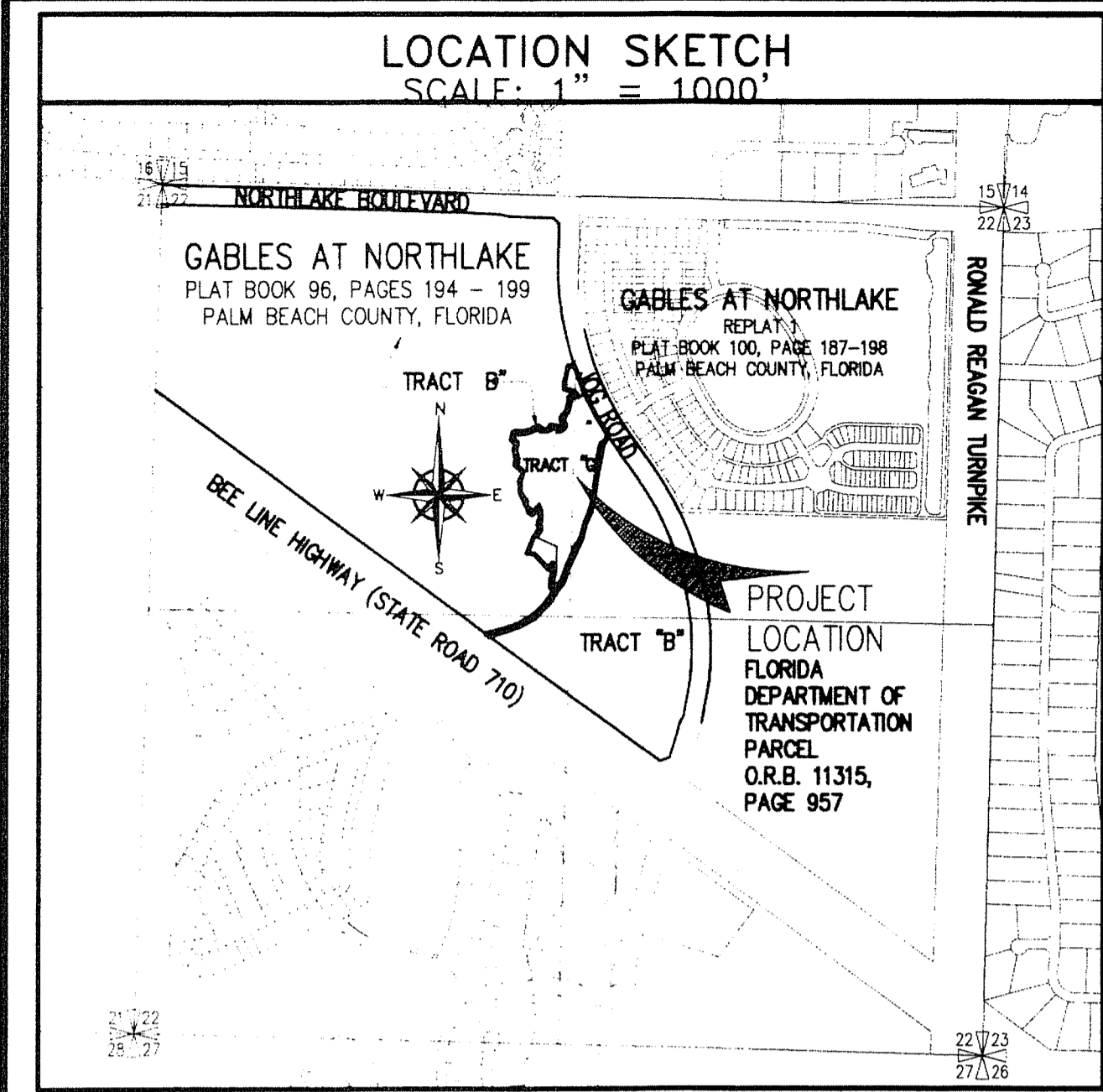


20140450327



DISCOVERY VILLAGE

BEING A REPLAT OF TRACT "G" AND A PORTION OF TRACT "B", OF THE PLAT OF GABLES AT NORTHLAKE AS RECORDED IN PLAT BOOK 96, PAGES 194 THROUGH 199, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS. BEING A PORTION OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 42 EAST, WITHIN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN FILED FOR RECORD AT 12:06PM, THIS 8 DAY OF December, 2014, AND DULY RECORDED IN PLAT BOOK NO. 119 ON PAGES 1 THRU 3

SHARON R. BUCK, CLERK & COMPTROLLER PALM BEACH COUNTY

BY: [Signature] D.C.

