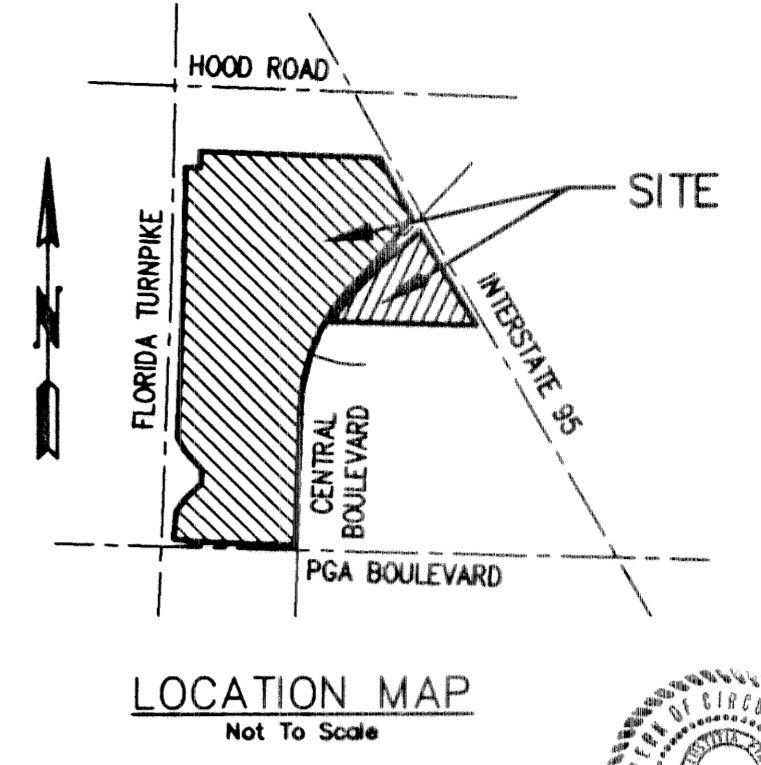


# OLD PALM PLAT 1

LYING IN SECTIONS 35 AND 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST  
AND SECTIONS 1 AND 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
SHEET NO. 1 OF 4

AUGUST 2002



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 11:41 A.M. this 27th day of August, 2002, and duly recorded in Plat Book No. 96 on Pages 31 thru 39.



DOROTHY H. WILKEN  
Clark Circuit Court  
By: *[Signature]* D. C.

## DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, that Communities Finance Company, LLC, A Delaware Limited Liability Company, licensed to do business in the State of Florida, the owners of the land shown hereon as OLD PALM PLAT 1 and lying in Sections 35 and 36, Township 41 South, Range 42 East and Sections 1 and 2 Township 42 South, Range 42 East, City of Palm Beach Gardens, Palm Beach County, Florida, being more particularly described as follows:

