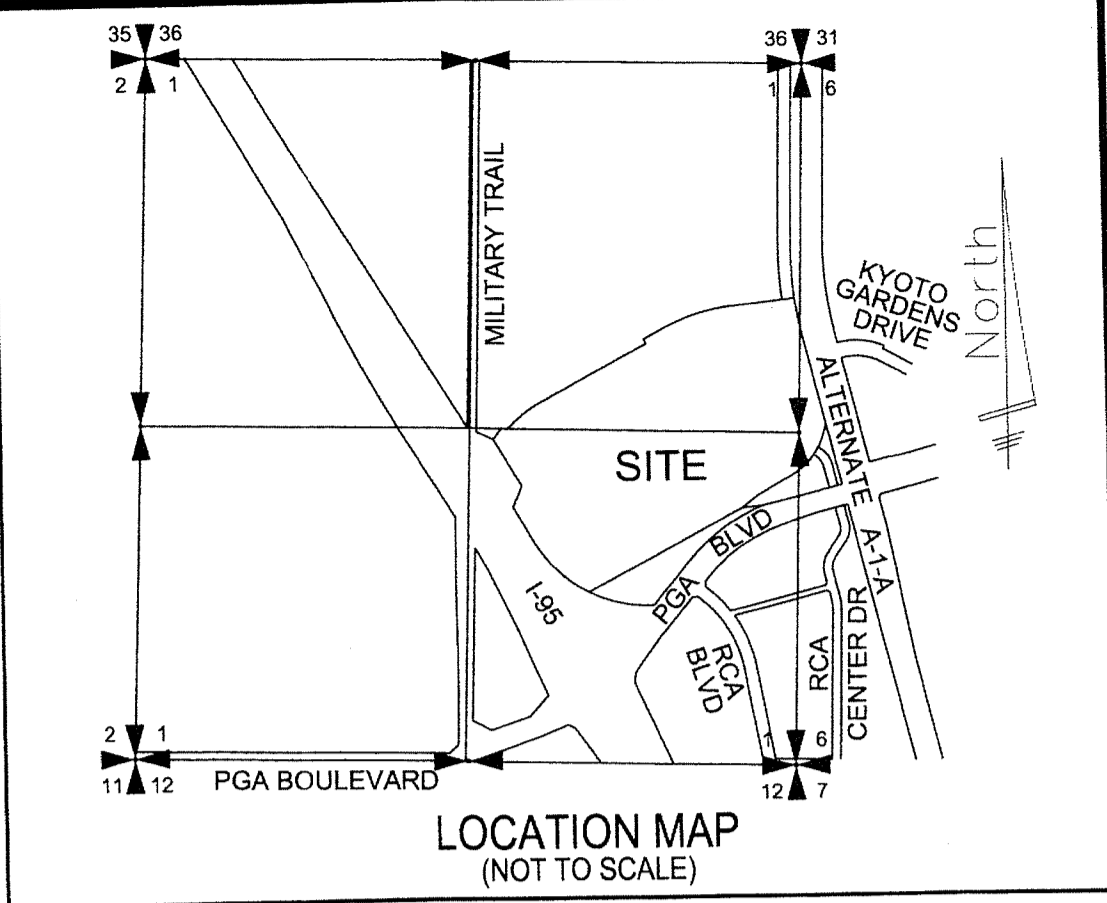


MACARTHUR PARCEL 5A-REPLAT

BEING A REPLAT OF WATER MANAGEMENT TRACTS 1 & 2, PRESERVE TRACT, OPEN SPACE TRACTS 1 & 2 AND LOTS 1 THROUGH 17, AS SHOWN ON MACARTHUR PARCEL 5A, AS RECORDED IN PLAT BOOK 111, PAGES 171-175, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST AND SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
AUGUST 2016 SHEET 1 OF 5



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 10/18/16
Date of recording December 20, 2016
and duly recorded in Plat Book 156-160
62 pages
Sharon R. Book, Clerk & Comptroller

