

ALTON CLUB

BEING A RE-PLAT OF A PORTION OF TRACT "DEF" AND A PORTION OF TRACT "O-10", ALTON PCD,
AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.
AUGUST, 2016 SHEET 1 OF 3

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT
2:09 P.M. THIS 6 DAY OF
December 2016, AND DULY
RECORDED IN PLAT BOOK NO. 122
ON PAGE 161 THRU 163
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature] D.C.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY AND PASTEUR COMMERCIAL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS ALTON CLUB LYING IN SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING A RE-PLAT OF A PORTION OF TRACTS "DEF" AND "O-10", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWEST LINE OF SAID TRACT "O-10", ALSO BEING THE SOUTHEAST LINE OF TRACT "B" AND THE WEST RIGHT-OF-WAY LINE OF ALTON ROAD (TRACT "S-1") AS SHOWN ON SAID PLAT OF ALTON PCD, SAID POINT BEING THE BEGINNING OF A 1100.00 FEET RADIUS CURVE CONCAVE TO THE WEST AND WHOSE CENTER BEARS NORTH 89°25'39" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EAST LINE OF SAID TRACT "O-10" AND SAID WEST RIGHT-OF-WAY LINE OF ALTON ROAD (TRACT "S-1"), THROUGH A CENTRAL ANGLE OF 0°43'12", A DISTANCE OF 13.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°17'32" WEST ALONG THE EAST LINE OF SAID TRACT "DEF" AND TRACT "O-10" AND SAID WEST RIGHT-OF-WAY LINE OF ALTON ROAD (TRACT "S-1"), A DISTANCE OF 384.04 FEET; THENCE SOUTH 00°46'38" EAST ALONG SAID EAST LINE OF TRACT "DEF" AND SAID WEST RIGHT-OF-WAY LINE OF ALTON ROAD (TRACT "S-1"), A DISTANCE OF 34.24 FEET TO A POINT ON THE SOUTH LINE OF SAID ALTON ROAD (TRACT "S-1"); THENCE CONTINUE SOUTH 00°46'38" EAST, A DISTANCE OF 10.44 FEET; THENCE SOUTH 89°13'22" WEST, A DISTANCE OF 388.94 FEET; THENCE NORTH 24°20'03" WEST, A DISTANCE OF 244.28 FEET TO A POINT ON SAID NORTHWEST LINE OF TRACT "O-10" AND ALSO BEING SAID SOUTHEAST LINE OF TRACT "B"; THENCE NORTH 65°39'57" EAST ALONG SAID NORTHWEST LINE OF TRACT "O-10" AND SAID SOUTHEAST LINE OF TRACT "B", A DISTANCE OF 546.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3.500 ACRES OR 152,444 SQUARE FEET, MORE OR LESS.

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

- TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ALTON RECREATION ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "O-10A" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ALTON RECREATION ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIDEWALK, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON AND DESIGNATED AS W.M.E., IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. 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, IF THE DISTRICT IMPLEMENTS, CONSTRUCTS OR INSTALLS ANY PUBLIC IMPROVEMENT OR ASSOCIATED APPURTENANT WORKS IN, OVER, UNDER, UPON OR WITHIN ANY PORTION OF THE W.M.E. ENCLUMBERED PROPERTY, THEN IN SUCH EVENT THE W.M.E. GRANTED HEREIN TO THE DISTRICT SHALL BE EXCLUSIVE AND PERPETUAL AND ANY INDIVIDUAL OR ENTITY WISHING TO CONNECT TO, MODIFY, CONSTRUCT, OPERATE OR INSTALL ANY LANDSCAPING, WORKS, FACILITIES OR IMPROVEMENTS OF ANY NATURE WHATSOEVER IN, OVER, UNDER OR UPON THE PROPERTY ENCLUMBERED BY THE W.M.E., OR IN ANY OTHER MANNER AFFECT SAID W.M.E. AREA OR THE DISTRICT'S PUBLIC IMPROVEMENTS, INCLUDING ITS ASSOCIATED APPURTENANT WORKS AND UTILITIES LOCATED IN, OVER, UNDER AND UPON THE W.M.E. AREA SHALL BE REQUIRED TO FIRST SUBMIT FOR AND OBTAIN A PERMIT FROM THE DISTRICT PRIOR TO ANY SUCH CONNECTION, IMPLEMENTATION, INSTALLATION, CONSTRUCTION OR OPERATION ACTIVITY, IMPROVEMENTS OR WORKS.
- THE ROADWAY BUFFER EASEMENT, AS SHOWN HEREON AND DESIGNATED AS R.B.E., IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, BUFFER, DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STRUCTURES MAY BE PERMITTED UPON THE ROADWAY BUFFER EASEMENT AS APPROVED OR WITH PRIOR WRITTEN CONSENT BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.
- THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS S.U.A.E., ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS, INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCLUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS U.E., ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREON DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER PUBLIC 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 OF UTILITY FACILITIES SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IN WITNESS WHEREOF, PASTEUR COMMERCIAL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGER THIS 24th DAY OF October, 2016.