PARCEL 1:  
Beginning at the southwest corner of said Section 35; thence North 00°57'25" East along the west line of the southwest one-quarter of said Section 35, for 2297.06 feet; thence South 87°56'11" East, for 301.06 feet; thence North 00°57'25" East, for 329.96 feet; thence South 87°56'04" East along the north line of the south one-half of said Section 35, for 3727.25 feet; thence southeasterly along the west right-of-way line of Interstate 95 as shown on Florida Department of Transportation Right-Of-Way Map, section number 93220-2474 and as described in Official Record Book 7481, Page 238 of the Public Records in and for Palm Beach County, Florida the following nine courses; (1) thence South 28°00'06" East, for 411.88 feet to a point of curvature; (2) thence southeasterly along the arc of a tangent curve concave to the northeast having a radius of 24688.05 feet and a central angle of 00°31'10", for 223.85 feet to a point of tangency; (3) thence South 27°58'47" East along a non-tangent line, for 100.01 feet; (4) thence South 28°02'24" East, for 100.02 feet; (5) thence South 28°00'52" East, for 100.03 feet; (6) thence South 29°33'51" East, for 100.02 feet; (7) thence South 29°54'03" East, for 100.02 feet; (8) thence South 29°58'16" East, for 100.01 feet; (9) thence South 29°53'17" East, for 154.09 feet; thence southwesterly along the northwesterly right-of-way line of Central Boulevard as described in said Official Record Book 7481, Page 238 the following five courses; (1) thence South 40°36'31" West, for 123.24 feet; (2) thence South 40°36'38" West, for 162.76 feet; (3) thence South 34°28'37" West, for 240.30 feet; (4) thence South 40°34'08" West, for 600.01 feet; (5) thence South 46°22'41" East, for 10.00 feet; thence southwesterly along the westerly right-of-way line of Central Boulevard as shown on Road Plat Book 6, Page 88 and as described in Official Record Book 5104, Page 945 of the said Public Records the following three courses; (1) thence South 43°37'28" West, for 780.98 feet to a point of curvature; (2) thence southwesterly along the arc of a tangent curve concave to the southeast having a radius of 3679.72 feet and a central angle of 41°27'29", for 2807.28 feet to a point of tangency; (3) thence South 02°00'59" West along a tangent line, for 2868.10 feet; thence northwesterly along the north right-of-way line of PGA Boulevard as described in Official Record Book 2417, Page 518 and Official Record Book 7819, Page 1428 of the said Public Records the following five courses; (1) thence North 88°22'39" West, for 1011.70 feet to a point of curvature; (2) thence northwesterly along the arc of a tangent curve concave to the northeast having a radius of 11359.16 feet and a central angle of 02°37'40", for 520.97 feet to a point of reverse curvature; (3) thence northwesterly along the arc of a reverse curve concave to the southwest having a radius of 11559.16 feet and a central angle of 02°51'19", for 576.03 feet to a point of tangency; (4) thence North 80°58'48" West along a non-tangent line, for 124.22 feet; (5) thence North 84°28'05" West, for 293.34 feet; thence North 02°10'34" East along the west line of the southwest one-quarter of said Section 2 and the east right-of-way line of the Ronald Reagan Turnpike (formerly the Sunshine State Parkway) as shown on Florida Department Of Transportation Right-Of-Way Map entitled "Station 3334+58.46 To Station 3443+22.17" Sheet 8 of 12 and dated July 27, 1955, for 119.24 feet; thence northeasterly and northwesterly along the east right-of-way of the said Ronald Reagan Turnpike as described in Official Record Book 1115, Page 286 and Official Record Book 4441, Page 1009 of the said Public Records the following six courses; (1) thence North 65°24'53" East, for 471.83 feet; (2) thence North 35°24'53" East, for 325.37 feet; (3) thence North 46°35'32" East, for 458.00 feet; (4) thence North 01°35'32" East, for 307.00 feet; (5) thence North 42°49'26" West, for 521.54 feet; (6) thence North 27°49'26" West, for 307.24 feet; thence northerly along the said east right-of-way line of the Ronald Reagan Turnpike as shown on said Right-Of-Way Map the following two courses; (1) thence North 02°10'34" East along the said west line of the southwest one-quarter of Section 2, for 371.65 feet to the northeast corner of the said southwest one-quarter of Section 2; (2) thence North 02°10'08" East along the west line of the northwest one-quarter of said Section 2, for 2946.92 feet to the POINT OF BEGINNING.  
Parcel 1 containing 580.60 acres, more or less.

