon, is hereby reserved by FC Atlantic Commons Phase I, LLC, a Florida Limited Liability Company, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida and is the perpetual maintenance obligation of said FC Atlantic Commons Phase I, LLC, its successors and assigns, without recourse to Palm Beach County.

5. Tract L-6, the Water Management Tract, as shown hereon, is hereby reserved for FC Atlantic Commons Phase I, LLC, a Florida Limited Liability Company, its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said FC Atlantic Commons Phase I, LLC, its successors and assigns, without recourse to Palm Beach County. Tract L-6 is subject to existing Littoral Zone Restrictive Covenant Agreement as recorded in Official Records Book 26244 at Page 1432 of the Public Records of Palm Beach County, Florida.

6. Tract B-7, as shown hereon, is hereby reserved for FC Atlantic Commons Phase II, LLC, a Florida Limited Liability Company, its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said FC Atlantic Commons Phase II, LLC, its successors and assigns, without recourse to Palm Beach County.

7. Tracts B-1, B-2, B-3, B-4, and B-5, as shown hereon, are hereby reserved for the Atlantic Commons Homeowners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Tract B-1 is subject to restrictions set forth in O.R.B. 13728, page 1897; Tract B-4 is subject to restrictions set forth in O.R.B. 13728, page 1924; Tract B-5 is subject to restrictions set forth in O.R.B. 13728, page 1897, all in favor of Lake Worth Drainage District.

8. Tracts R-1 and R-2, as shown hereon, are hereby reserved for the Atlantic Commons Homeowners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Tract R-1 is subject to restrictions set forth in O.R.B. 13728, page 1897, O.R.B. 5953, page 1096 and O.R.B. 13728, page 1924, all in favor of Lake Worth Drainage District.

9. The Limited Access Easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, its successors and assigns, for the purpose of control and jurisdiction over access rights.

10. The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of FC Atlantic Commons Phase I, LLC, a Florida Limited Liability Company, and FC Atlantic Commons Phase II, LLC, a Florida Limited Liability Company, their successors and assigns, without recourse to Palm Beach County.

The Lake Maintenance Easements and Lake Maintenance Access Easements, as shown hereon, are hereby reserved for FC Atlantic Commons Phase I, LLC, a Florida Limited Liability Company, and FC Atlantic Commons Phase II, LLC, a Florida Limited Liability Company, and FC Atlantic Commons Homeowners Association, Inc., a Florida Corporation, not for profit, their successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tracts for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Atlantic Commons Homeowners Association, Inc., its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements, and private streets associated with said drainage system.

Atlantic Commons Homeowners Association, Inc., a Florida Corporation, Not for Profit, and Atlantic Commons Associates, LLLP, a Florida Limited Liability Partnership, their successors and assigns, shall have the right, but not the obligation, to use the drainage easements and/or maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of lands owned by each, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements associated with said drainage system, without recourse to Palm Beach County.

11. All tracts for private street purposes, and driveway/parking tracts, as shown hereon, are hereby subject to an overlying non-exclusive easement dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including but not limited to potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. If otherwise approved by Palm Beach County, no buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

12. The utility easements running adjacent and parallel to the tracts for private road purposes, and driveway/parking tracts, as shown hereon, are non-exclusive easements and are hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including but not limited to potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. If otherwise approved by Palm Beach County, no buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

13. The Lift Station Easement (L.S.E.), identified on the plat hereon, is an exclusive easement and is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for the installation, operation, maintenance, repair, expansion and replacement of a wastewater lift station and related appurtenances. This easement may be fenced in by Palm Beach County for access control purposes. The maintenance of the unfenced portions of the land underlying this easement shall be the perpetual obligation of the property owner. If otherwise approved by Palm Beach County, no buildings, structures, improvements, trees, walls or fences shall be installed within this lift station easement without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

14. The Landscape Buffer Easements, as shown hereon, are hereby reserved for the Atlantic Commons Homeowners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for buffer purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. There shall be no landscaping in the portion of a Landscape Buffer Easement that overlaps another easement, except in accordance with Surveyor's Note number 2.

15. The Palm Beach County Utility Easements identified on the plat hereon are exclusive easements and are hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for the installation, operation, maintenance, repair, expansion, and replacement of potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, and related appurtenances. The maintenance of the land underlying these easements shall be a perpetual obligation of the property owner. If otherwise approved by Palm Beach County, no buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