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION AND SPEARFISHER PARTNERS, L.L.P. A FLORIDA LIMITED LIABILITY PARTNERSHIP OWNERS OF THE LAND SHOWN HEREON AS MACARTHUR PARCEL 5A-REPLAT, SITUATE IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST AND SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL OF WATER MANAGEMENT TRACTS 1 & 2, PRESERVE TRACT, OPEN SPACE TRACTS 1 & 2 AND LOTS 1 THROUGH 17, AS SHOWN ON MACARTHUR PARCEL 5A, AS RECORDED IN PLAT BOOK 111, PAGES 171 THROUGH 175, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST AND SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
CONTAINING 3.413,102 SQUARE FEET OR 78.354 ACRES, MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:
1) TRACTS "A" & "B" (DEVELOPMENT TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED BY FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
2) TRACT "C" (DEVELOPMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED BY SPEARFISHER PARTNERS, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
3) TRACTS "OS-1A" AND "OS-2A" (OPEN SPACE TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED BY FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, AND PEDESTRIAN CIRCULATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PARCEL 5A PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
4) TRACT "P" (PRESERVE TRACT), AS SHOWN HEREON, IS HEREBY RESERVED BY FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF UP AND PRESERVE IN ACCORDANCE WITH RESOLUTION 1, 2001, AND AS RECORDED IN OFFICIAL RECORD BOOK 12861, PAGES 400 THROUGH 408, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ACTIVITIES PROHIBITED WITHIN SAID TRACT "P" INCLUDE, BUT ARE NOT LIMITED TO: PARKING 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/NATIVE VEGETATION REMOVAL, AND OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR WILDLIFE HABITAT CONSERVATION OR PRESERVATION. TRACT "P" SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PARCEL 5A PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
5) TRACTS "WMT-1A" AND "WMT-2A" (WATER MANAGEMENT TRACTS) AS SHOWN HEREON, ARE HEREBY RESERVED BY FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT, DRAINAGE AND UTILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PARCEL 5A PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
6) THE 30 FOOT PUBLIC ACCESS EASEMENT (P.A.E.) ALONG WITH ITS 55 FOOT RADIUS CUL-DE-SAC, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSE OF ACCESS, EGRESS, AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, AND PEDESTRIAN CIRCULATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PARCEL 5A PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
7) THE LANDSCAPE BUFFER EASEMENTS (L.B.E.), AS SHOWN HEREON, ARE HEREBY RESERVED BY FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF LANDSCAPING, BUFFERS, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PARCEL 5A PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
8) THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AND LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREON, ARE HEREBY RESERVED BY FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PARCEL 5A PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
9) THE FLOWAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, AS A PERPETUAL BUT NON-EXCLUSIVE FLOWAGE EASEMENT IN, OVER, UPON, THROUGH AND ACROSS THE EASEMENT PROPERTY HEREBY AUTHORIZING THE FREE FLOWAGE AND UNINTERRUPTED PASSAGE OF WATER FROM THE GRANTEE'S WATER MANAGEMENT SYSTEM INTO, ON, OVER, THROUGH AND ACROSS THE EASEMENT PROPERTY. SAID DISTRICT SHALL ASSUME NO MAINTENANCE OBLIGATION FOR THE EASEMENT PROPERTY ASSOCIATED WITH THIS DEDICATION.
10) THE SEACOAST WATER AND SEWER EASEMENTS (S.W.S.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF PARCEL 5A PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
11) THE PUBLIC ACCESS EASEMENT (PAE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR PUBLIC ACCESS, SIDEWALKS, AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PARCEL 5A PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, OR ASSIGNS.
12) THE PUBLIC PEDESTRIAN ACCESS EASEMENT (PPAE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR PUBLIC PEDESTRIAN ACCESS, SIDEWALKS, AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, AND PEDESTRIAN CIRCULATION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PARCEL 5A PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
13) THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES THE MAINTENANCE OF THE DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PARCEL 5A PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
14) 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. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
IN WITNESS WHEREOF, FLORIDA POWER AND LIGHT COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF October, 2016.

IN WITNESS WHEREOF, SPEARFISHER PARTNERS, L.L.P. A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF October, 2016.