TOGETHER WITH PARCEL 2:  
A parcel of land lying in Sections 35 and 36, Township 41 South, Range 42 East and Sections 1 and 2, Township 42 South, Range 42 East, City of Palm Beach Gardens, Palm Beach County, Florida being more particularly described as follows:  
BEGINNING at the intersection of the west right-of-way line of Interstate 95 as shown on said Right-Of-Way Map section 93220-2474 and the southeasterly right-of-way line of Central Boulevard as described in Official Record Book 5805, Page 181 of the said Public Records; thence South 30°31'49" East along said Interstate 95 right-of-way line, for 2307.46 feet; thence North 88°21'18" West, for 2993.88 feet to a point of curvature; thence northeasterly along the east right-of-way line of Central Boulevard as shown on said Road Plat Book 6, Page 88 and as described in Official Record Book 5104, Page 945 of the said Public Records the following two courses; (1) thence northeasterly along the arc of a non-tangent curve concave to the southeast having a radius of 3759.72 feet, a chord bearing of North 37°22'22" East and a central angle of 12°30'11", for 820.44 feet to a point of tangency; (2) thence North 43°37'28" East along a tangent line, for 780.99 feet; thence southeasterly and northeasterly along the east right-of-way line of Central Boulevard as described in said Official Record Book 5805, Page 181 the following four courses; (1) thence South 46°22'41" East, for 35.03 feet; (2) North 46°10'00" East, for 450.44 feet; (3) thence North 51°13'00" East, for 302.66 feet; (4) thence North 43°37'19" East, for 287.60 feet to the POINT OF BEGINNING.  
Parcel 2 containing 70.52 acres, more or less.

The above described parcels containing a total of 651.12 acres, more or less.

has caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

1. Parcels 1 and 2, as shown hereon, are hereby reserved by Communities Finance Company, LLC, A Delaware Limited Liability Company, its successors and assigns, for development purposes.

IN WITNESS WHEREOF, the above-named Limited Liability Company has caused these presents to be signed by its vice presidents and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, This 27th day of August, 2002.

Communities Finance Company, LLC  
A Delaware Limited Liability Company  
WITNESS: *[Signature]*  
LEILA A. BRYAN  
Print Name  
*[Signature]*  
KYLE F. REINSON  
Print Name  
By: *[Signature]*  
Kenneth C. Tuma Vice President  
By: *[Signature]*  
Paul Agre  
Print Name  
Paul Agre, Vice President

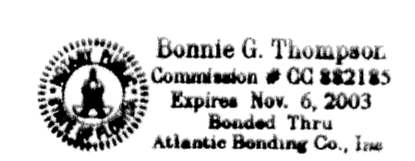
## ACKNOWLEDGEMENT

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH }

BEFORE ME personally appeared \_\_\_\_\_ and \_\_\_\_\_ who are personally known to me, or have produced a \_\_\_\_\_ as identification and who executed the foregoing instrument as Vice Presidents of Communities Finance Company, LLC, A Delaware Limited Liability Company, and severally acknowledged to and before me that they executed such instrument as such officers of said company, and that the seal affixed to the foregoing instrument is the corporate seal of said company 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 company.

WITNESS my hand and official seal this 27th day of August, 2002.

My commission expires: 11-6-03  
Commission No. CC 832185



## TITLE CERTIFICATION

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH }

I, Robert M. Graham, 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 Communities Finance Company, 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; that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: July 24, 2002 at 11:00 P.M.  
By: *[Signature]*  
Robert M. Graham  
Attorney At Law  
Florida Bar No. 273562

## NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH }

The Northern Palm Beach County Improvement District (NPBCID) acknowledges that there are no dedications to, nor maintenance obligations being incurred by said District on this plat.

Dated this 28th day of August, 2002.  
Northern Palm Beach County Improvement District  
Attest: *[Signature]* Peter L. Pimentel, Secretary  
By: *[Signature]* Pamela M. Rauch, President  
Board of Supervisors

## REVIEWING SURVEYOR

This Plat has been reviewed for conformity in accordance with Chapter 177.091 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 monuments at lot corners.

*[Signature]* Pasquale Volpe, PSM  
Professional Surveyor and Mapper  
Florida License Number LS4873  
Date: 3 Sept. 02

## APPROVALS

City of Palm Beach Gardens  
County of Palm Beach, Florida

This Plat is hereby approved for record this 27th day of August, 2002.