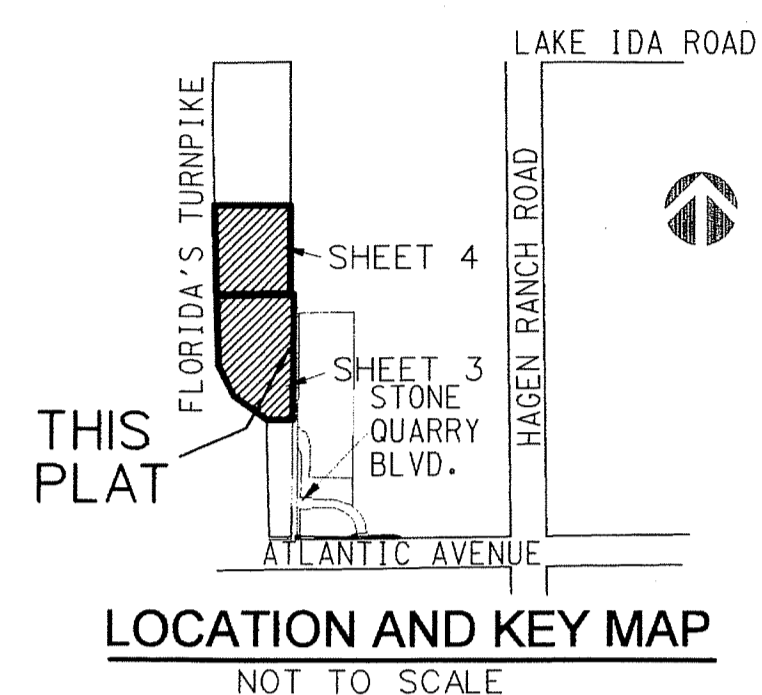
16. The Offsite Drainage Easement (O.D.E.), as shown hereon, is hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of Atlantic Commons Associates, LLLP, a Florida Limited Liability Partnership, its successors and assigns, without recourse to Palm Beach County.

In Witness Whereof, Atlantic Commons Associates, LLLP, a Florida Limited Liability Partnership, has caused these presents to be signed by its general partner, Atlantic Commons Corporation, a Florida Corporation, this 9 day of December, 2013.

Atlantic Commons Associates, LLLP,
a Florida Limited Liability Partnership,
BY: Atlantic Commons Corporation,
a Florida Corporation, its general partner

BY: _____
Print Name: Anthony Lovieno
Title: Vice President

Witness: _____
Print Name: Matthew Woods



ACKNOWLEDGEMENT

State of Florida)
County of Broward) SS

Before me personally appeared Alan Fant, who is personally known to me, or has produced _____ as identification, and who executed the foregoing Instrument as Vice President of Atlantic Commons Corporation, a Florida Corporation, general partner of Atlantic Commons Associates, LLLP, a Florida Limited Liability Partnership and severally acknowledged to and before me that he executed such Instrument as such officer of said corporation, and that the seal affixed to the foregoing Instrument is the seal of said corporation and that said Instrument is the free act and deed of said corporation.

Witness my hand and official seal this 9 day of December, 2013.
My commission expires: May 25, 2017
Notary Public,
State of Florida

In Witness Whereof, FC Atlantic Commons Phase I, LLC, a Florida Limited Liability Company, has caused these presents to be signed by its manager, Florida Crystals Investment Corporation, a Florida Corporation, this 9 day of December, 2013.

FC Atlantic Commons Phase I, LLC,
a Florida Limited Liability Company,
BY: _____
Print Name: Juan C. Pardo
Title: Vice President

Witness: _____
Print Name: Matthew Woods

ACKNOWLEDGEMENT

State of Florida)
County of Palm Beach) SS

Before me personally appeared Juan C. Pardo, who is personally known to me, or has produced _____ as identification, and who executed the foregoing Instrument as Vice President of Florida Crystals Investment Corporation, a Florida Corporation, manager of FC Atlantic Commons Phase I, LLC, a Florida Limited Liability Company and severally acknowledged to and before me that he executed such Instrument as such officer of said corporation, and that the seal affixed to the foregoing Instrument is the 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 9 day of December, 2013.
My commission expires: May 25, 2017
Notary Public,
State of Florida

Notary Public,
State of Florida

SITE DATA

Zoning Control Number: 2004 - 00525
Project Name: Atlantic Commons - Plat Three
Total Area: 42.137 Acres

In Witness Whereof, FC Atlantic Commons Phase II, LLC, a Florida Limited Liability Company, has caused these presents to be signed by its manager, Florida Crystals Investment Corporation, a Florida Corporation, this 9 day of December, 2013.

FC Atlantic Commons Phase II, LLC,
a Florida Limited Liability Company,
BY: _____
Print Name: Juan C. Pardo
Title: Vice President

Witness: _____
Print Name: Matthew Woods

ACKNOWLEDGEMENT

State of Florida)
County of Palm Beach) SS

Before me personally appeared Juan C. Pardo, who is personally known to me, or has produced _____ as identification, and who executed the foregoing Instrument as Vice President of Florida Crystals Investment Corporation, a Florida Corporation, manager of FC Atlantic Commons Phase II, LLC, a Florida Limited Liability Company and severally acknowledged to and before me that he executed such Instrument as such officer of said corporation, and that the seal affixed to the foregoing Instrument is the 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 9 day of December, 2013.
My commission expires: May 25, 2017
Notary Public,
State of Florida

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 Permanent Control Points ("P.C.P.s"), and 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 complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

Jeff S. Hodapp, P.S.M.
License No. LS5111
State of Florida
Perimeter Surveying & Mapping, Inc.
949A Clint Moore Road
Boca Raton, FL 33487
Certification of Authorization No. LB7264
Date: 11-27-2013

ATLANTIC COMMONS ASSOCIATES, LLLP	FC ATLANTIC COMMONS PHASE I, LLC	FC ATLANTIC COMMONS PHASE II, LLC	COUNTY ENGINEER	SURVEYOR