LEGEND

- INDICATES NO. 5 IRON ROD AND CAP STAMPED "BL LB 6852"
- INDICATES NAIL AND DISK STAMPED "PCP BL LB 6852"
- INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK
- C.C.R. STAMPED "BETSY LINDSAY, INC. LB6852 PRM"
- D.E. INDICATES CERTIFIED CORNER RECORD
- E INDICATES DRAINAGE EASEMENT
- E INDICATES EAST
- L.A.E. INDICATES LIMITED ACCESS EASEMENT
- L.B.E. INDICATES LANDSCAPE BUFFER EASEMENT
- L.W.D.D. INDICATES LAKEWORTH DRAINAGE DISTRICT
- U.E. INDICATES UTILITY EASEMENT
- LB INDICATES LICENSED BUSINESS
- N INDICATES NORTH
- NW INDICATES NORTHWEST
- NAD INDICATES NORTH AMERICAN DATUM
- NGVD INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- P.B. INDICATES PLAT BOOK
- P.B.C.R.B. INDICATES PALM BEACH COUNTY ROAD BOOK
- PG. INDICATES PAGE
- PCP INDICATES PERMANENT CONTROL POINT
- PRM INDICATES PERMANENT REFERENCE MONUMENT
- P.O.B. INDICATES POINT OF BEGINNING
- RGE. INDICATES RANGE
- R/W INDICATES RIGHT OF WAY
- S INDICATES SOUTH
- SEC. INDICATES SECTION
- SW INDICATES SOUTHWEST
- SQ.FT. INDICATES SQUARE FEET
- S.U.A.U.E. INDICATES SEACOAST UTILITY AUTHORITY UTILITY EASEMENT
- TWP. INDICATES TOWNSHIP
- U.E. INDICATES UTILITY EASEMENT
- W INDICATES WEST

RESERVATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DISCOVERY VILLAGE AT WEST PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, AS DISCOVERY VILLAGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 42 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA, SAID LAND BEING DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PORTION OF TRACT "B" AND ALL OF TRACT "G", GABLES AT NORTHLAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGES 194 THROUGH 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (N 1/4) CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 01°25'31" WEST ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 22, A DISTANCE OF 1,058.65 FEET;

THENCE NORTH 88°34'29" WEST, 6.77 FEET TO THE WEST RIGHT-OF-WAY LINE OF JOG ROAD, THE EAST LINE OF SAID TRACT "B", A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 71°39'07" EAST TO THE RADIUS POINT OF THE NEXT DESCRIBED CURVE AND THE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1969.86 FEET, A CENTRAL ANGLE OF 1°35'10", AN ARC DISTANCE OF 479.70 FEET;

