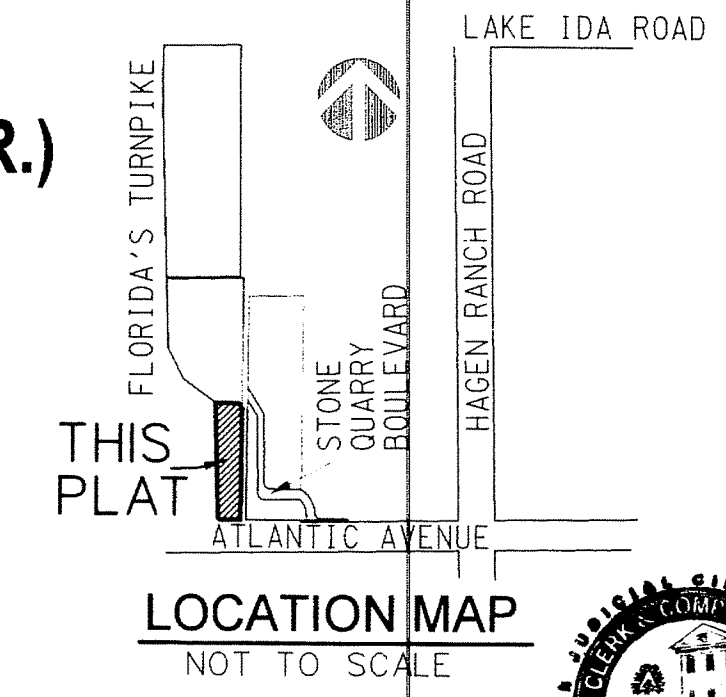


PERIMETER
SURVEYING & MAPPING
 Certificate of Authorization No. LB7264
 Prepared by: Jeff S. Hodapp, P.S.M.
 949A Clint Moore Road
 Boca Raton, Florida 33487
 Tel: (561) 241-9988
 Fax: (561) 241-5182

ATLANTIC COMMONS - PLAT FOUR

A PORTION OF THE ATLANTIC COMMONS PUD
 BEING A REPLAT OF A PORTION OF TRACTS 97, 98, 127 AND 128 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.



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 2:31 p.m.
 THIS 23 DAY OF June,
 2014, AND DULY RECORDED
 IN PLAT BOOK 118 ON PAGES
 58 THROUGH 59
 SHARON R. BOCK, CLERK
 AND COMPTROLLER
 BY: *[Signature]*

DESCRIPTION AND DEDICATION

Know all men by these presents that Atlantic Commons Associates, LLLP, a Florida Limited Liability Limited Partnership, owner of the lands shown hereon as Atlantic Commons - Plat Four, being a portion of Tracts 97, 98, 127 and 128 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 104.83 feet to the Point of Beginning; thence South 89°22'44" West, along the North line of Atlantic Avenue, according to Official Records Book 20894 at page 986 of said Public Records, a distance of 231.11 feet; thence North 46°00'36" West, along said North line, a distance of 33.41 feet; thence North 01°24'22" West, along the East right-of-way line of the Sunshine State Parkway, a distance of 1298.28 feet; thence South 89°25'11" East, a distance of 259.21 feet; thence South 40°40'01" East, a distance of 62.38 feet; thence South 00°34'49" West, along the East line of said Section 17, a distance of 1268.71 feet to the Point of Beginning.

Said lands situate in Palm Beach County, Florida, and contain 8.369 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 Atlantic Commons Associates, LLLP, a Florida Limited Liability Limited Partnership, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said Atlantic Commons Associates, LLLP, its successors and assigns, without recourse to Palm Beach County.
2. Tract B, as shown hereon, is hereby reserved for the Atlantic Commons Homeowners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Tract B is subject to restrictions set forth in O.R.B. 13728 at Page 1897, and O.R.B. 5953 at Page 1096 both of the Public Records of Palm Beach County, Florida, in favor of Lake Worth Drainage District.
3. 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 and underlying these easements shall be a perpetual obligation of the property owner. 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.

In Witness Whereof, Atlantic Commons Associates, LLLP, a Florida Limited Liability Limited Partnership, has caused these presents to be signed by its general partner, Atlantic Commons Corporation, a Florida Corporation, this 21 day of May, 2014.

Atlantic Commons Associates, LLLP,
 a Florida Limited Liability Limited Partnership,

BY: Atlantic Commons Corporation,
 a Florida Corporation, its general partner

BY: *[Signature]*
 Print Name: Alan J. Fant
 Title: Vice President

Witness: *[Signature]* Witness: *[Signature]*
 Print Name: Amanda Loveno Print Name: Keistie L Swenson

ACKNOWLEDGEMENT

State of Florida)
 County of Broward) SS

Before me personally appeared Alan J. 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 Limited 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 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 21 day of May, 2014.
 My commission expires: _____

[Signature]
 Notary Public, Comm# EE881889
 State of Florida exp: 3/7/17

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 12 day of May, 2014.

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

Witness: *[Signature]* by: *[Signature]*
 Print Name: Nate Schaeffer BARBARA B. SMITH, President

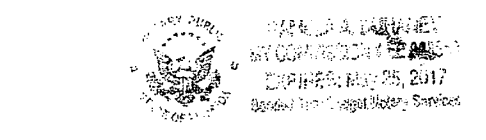
Witness: *[Signature]*
 Print Name: Heather Elmer

ACKNOWLEDGEMENT

State of Florida)
 County of Palm Beach) SS

Before me personally appeared Barbara B. Smith who is personally known to me or has produced _____ 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 12 day of May, 2014.

My commission expires: _____
 Notary Public
[Signature]
 Print Name: _____



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 23 day of June, 2014, 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

SITE DATA

Zoning Control Number 2004-00525
 Project Name Atlantic Commons - Plat Four
 Total Area 8.369 Acres

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

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 person described property; that we find the title to the property is vested in Atlantic Commons Associates, LLLP, a Florida Limited Liability Limited Partnership; 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: 5-19-14 By: *[Signature]*
 SHAWN REED, VICE PRESIDENT

NOTES:

01. 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. Grid distance - ground distance x scale factor.
02. 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.
03. Building setback lines shall be as required by current Palm Beach County Zoning regulations.
04. 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.
05. All lines which intersect curved lines are non-radial unless noted as being radial.
06. 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.
07. Right-of-way shown on Palm Beach Farms Co. Plat No. 1, as recorded in Plat Book 2 at pages 26 through 28 of the Public Records of Palm Beach County, Florida, was abandoned per Official Records Book 25201, at page 241 of said public records.

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 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.

[Signature] 5-6-2014
 Jeff S. Hodapp, P.S.M. Date
 License No. LS5111
 State of Florida
 Perimeter Surveying & Mapping, Inc.
 949A Clint Moore Road
 Boca Raton, FL 33487
 Certification of Authorization No. LB7264

ATLANTIC COMMONS ASSOCIATES, LLLP ATLANTIC COMMONS HOMEOWNERS ASSOCIATION, INC. COUNTY ENGINEER SURVEYOR

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