

# 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.

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SHEET 2 OF 4

### HOMEOWNERS ASSOCIATION ACCEPTANCE

State of Florida )  
County of Palm Beach )SS

The Atlantic Commons Homeowners Association, Inc., a Florida Corporation, not for profit, hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 10 day of December, 2013.

Atlantic Commons Homeowners Association, Inc.,  
a Florida Corporation, not for profit

Witness: [Signature] by: [Signature]  
Print Name: MATT WOODS President

Witness: [Signature]  
Print Name: MICHAEL P. TOBARTY

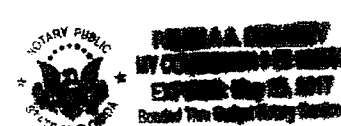
### ACKNOWLEDGEMENT

State of Florida )  
County of Palm Beach )SS

Before me personally appeared [Signature] who is personally known to me or has produced [Signature] as identification, and who executed the foregoing instrument as President of the Atlantic Commons Homeowners Association, Inc., a Florida Corporation, Not for Profit, 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 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 10 day of December, 2013.

My commission expires:

Notary Public  
[Signature]  
Print Name: Samela A. Deheney



### COUNTY ENGINEER

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 10 day of December, 2013, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

[Signature]  
George T. Webb, P.E.  
County Engineer  
[Signature]  
Date

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

We, First American Title Insurance Company, a Title Insurance Company, as duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Atlantic Commons Associates, LLLP, a Florida Limited Liability Limited Partnership, FC Atlantic Commons Phase I, LLC, a Florida Limited Liability Company, and FC Atlantic Commons Phase II, LLC, a Florida Limited Liability Company; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that there are no mortgages; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATE: 12-24-2013 BY: [Signature]  
Vice President

### NOTES:

- The bearings shown hereon are based on the South line of the Southeast One-Quarter of Section 17-46-42 having a bearing of North 89°18'03" East, as determined from State Plane Coordinates as established by the Palm Beach County Engineering Division based on the Florida Coordinate System, East Zone, Grid North, 1983 State Plane Transverse Mercator Projection, 1990 Adjustment. Positional accuracy meets or exceeds a 1:10,000 minimum relative distance accuracy. All distances shown are ground distances, unless labeled otherwise. Scale factor used for this plat is 1.0000253.
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
- Building setback lines shall be as required by current Palm Beach County Zoning regulations.
- 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 determined by use of rights granted.
- All lines which intersect curved lines are non-radial unless noted as being radial.
- 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 Palm Beach County, Florida.
- In those cases where another easement coincides with a Lake Maintenance Easement, there shall be no above ground encroachments.

ATLANTIC COMMONS  
HOMEOWNERS  
ASSOCIATION, INC.

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