THENCE SOUTH 22°27'02" WEST, 81.18 FEET; THENCE SOUTH 09°17'25" WEST, 103.04 FEET; THENCE SOUTH 11°36'29" WEST, 96.20 FEET; THENCE SOUTH 07°51'46" WEST, 105.95 FEET; THENCE SOUTH 11°17'12" WEST, 106.53 FEET; THENCE SOUTH 25°37'22" WEST, 75.68 FEET; THENCE SOUTH 13°38'07" WEST, 98.81 FEET; THENCE SOUTH 23°52'12" WEST, 210.86 FEET; THENCE SOUTH 20°56'26" WEST, 89.06 FEET; THENCE SOUTH 38°24'26" WEST, 77.01 FEET; THENCE SOUTH 30°38'32" WEST, 71.50 FEET; THENCE SOUTH 45°12'46" WEST, 67.05 FEET; THENCE SOUTH 42°02'10" WEST, 69.75 FEET; THENCE SOUTH 61°45'01" WEST, 103.48 FEET; THENCE SOUTH 70°32'47" WEST, 79.36 FEET; THENCE SOUTH 73°05'53" WEST, 71.85 FEET; THENCE SOUTH 67°59'25" WEST, 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BEE LINE HIGHWAY (200 FOOT RIGHT-OF-WAY); THENCE NORTH 53°41'02" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 34.12 FEET; THENCE NORTH 78°12'49" EAST, 50.89 FEET; THENCE NORTH 74°36'13" EAST, 79.14 FEET; THENCE NORTH 70°50'44" EAST, 86.97 FEET; THENCE NORTH 59°05'53" EAST, 97.32 FEET; THENCE NORTH 49°11'21" EAST, 44.63 FEET; THENCE NORTH 44°53'44" EAST, 51.53 FEET; THENCE NORTH 38°46'35" EAST, 58.50 FEET; THENCE NORTH 28°55'56" EAST, 57.45 FEET; THENCE NORTH 55°53'03" WEST, 25.67 FEET; THENCE NORTH 01°51'25" EAST, 45.92 FEET; THENCE NORTH 12°11'08" EAST, 49.40 FEET; THENCE NORTH 01°27'59" EAST, 60.49 FEET; THENCE SOUTH 31°12'57" WEST, 47.20 FEET; THENCE NORTH 42°11'54" WEST, 129.07 FEET; THENCE NORTH 81°31'00" WEST, 47.56 FEET; THENCE NORTH 22°22'44" EAST, 55.08 FEET; THENCE NORTH 22° 41'23" EAST, 49.30 FEET; THENCE NORTH 32°29'57" EAST, 62.61 FEET; THENCE NORTH 09°19'03" WEST, 39.75 FEET; THENCE NORTH 23°19'07" EAST, 44.01 FEET; THENCE NORTH 20°38'13" WEST, 52.39 FEET; THENCE SOUTH 41°42'18" WEST, 52.02 FEET; THENCE NORTH 53°54'20" WEST, 26.28 FEET; THENCE NORTH 17°25'50" WEST, 35.95 FEET; THENCE NORTH 28°13'56" WEST, 28.36 FEET; THENCE NORTH 25°14'07" WEST, 40.64 FEET; THENCE NORTH 23°51'32" WEST, 40.31 FEET; THENCE NORTH 07°24'31" EAST, 28.45 FEET; THENCE NORTH 07°30'01" WEST, 35.24 FEET; THENCE NORTH 29°19'28" EAST, 26.05 FEET; THENCE NORTH 11°57'03" EAST, 24.45 FEET; THENCE NORTH 20°36'35" WEST, 17.18 FEET; THENCE NORTH 50°16'06" WEST, 52.65 FEET; THENCE NORTH 08°20'29" EAST, 36.97 FEET; THENCE NORTH 12°03'30" WEST, 58.26 FEET; THENCE NORTH 12°06'39" EAST, 40.17 FEET; THENCE NORTH 45°07'42" WEST, 35.68 FEET; THENCE NORTH 12°59'10" EAST, 44.43 FEET; THENCE NORTH 66°08'28" EAST, 19.18 FEET; THENCE SOUTH 89°40'28" EAST, 58.44 FEET; THENCE NORTH 73°10'22" EAST, 38.25 FEET; THENCE NORTH 63°24'01" EAST, 51.04 FEET; THENCE SOUTH 55°54'20" EAST, 29.44 FEET; THENCE SOUTH 47°16'39" EAST, 16.87 FEET; THENCE NORTH 66°09'21" EAST, 33.73 FEET; THENCE NORTH 26°14'34" EAST, 19.97 FEET; THENCE SOUTH 85°40'58" EAST, 31.12 FEET; THENCE SOUTH 64°26'56" EAST, 26.71 FEET; THENCE SOUTH 18°18'03" EAST, 19.33 FEET; THENCE NORTH 36°23'00" EAST, 37.08 FEET; THENCE NORTH 21°04'53" WEST, 49.68 FEET; THENCE NORTH 38°23'56" EAST, 43.40 FEET; THENCE NORTH 35°04'19" EAST, 24.42 FEET; THENCE NORTH 09°21'29" EAST, 82.99 FEET; THENCE NORTH 66°17'48" EAST, 39.60 FEET; THENCE SOUTH 47°24'02" EAST, 25.08 FEET; THENCE NORTH 24°28'18" WEST, 16.38 FEET; THENCE NORTH 45°14'13" WEST, 30.53 FEET; THENCE NORTH 78°09'58" WEST, 58.17 FEET; THENCE NORTH 01°40'14" EAST, 49.29 FEET; THENCE NORTH 15°56'43" EAST, 41.39 FEET; THENCE NORTH 10°07'07" EAST, 35.20 FEET; THENCE NORTH 10°07'04" EAST, 21.00 FEET; THENCE NORTH 88°08'30" EAST, 41.99 FEET TO THE POINT OF BEGINNING;

