

CLARITY POINTE

BEING A RE-PLAT OF A PORTION OF TRACT "B", 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.
NOVEMBER, 2016 SHEET 1 OF 2

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT 12:01 P.M. THIS 10TH DAY OF January 2016, AND DULY RECORDED IN PLAT BOOK NO. 122 ON PAGE 177 THRU 178
SHARON R. BOCK, CLERK AND COMPTROLLER
BY: *Jennifer McCall*, D.C.



PASTEUR COMMERCIAL INVESTMENTS 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 ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7TH DAY OF November 2016
MY COMMISSION EXPIRES 8/31/17
COMMISSION NO. FF 71474
Sala Brown
PRINTED NAME

LESTER FAMILY MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 RECORD BOOK 2852, PAGE 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS THIS 7TH DAY OF November, 2016.

THE LESTER FAMILY INVESTMENTS, L.P.
THE THALL FAMILY PARTNERSHIP, L.P.
ROMADE ASSET PARTNERS, L.P.
PAUL H. BRIGER REVOCABLE TRUST AGREEMENT
BRIGER PROPERTY LLC
THE DAVID MINKIN FLORIDA REALTY TRUST

WITNESS: *Kevin DeCaso*
Sheena DeCaso
Clare M. McDermott
WITNESS: *Clare M. McDermott*
PRINTED NAME

LESTER FAMILY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED CHARLES A. LUBITZ, ESQ., WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DESIGNATED REPRESENTATIVE OF THE LESTER FAMILY INVESTMENTS L.P., THE THALL FAMILY PARTNERSHIP, L.P., ROMADE ASSET PARTNERS, L.P., PAUL H. BRIGER REVOCABLE TRUST AGREEMENT, BRIGER PROPERTY LLC, AND PATRICIA B. LESTER AND HOWARD LESTER, AS CO-TRUSTEE OF THE DAVID MINKIN FLORIDA REALTY TRUST DATED DECEMBER 12, 1998 AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7TH DAY OF November 2016
MY COMMISSION EXPIRES 2-8-2018
COMMISSION NO. 079539
Clare M. McDermott
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, TYRONE BONGARD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO PASTEUR COMMERCIAL INVESTMENTS LLC, A FLORIDA 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.

DATED: Oct. 31, 2016
TYRONE BONGARD, ATTORNEY AT LAW
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

CITY OF PALM BEACH GARDENS APPROVAL

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5TH DAY OF January 2016

BY: *Marcel Hinsley*
MARCEL HINSELEY, MAYOR
ATTEST: *Patricia Snider*
PATRICIA SNIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5TH DAY OF January 2016
BY: *Todd Engle*
TODD ENGLE, P.E.
CITY ENGINEER

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE ROADWAY BUFFER EASEMENT, AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EASEMENTS.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY ONEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 16TH DAY OF November, 2016.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 2C
ATTEST: *Oneal Bardin, Jr.*
ONEAL BARDIN, JR.
ASSISTANT SECRETARY
BOARD OF SUPERVISORS
BY: *Matthew J. Boykin*
MATTHEW J. BOYKIN
PRESIDENT
BOARD OF SUPERVISORS

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.

DAVID E. ROHAL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 4315

SURVEYOR AND MAPPER'S NOTES:

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF PALM BEACH GARDENS.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GRANTEEES OF SUCH EASEMENTS AND ALL APPLICABLE CITY APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 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.
- ALL LINES 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.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTHEAST RIGHT-OF-WAY LINE OF TRACT "S-3", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGE 197, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, HAVING A GRID BEARING OF SOUTH 45°55'46" WEST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.), 83, 1980 ADJUSTMENT.

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- PBC = PALM BEACH COUNTY
- TYP = TYPICAL
- FND. = FOUND
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT
- R = RADIUS
- L = ARC LENGTH
- Δ = CURVE CENTRAL ANGLE
- P.B.E. = PARKWAY BUFFER EASEMENT
- R.B.E. = ROADWAY BUFFER EASEMENT
- S.U.A.E. = SEACOAST UTILITY AUTHORITY EASEMENT
- I.R. = IRON ROD
- W.M.E. = WATER MANAGEMENT EASEMENT
- NPBCID = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- PCD = PLANNED COMMUNITY DEVELOPMENT
- ⊕ = CENTERLINE
- = SET 4"x4"x24" CONCRETE MONUMENT WITH DISK, STAMPED "SCHORAH AND ASSOCIATES PRM LB#2438"

SURVEYOR AND MAPPER'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), AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.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.

