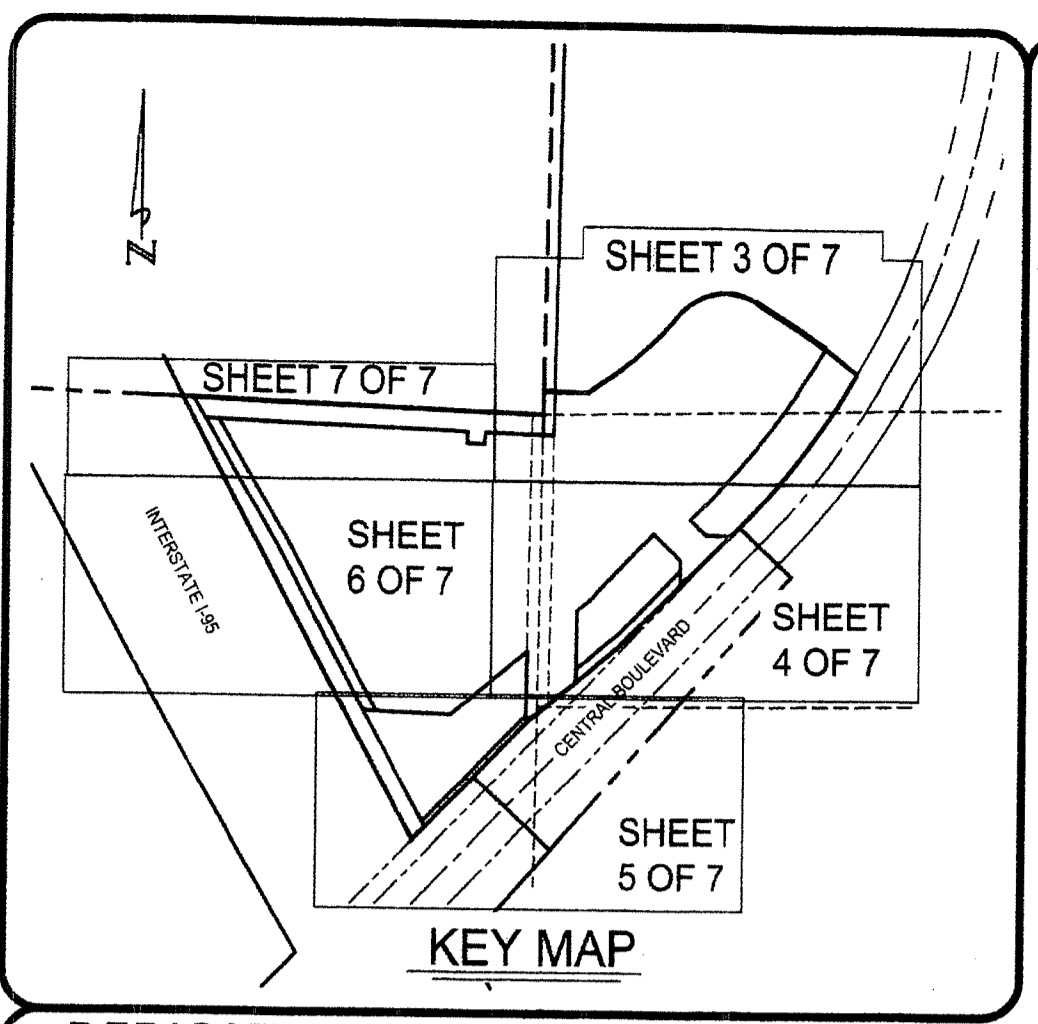
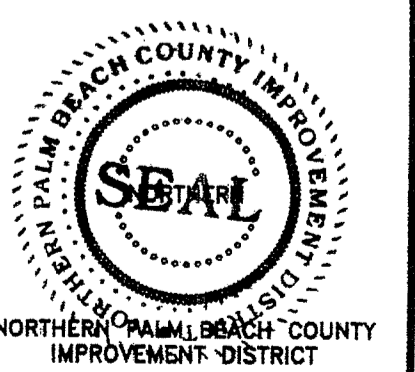
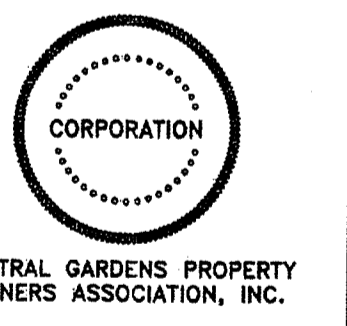
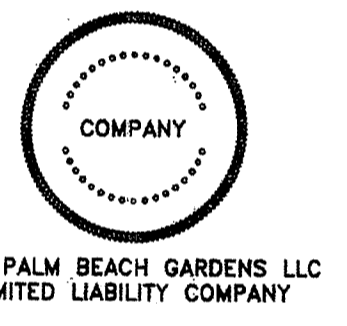
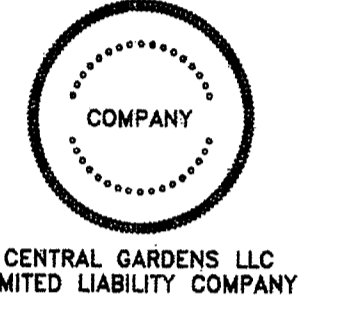
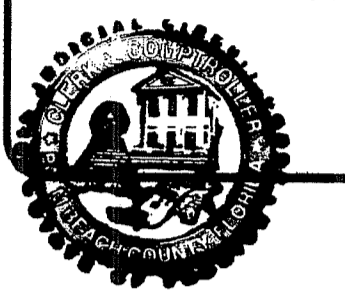