SAID LANDS LYING IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

SAID LANDS CONSISTING OF 429,053 SQUARE FEET OR 9.85 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL 1 IS DEDICATED FOR THE PURPOSE OF DEVELOPMENT OF AN ASSISTED LIVING FACILITY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

PARCEL 2 IS DEDICATED FOR THE PURPOSE OF PRESERVATION AND IS HEREBY DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AS CONSERVATION AREA FOR PRESERVATION, WATER MANAGEMENT AND OTHER LAWFUL PURPOSES WITH SAID PRESERVATION TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE PRESERVATION TRACT MAY NOT BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THESE TRACTS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC NUISANCE VEGETATION REMOVAL, OR ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

FPL UTILITY EASEMENTS: THE FPL UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO FLORIDA POWER AND LIGHT FOR THE CONSTRUCTION AND MAINTENANCE OF FPL UTILITY FACILITIES.

SEACOAST UTILITY AUTHORITY EASEMENTS: THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, DISCOVERY VILLAGE AT WEST PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3 DAY OF November, 2014.

DISCOVERY VILLAGE AT WEST PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY

ATTEST TO: [Signature] NAME SECRETARY

BY: [Signature] NAME PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF LEE.

BEFORE ME PERSONALLY APPEARED Thomas Castello and Richard Hutchinson WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND GENERAL SECRETARY OF DISCOVERY VILLAGE AT WEST PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 3 DAY OF November, 2014.

(NOTARY SEAL)

Amy C. Rubin
NOTARY PUBLIC
STATE OF FLORIDA
Commission #F031294
Expires 6/29/2017

NOTARY PUBLIC

COMMISSION No: FF051294

MY COMMISSION EXPIRES: 6/26/2017

BY: [Signature]
(PRINTED NAME) Amy C. Rubin
STATE OF FLORIDA

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY CONSENTS TO THE CREATION OF THIS PLAT AND ACKNOWLEDGES THAT THERE ARE NO MAINTENANCE OBLIGATIONS BEING INCURRED OR ACCEPTED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 19th DAY OF November, 2014
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 3

ATTEST: [Signature] O'NEAL BARDIN JR., ASSISTANT SECRETARY BOARD OF SUPERVISORS

BY: [Signature] ADRIAN M. SALEE, PRESIDENT BOARD OF SUPERVISORS

APPROVALS:

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 4th DAY OF December, 2014

ATTEST: [Signature] PATRICIA SNIDER, CMC, CITY CLERK

BY: [Signature] ROBERT G. PREMURROSO, MAYOR

CITY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 4th DAY OF December, 2014

BY: [Signature]
TODD ENGLE, P.E., CITY ENGINEER

MORTGAGEE'S ACKNOWLEDGEMENT	MORTGAGEE'S CONSENT	MORTGAGEE'S ACKNOWLEDGEMENT	MORTGAGEE'S CONSENT	SEAL NOTARY	SEAL REVIEWING SURVEYOR	SEAL CITY CLERK	SEAL CITY ENGINEER	SEAL SURVEYOR OF RECORD
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GENERAL NOTES:

- A. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTED (N.A.D. 83/90) AS CALIBRATED TO THE PUBLISHED PLAT COORDINATES, FLORIDA EAST ZONE, REFERENCE A BEARING OF S1°25'31" W ALONG THE EAST LINE OF THE NW 1/4 OF SECTION 22 AS PER PLAT OF GABLES AT NORTHLAKE.
- B. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. GROUND DISTANCES MULTIPLIED BY THE SCALE FACTOR OF 1.000031230 EQUALS GRID DISTANCE.
- C. 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.
- D. 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) 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

THIS 4 DAY OF November, 2014.

BY: [Signature]

NAME: DAVID E. RAY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4013
(SEAL)

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 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

BY: [Signature] DATED: THIS 29 DAY OF October, 2014.

ELIZABETH A. LINDSAY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION No: 4724
LICENSED BUSINESS No. 6852

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7997 SW JACK JAMES DRIVE STUART, FL 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

NOVEMBER, 2014 SHEET 1 OF 3