SPEARFISHER PARTNERS, L.L.P.
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
BY: SPEARFISHER MANAGEMENT, LLC
ITS GENERAL PARTNER
BY: STEVEN A. SCIARETTA, ESQ.
MANAGER
WITNESS: James E. Jolly
PRINT NAME: JAMES E. JOLLY
WITNESS: Sherie Fraena
PRINT NAME: SHERIE FRAENA

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED STEVEN A. SCIARETTA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SPEARFISHER MANAGEMENT, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 27 DAY OF December, 2016.
MY COMMISSION EXPIRES: 6/12/2018
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: SHERIE FRAENA
COMMISSION NUMBER: FF 129541

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH)
WE, CHICAGO TITLE INSURANCE AGENCY, INC., A FLORIDA CORPORATION, AS DULY AUTHORIZED TO DO BUSINESS 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 FLORIDA POWER AND LIGHT COMPANY, A FLORIDA CORPORATION AND SPEARFISHER PARTNERS, L.L.P. A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND 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.
CHICAGO TITLE INSURANCE AGENCY, INC.
A FLORIDA CORPORATION
DATE: 10-25-16
MARTHA L. MAGER
MARTHA L. MAGER
VICE PRESIDENT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE FLOWAGE EASEMENT, SHOWN HEREON AND ACKNOWLEDGES THAT NORTHERN'S WATER MANAGEMENT EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 6114, PAGES 1058 THROUGH 1061 IS SHOWN HEREON, SAID DISTRICT SHALL INCUR NO MAINTENANCE OBLIGATION ASSOCIATED WITH THE ACCEPTANCE OF THIS DEDICATION.
IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, AND ONEAL BARDIN, JR., ITS EXECUTIVE DIRECTOR, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 2nd DAY OF November, 2016.
ATTESTED BY: ONEAL BARDIN, JR.
EXECUTIVE DIRECTOR
BY: MATTHEW J. BOYKIN
PRESIDENT
BOARD OF DIRECTORS

CITY OF PALM BEACH GARDENS APPROVALS:

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA)
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF December, 2016.
BY: MARCIE TINSLEY
MAYOR
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 1st DAY OF December, 2016.
ATTEST: PATRICIA SNIDER, C.M.C.
CITY CLERK
BY: TOL ENGLE, P.E.
CITY ENGINEER

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH)
THE PARCEL 5A PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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 18th DAY OF October, 2016.
PARCEL 5A PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION
WITNESS: Robert E. Rilling, Jr.
PRINT NAME: ROBERT E. RILLING, JR.
WITNESS: Timothy A. Oliver
PRINT NAME: TIMOTHY A. OLIVER
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED TIMOTHY A. OLIVER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PARCEL 5A PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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 18 DAY OF October, 2016.
MY COMMISSION EXPIRES: Dec 15, 2019
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Rachel McKenzie
COMMISSION NUMBER: FF 943943

REVIEWING SURVEYOR:

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 VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.S) AND LOT MONUMENTATION.
THIS 4th DAY OF NOVEMBER, 2016.
DAVID E. RONALD
PRINT NAME: DAVID E. RONALD
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 254816

SURVEYOR'S NOTES:

- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 01°33'03" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- LINES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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.
- 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.
- BUILDING SETBACKS SHALL CONFORM TO PALM BEACH GARDENS ZONING CODE.
- UTILITY EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 5880, PAGE 1709 AND OFFICIAL RECORD BOOK 5880, PAGE 1713, HAVE BEEN TERMINATED ACCORDING TO OFFICIAL RECORD BOOK 22550, PAGE 1421, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 ACCORDING TO SECTION 177.09(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.
DAVID C. LIBBERG, P.S.M.
LICENSE NO. 3813
STATE OF FLORIDA
THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, P.S.M. UNDER THE DIRECTION OF DAVID C. LIBBERG, P.S.M. IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

LIBBERG LAND SURVEYING, INC.
LB 4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL: 561-746-8454

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REF	
FLD	AM, FB, 288, FC, 12, 14-15
OFF	D.P.K., E.C., DATE AUGUST 2016
CKD	D.C.L., SHEET 1 OF 5, DWG D11-025P

STATE OF FLORIDA
COUNTY OF PALM BEACH
FLORIDA POWER & LIGHT COMPANY
PARCEL 5A PROPERTY OWNERS ASSOCIATION, INC.
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
CITY OF PALM BEACH GARDENS CLERK
CITY OF PALM BEACH GARDENS ENGINEER
CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR
DAVID C. LIBBERG
PROFESSIONAL SURVEYOR AND MAPPER