CENTRAL GARDENS PLAT TWO

BEING A REPLAT OF TRACT B, TRACT LB-2, TRACT LB-3, TRACT LB-5, TRACT LB-6, TRACT LB-7, TRACT P-2, TRACT P-3 & TRACT OS-1, CENTRAL GARDENS, PLAT BOOK 115, PAGES 190 THROUGH 195 & BEING A PORTION OF SECTIONS 35 & 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 7

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 12:50 P.M.
THIS DAY OF 04/14/2016
AND DULY RECORDED IN PLAT NO. 191 ON PAGES 5 THRU 11

SHARON R. BOCK
CLERK AND COMPTROLLER
By *Manuel J. ...*



DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
KNOW ALL MEN BY THESE PRESENTS THAT CENTRAL GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOD PALM BEACH GARDENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "CENTRAL GARDENS PLAT TWO", BEING A REPLAT OF TRACT B, TRACT LB-2, TRACT LB-3, TRACT LB-5, TRACT LB-6, TRACT LB-7, TRACT P-2, TRACT P-3 & TRACT OS-1, CENTRAL GARDENS, PLAT BOOK 115, PAGES 190 THROUGH 195 & BEING A PORTION OF SECTIONS 35 & 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA,

DESCRIBED AS FOLLOWS:
PROPERTY DESCRIPTION:
ALL OF TRACT B, TRACT LB-2, TRACT LB-3, TRACT LB-5, TRACT LB-6, TRACT LB-7, TRACT P-2, TRACT P-3 AND TRACT OS-1, AS SHOWN ON THE PLAT OF CENTRAL GARDENS, RECORDED IN PLAT BOOK 115, PAGES 190 THROUGH 195, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING 828,502.467 SQUARE FEET / 19.020 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DEDICATIONS AND RESERVATIONS (CONTINUED):

- EASEMENTS (CONTINUED):
11. THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES.
12. THE WATER LINE AND THE WATER AND SEWER LINE EASEMENTS (W.L.E. & S.L.E.), AS SHOWN HEREON, ARE HEREBY GRANTED TO SEACOAST UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS.
13. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS.
14. THE 10.0' X 10.0' UTILITY EASEMENT FOR ELECTRICAL EQUIPMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF ELECTRICAL TRANSFORMERS, UNDERGROUND ELECTRICAL DISTRIBUTION LINES, AND OTHER FACILITIES APPURTENANT THERETO.
15. THE UTILITY EASEMENT FOR TELEPHONE AND TELEVISION EQUIPMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF TELEPHONE SWITCH CABINETS, SPLICE BOXES, OR ANY OTHER FACILITIES, APPURTENANT TO, OR NECESSARY FOR, SIGNAL STRENGTH, DISTRIBUTION OR SUPPORT OF THE TELEPHONE AND CABLE TELEVISION DISTRIBUTION LINES.

IN WITNESS WHEREOF, THE ABOVE NAMED CENTRAL GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY ACCEPT THE RESERVATION OF TRACT 1 HEREIN AND HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS MANAGING MEMBER, GARY L. SCHOTTENSTEIN, BY AND WITH THE AUTHORITY OF ITS MEMBERS.