PASTEUR COMMERCIAL INVESTMENTS LLC,
A FLORIDA LIMITED LIABILITY COMPANY
KH ALTON LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: THE KOLTER GROUP LLC,
A FLORIDA LIMITED LIABILITY COMPANY, MANAGER
BY: [Signature]
WILLIAM JOHNSON, MANAGER
WITNESS:
[Signature]
JENNIFER PEREZ
PRINTED NAME:
[Signature]
ERIC VAN SCHAIK
PRINTED NAME:

PASTEUR COMMERCIAL INVESTMENTS LLC AND KH ALTON LLC ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED WILLIAM JOHNSON, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF PASTEUR COMMERCIAL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF October, 2016
MY COMMISSION EXPIRES: 10/20/2017 Fran Gutierrez
COMMISSION NO. FF057436 Fran Gutierrez
NOTARY PUBLIC
PRINTED NAME

ALTON PROPERTY OWNERS ASSOCIATION, INC. ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH
ALTON PROPERTY OWNERS ASSOCIATION, 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 24th DAY OF October, 2016.

ALTON PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
BY: [Signature]
RICHARD COVELL, PRESIDENT
WITNESS:
[Signature]
JENNIFER PEREZ
PRINTED NAME:
[Signature]
ERIC VAN SCHAIK
PRINTED NAME:

ALTON PROPERTY OWNERS ASSOCIATION, INC. ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED RICHARD COVELL, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ALTON PROPERTY OWNERS ASSOCIATION, INC., AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 24th DAY OF October, 2016.
MY COMMISSION EXPIRES: 10/20/2017 Fran Gutierrez
COMMISSION NO. FF05435 Fran Gutierrez
NOTARY PUBLIC
PRINTED NAME

CITY OF PALM BEACH GARDENS APPROVAL

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF December, 2016.
BY: [Signature]
MARCIE TINSLEY, MAYOR
ATTEST: [Signature]
PATRICIA SNIDER, CMC
CITY CLERK
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF December, 2016.
BY: [Signature]
TODD ENGLE, P.E.
CITY ENGINEER

CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR

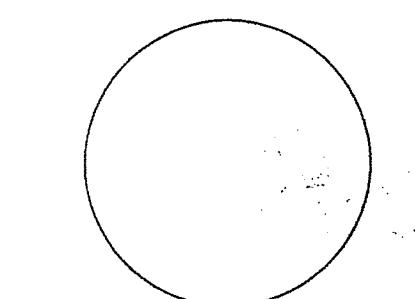
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF PERMANENT CONTROL POINTS AND MONUMENTS AT LOT CORNERS.
[Signature]
DAVID E. ROHAL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 4315

SURVEYOR'S CERTIFICATE

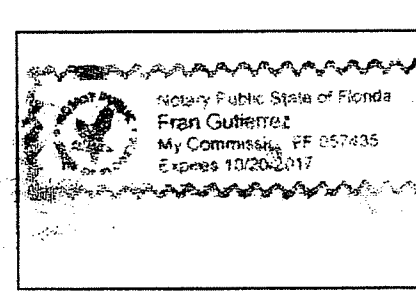
STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 PART I, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.
DATE: 10/19/2016
[Signature]
LESLIE C. BISPOTT
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5698
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION L.B.# 2438

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA.

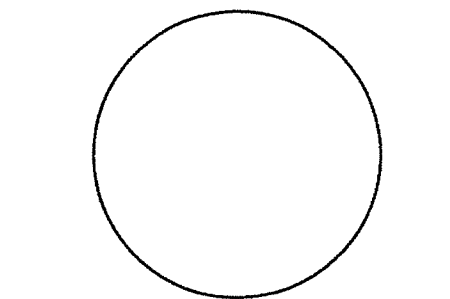
THE KOLTER GROUP, LLC



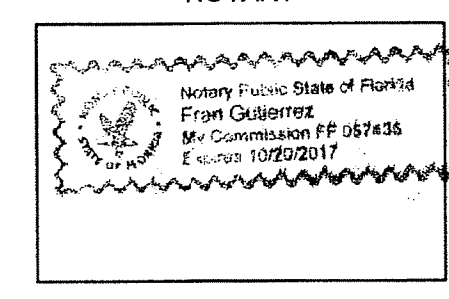
THE KOLTER GROUP LLC
NOTARY



ALTON PROPERTY OWNERS
ASSOCIATION, INC.



ALTON PROPERTY OWNERS
ASSOCIATION, INC.
NOTARY



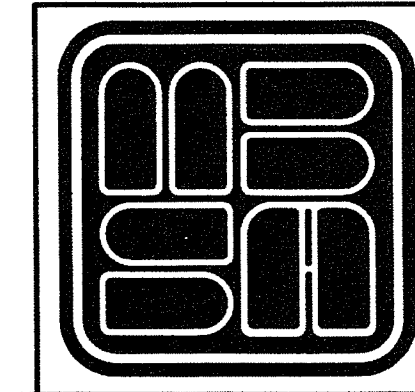
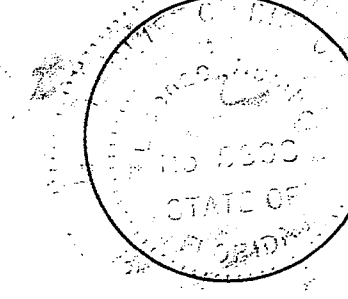
CITY OF PALM
BEACH GARDENS



REVIEWING
SURVEYOR



SURVEYOR



MICHAEL B. SCHORAH
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ALTON CLUB