

AZURE DEVELOPMENT

BEING A REPLAT OF A PORTION OF FRENCHMAN'S YACHT CLUB DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, AT PAGE 55 THROUGH 56 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SAID LANDS LYING AND SITUATE IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

ACCEPTANCE OF RESERVATIONS

State of Florida }
County of Palm Beach } SS
Azure Condominium Association of PBG, Inc., 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 22 day of October, 2014.

Witness: [Signature] Sherry Letkowitz Hyman (Print Name)
Witness: [Signature] Pamela Jean Allen (Print Name)
By: [Signature] Thomas C. Frankel (Print Name) President
Azure Condominium Association of PBG, Inc.

MORTGAGEE'S CONSENT

State of Florida }
County of Palm Beach } SS
The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Records Book 26984, at Page 981 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Executive Vice President and its corporate seal to be affixed hereon by and with the authority of its board of directors this 22 day of October, 2014.

Witness: [Signature] Sherry Letkowitz Hyman (Print Name)
Witness: [Signature] Pamela Jean Allen (Print Name)
By: [Signature] Kris Barnhart (Print Name) Executive Vice President
Stonegate Bank

CERTIFICATE OF DEDICATION

State of Florida }
County of Palm Beach } SS
Know all men by these presents that FW Yacht Club, LLC, a Delaware limited liability company, owner of the land shown hereon as AZURE DEVELOPMENT, being a replat of a portion of FRENCHMAN'S YACHT CLUB DEVELOPMENT, according to the plat thereof, as recorded in Plat Book 108, at Page 55 through 56 inclusive, of the Public Records of Palm Beach County Florida, said lands lying and situate in Section 29, Township 41 South, Range 43 East, City of Palm Beach Gardens, Palm Beach County, Florida, being more particularly described as follows:

All of the Plat of FRENCHMAN'S YACHT CLUB DEVELOPMENT, less and excepting Tract "R", according to the Plat thereof as recorded in Plat Book 108, Page(s) 55-56, of the Public Records of Palm Beach County, Florida.

Has caused the same to be surveyed and platted as shown hereon and hereby dedicates as follows:

- 1. Tract A-1, as shown hereon is hereby reserved for the owner, FW Yacht Club, LLC, a Delaware limited liability company, its successors and assigns, for purposes consistent with the Zoning Regulations of the City of Palm Beach Gardens, and is the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to the City of Palm Beach Gardens.
- 2. The 20 foot wide Emergency Vehicle Egress and Egress Easement, as shown hereon is hereby dedicated for emergency vehicle ingress and egress purposes and local jurisdictional vehicle ingress and egress purposes, and is the perpetual maintenance obligation of the owner, FW Yacht Club, LLC, a Delaware limited liability company, its successors and assigns, without recourse to the City of Palm Beach Gardens.
- 3. The 14 Foot Wide Ingress and Egress Easement shown hereon, is hereby dedicated as a non-exclusive easement to Frenchman's Creek, Inc., a Florida non profit corporation, its successors and assigns, as ingress and egress for vehicular and pedestrian access to the marina and other proper purposes not inconsistent with this dedication. The maintenance of the land underlying this easement shall be the perpetual obligation of the Azure Condominium Association of PBG, Inc., its successors and assigns, without recourse to the City of Palm Beach Gardens.
- 4. The Utility Easement (UE) shown hereon, is hereby dedicated to the Azure Condominium Association of PBG, Inc., its successors and assigns, for the installation and maintenance of utility facilities including cable television therein and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Palm Beach Gardens.
- 5. The Water and Sewer Easement (WSE), the Lift Station Easement (LSE) and the Lift Station Access Easement (LSAE), as shown hereon, are hereby dedicated to Seacoast Utility Authority, its successors and assigns, for installation, operation, access and maintenance of water and sewer facilities, the lands encumbered by said WSE, LSE and LSAE shall be the perpetual maintenance obligation of the Azure Condominium Association of PBG, Inc., its successors and assigns.

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Managing Member, this 22 Day of October, 2014.

FW Yacht Club, LLC, a Delaware limited liability company
By: Frankel Yacht Club, LLC, a Delaware limited liability company, its Managing Member,
Witness: [Signature] Sherry Letkowitz Hyman (Print Name)
Witness: [Signature] Pamela Jean Allen (Print Name)
By: [Signature] Thomas C. Frankel, Manager

ACKNOWLEDGMENT

State of Florida }
County of Palm Beach } SS
Before me personally appeared Thomas C. Frankel who is personally known to me, or has produced [Signature] as identification, and who executed the foregoing instrument as Manager of Frankel Yacht Club, LLC, a Delaware limited liability company, the Managing Member of FW Yacht Club, LLC, a Delaware limited liability company, and severally acknowledged to and before me that he executed such instrument as such officer of said company, 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 22 day of October, 2014.
My commission expires: April 24, 2016 (Date)
By: [Signature] Sherry Letkowitz Hyman (Print Name)
Notary Public
Commission Number: CE 155887

ACKNOWLEDGMENT

State of Florida }
County of Palm Beach } SS
Before me personally appeared Thomas C. Frankel who is personally known to me, or has produced [Signature] as identification, and who executed the foregoing instrument as the President of Azure Condominium Association of PBG, Inc., and 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 22 day of October, 2014.
My commission expires: April 24, 2016 (Date)
By: [Signature] Sherry Letkowitz Hyman (Print Name)
Notary Public
Commission Number: CE 155887