THIS 3 DAY OF DECEMBER 2015.
BY: CENTRAL GARDENS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Gary L. Schottenstein
GARY L. SCHOTTENSTEIN
MANAGING MEMBER

THIS 3 DAY OF DECEMBER 2015.
BY: SOD PALM BEACH GARDENS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
WITNESS: Rosanne Q. McAdams
Rosanne Q. McAdams
PRESIDENT OF DEVELOPMENT

THIS 24 DAY OF NOVEMBER 2015.
BY: SOD PALM BEACH GARDENS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
WITNESS: Rosanne Q. McAdams
Rosanne Q. McAdams
PRESIDENT OF DEVELOPMENT

THIS 16th DAY OF DECEMBER 2015.
BY: CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
WITNESS: Patti Jourdin
PATTI JOURDIN
PRESIDENT AND SECRETARY

THIS 1st DAY OF DECEMBER 2015.
BY: CENTRAL GARDENS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Jean Sopczak
Jean Sopczak

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
BEFORE ME, PERSONALLY APPEARED GARY L. SCHOTTENSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF CENTRAL GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF DECEMBER 2015.

MY COMMISSION EXPIRES: 1/28/2016
NOTARY PUBLIC: Deborah L. Fulgenzi
PRINT NAME: DEBORAH L. FULGENZI
COMMISSION NO.: FF910618

ACKNOWLEDGEMENT:

STATE OF TEXAS } SS
COUNTY OF DALLAS }
BEFORE ME, PERSONALLY APPEARED THOMAS E. DWYER, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DEVELOPMENT OF SOD PALM BEACH GARDENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF NOVEMBER 2015.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: Barbara A. Grimm
PRINT NAME: Barbara A. Grimm
COMMISSION NO.: 12423809-3

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
BEFORE ME, PERSONALLY APPEARED PATTI JOURDIN, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF DECEMBER 2015.

MY COMMISSION EXPIRES: 1/28/2016
NOTARY PUBLIC: Deborah L. Fulgenzi
PRINT NAME: DEBORAH L. FULGENZI
COMMISSION NO.: FF910618

ACKNOWLEDGEMENT:

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.
IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, AND O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS.
THIS 16th DAY OF DECEMBER 2015.

ATTEST: O'NEAL BARDIN, JR., ASSISTANT SECRETARY
BOARD OF SUPERVISORS
BY: Matthew J. Boykin, PRESIDENT
BOARD OF SUPERVISORS

TITLE CERTIFICATION:

STATE OF FLORIDA } SS
COUNTY OF HILLSBOROUGH }
WE, FIDELITY NATIONAL TITLE GROUP, SERVICING CHICAGO TITLE INSURANCE COMPANY AND FIDELITY NATIONAL 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 CENTRAL GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOD PALM BEACH GARDENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT FLORIDA CORPORATION, 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 NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 1st DAY OF DECEMBER 2015.
NAME: JEFFREY B. STRIBLE
TITLE: ASSISTANT VICE PRESIDENT
FLORIDA DEPARTMENT OF INSURANCE
LICENSE NO.: A256385

KESHAVARZ & ASSOCIATES
Civil Engineers & Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7476

DATE: 01/02/13	CHECKED: SB	PROJECT No.	SHEET No.
SCALE: N/A	APPROVED: SB	13-1005	1 OF 7
DRAWN: SB/RB	DWG No: D13-1005P		

LEGEND OF SYMBOLS:

- 4"x4" CONC. MON. STAMPED "P.R.M. LB4897" OR AS NOTED
- MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED
- CONC. = CONCRETE
- CHANGES OF DIRECTION, P.C.'S OR P.T.'S FOR TRACT LINES
- CHANGES OF DIRECTION, P.C.'S OR P.T.'S FOR EASEMENT LINES

LEGEND OF ABBREVIATIONS:

- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- MON. = MONUMENT
- M.N.D. = MAG NAIL & DISK
- CB = CHORD BEARING
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R = RADIUS
- P.R.C. = POINT OF REVERSE CURVE
- R.D. = RADIAL
- N.R. = NON-RADIAL
- T = TANGENT
- D.G. = DEGREES
- M. = MINUTES
- S. = SECONDS
- P.A.D. = POINT OF ANGLE DISTANCE
- DELTA = DELTA
- L = ARC LENGTH
- P.C. = PAGE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.T. = POINT OF TERMINUS
- R.B. = ROAD PLAT BOOK
- L.B. = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- N.T. = NON-TANGENT
- C/L = CENTERLINE
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- O.A. = OVERALL
- O.R.B. = OFFICIAL RECORD BOOK
- P.C. = PLAT BOOK
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- S.U.A. = SEACOAST UTILITY AUTHORITY
- F.P.L. = FLORIDA POWER & LIGHT COMPANY