DATE: 11/4/2016
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.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT PASTEUR COMMERCIAL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS CLARITY POINTE, 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 TRACT "B", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH 65°39'57" WEST ALONG THE SOUTHEAST LINE OF SAID TRACT "B", A DISTANCE OF 1016.54 FEET; THENCE NORTH 24°20'03" WEST, A DISTANCE OF 288.07 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 38°19'57" WEST), HAVING A RADIUS OF 372.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°48'05" AND A DISTANCE OF 37.67 FEET TO A POINT OF TANGENCY; THENCE NORTH 45°51'58" EAST, A DISTANCE OF 316.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 157.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 246.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 44°08'02" WEST, A DISTANCE OF 417.47 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF PASTEUR BOULEVARD (TRACT "S-3"), AS SHOWN ON SAID PLAT OF ALTON PCD; THENCE SOUTH 45°55'46" WEST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 423.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHEAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 53°07'49", A DISTANCE OF 46.36 FEET THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'28", A DISTANCE OF 58.24 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 44°08'02" EAST, A DISTANCE OF 518.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 6.569 ACRES OR 288,164 SQUARE FEET, MORE OR LESS.

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

- TRACT "B-2", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, THEIR SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO 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 ENCUMBERED 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 ROADWAY BUFFER EASEMENT, AS SHOWN HEREON AND DESIGNATED AS R.B.E., IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 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 EASEMENTS AS APPROVED OR WITH PRIOR WRITTEN CONSENT BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND 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, 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 7TH DAY OF November 2016.

PASTEUR COMMERCIAL INVESTMENTS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

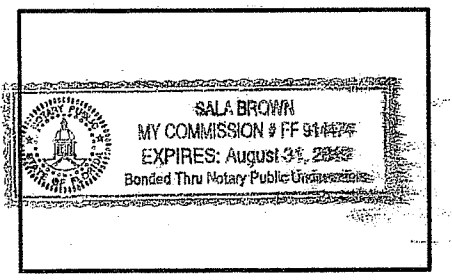
BY: THE KOLTER GROUP LLC,
A FLORIDA LIMITED LIABILITY COMPANY, MANAGER

BY: *William Johnson*
WILLIAM JOHNSON, MANAGER

WITNESS: *John C. S.R. 00*
JOHN C. S.R. 00
PRINTED NAME
WITNESS: *Sala Brown*
SALA BROWN
PRINTED NAME

PASTEUR COMMERCIAL INVESTMENTS LLC

PASTEUR COMMERCIAL INVESTMENTS LLC
NOTARY



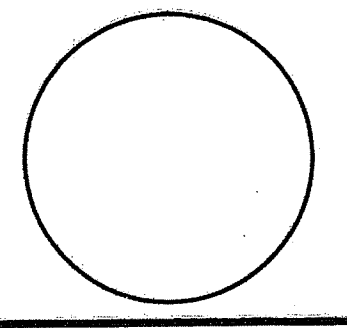
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT



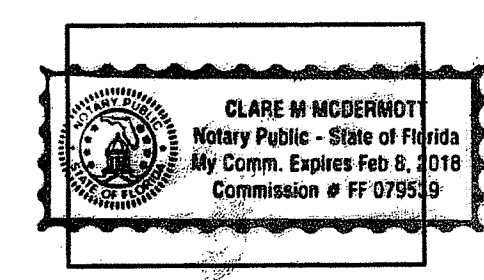
CITY OF PALM BEACH GARDENS



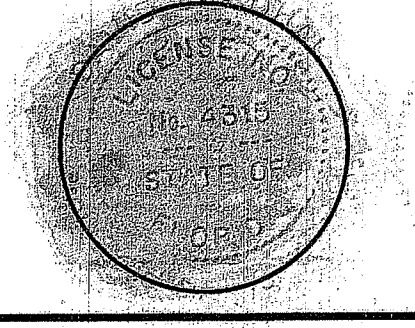
MORTGAGEE



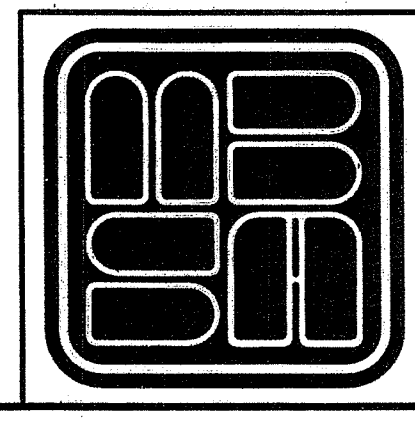
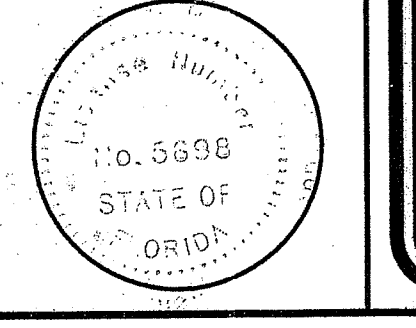
MORTGAGEE NOTARY



REVIEWING SURVEYOR



SURVEYOR



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

CLARITY POINTE