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } SS
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 28th Day of October, 2014
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO.2
Attest: [Signature] O'Neal Bardini, Jr., Assistant Secretary, Board of Supervisors
By: [Signature] Adrian M. Salee, President Board of Supervisors

TITLE CERTIFICATION

State of Florida }
County of Palm Beach } SS
I, Sherry L. Hyman as Manager for Jupiter Title Co., LLC, a Florida limited liability company, does hereby certify that she has examined the title to the hereon described property, that I find the title to the property is vested to FW Yacht Club, LLC, a Delaware limited liability company; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.
By: [Signature] Sherry L. Hyman, Manager
Date: October 3, 2014

ACKNOWLEDGMENT

State of Florida }
County of Palm Beach } SS
Before me personally appeared Kris Barnhart who is personally known to me, or has produced [Signature] as identification, and who executed the foregoing instrument as the Executive Vice President of Stonegate Bank, and severally acknowledged to and before me that [he][she] 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.

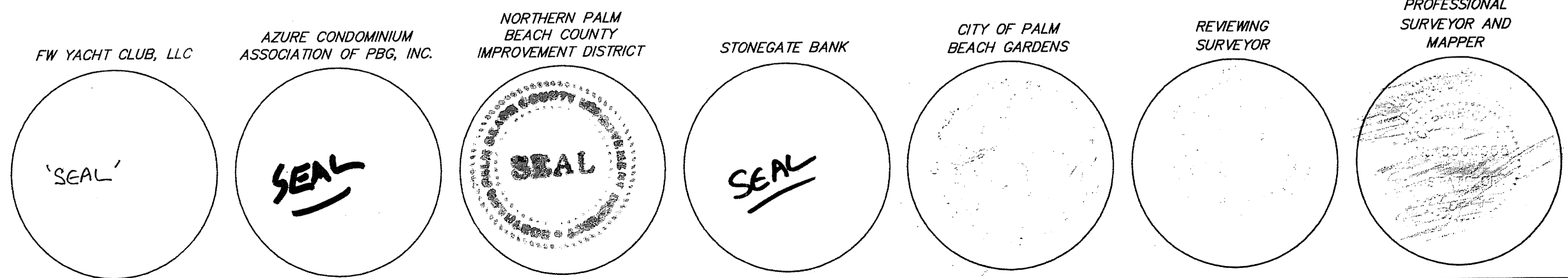
Witness my hand and official seal this 22 day of October, 2014.
My commission expires: April 24, 2016 (Date)
By: [Signature] Sherry Letkowitz Hyman (Print Name)
Notary Public
Commission Number: CE 155887

CITY OF PALM BEACH GARDENS APPROVAL

State of Florida }
County of Palm Beach } SS
City of Palm Beach Gardens }
This plat is hereby approved for record Dated this 4th Day of October, 2014.
Attest: [Signature] Patricia Snider, CMC, City Clerk
By: [Signature] Robert G. Premuroso, Mayor
City Engineer:
This plat is hereby accepted for record Dated this 4th Day of October, 2014.
By: [Signature] Todd Engle, P.E., City Engineer

REVIEWING SURVEYOR

State of Florida }
County of Palm Beach } SS
City of Palm Beach Gardens }
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 verifications of the geometric data or the field verification of Permanent Control Points (PCP's) or monuments at lot corners.
By: [Signature] Ronnie L. Furniss (Print Name) Professional Surveyor and Mapper License No. 6272, State of Florida
Date: 11-11-2014



TABULAR DATA:

AZURE DEVELOPMENT
Permit No. ADMN-14-05-00560
Total Plat Area: 14.54± Acres
Tract A-1 = 14.54± Acres

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 ("PRM's") and monuments according to Section 177.091(9), Florida Statutes, 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.
This 24th day of OCTOBER, 2014

[Signature] Derek Zeman
Derek G. Zeman
Professional Surveyor and Mapper
License No. 5655, State of Florida
Wantman Group, Inc., Authorization No. LB 7055
2035 Vista Parkway, Suite 100
West Palm Beach, FL 33411

SURVEYOR'S NOTES

- 1.) 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.
- 2.) Bearings are based on the East boundary of FRENCHMAN'S YACHT CLUB DEVELOPMENT, according to the Plat thereof as recorded in Plat Book 108, at Pages 55 through 56 inclusive, of the Public records of Palm Beach County, Florida said East boundary bears South 19°54'45" East, and all other bearings recited hereon are relative thereto.
- 3.) Horizontal values shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum (NAD) 1983, (2011 Adjustment). All distances are in U.S. Survey Feet. Control measurements meet or exceed closure for Suburban: Linear: 1 foot in 7,500 feet horizontally and were verified through a redundancy of measurements.
- 4.) Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas, or other public utility, such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
- 5.) 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 being determined by use rights granted.
- 6.) There shall be no building or any kind of construction or trees or shrubs placed on any easement without prior written consent of all easement beneficiaries and all applicable approvals or permits by the City of Palm Beach Gardens, as required for such encroachment.

WGI
Wantman Group, Inc.
Engineering ♦ Planning ♦ Surveying ♦ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
ORLANDO - PORT ST. LUCIE - TAMPA
THIS INSTRUMENT WAS PREPARED BY DEREK G. ZEMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5655
FOR THE FIRM: WANTMAN GROUP, INC.