By: *[Signature]*  
Patricia Snider, City Clerk  
Attest: *[Signature]*  
Patricia Snider, City Clerk

This Plat is hereby accepted for record this 27th day of August, 2002.

By: *[Signature]*  
Daniel P. Clark, P.E., City Engineer  
DANIEL P. CLARK

## SURVEYOR'S CERTIFICATION

This is to certify that the Plat shown hereon was prepared under my direction and supervision and 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"), Permanent Control Points ("P.C.P.'s") and Monuments according to Chapter 177.091 (9), F.S. have been placed as required by law; and, further, that the plat complies with all the survey requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of Palm Beach Gardens, Florida

*[Signature]*  
David C. Lidberg, PSM  
Professional Surveyor and Mapper - Florida License Number LS3631  
LIDBERG LAND SURVEYING, INC.  
675 West Indian Town Road, Suite 200  
Jupiter, Florida 33458  
Certificate of Authorization Number LB4431

## NOTES

Bearings shown hereon are relative to the South line of Westwood Gardens Plat No. 1 as shown on the plat thereof as recorded in Plat Book 46, Page 156, of the Public Records in and for Palm Beach County, Florida, which bears South 87°56'04" East.

Building Setback Lines shall be no less than required by City of Palm Beach Gardens Zoning Regulations.

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying the same.

No fences shall be placed on Lake Maintenance Easements.

Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage easements cross, Drainage easements take precedence.

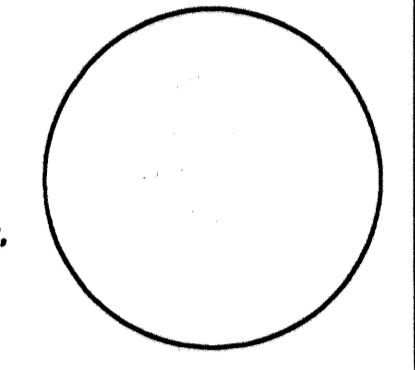
Dimensions shown hereon are ground distances and are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

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.

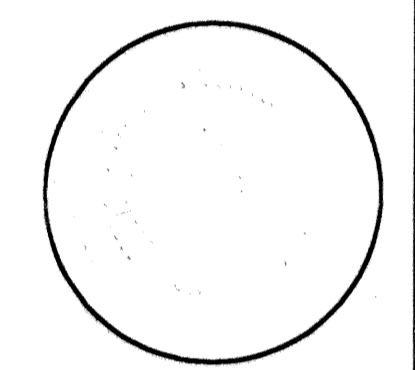
NPBCID UNIT OF DEVELOPMENT NO. 02

## LAND USE

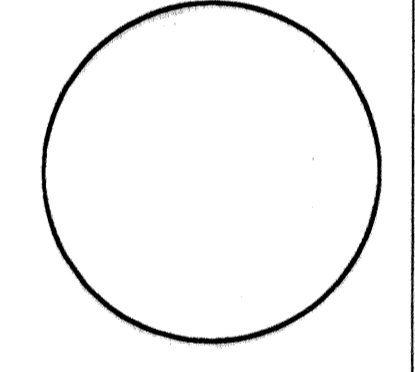
Parcel 1 (Development)	580.60 Acres
Parcel 2 (Development)	70.52 Acres
Total	651.12 Acres



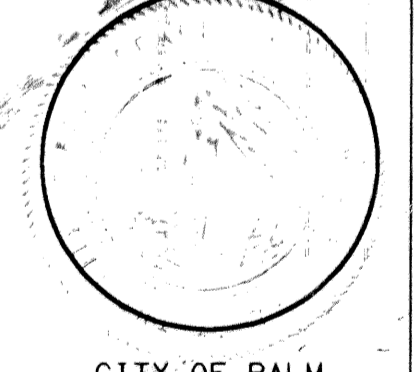
COMMUNITIES FINANCE COMPANY, LLC  
SEAL



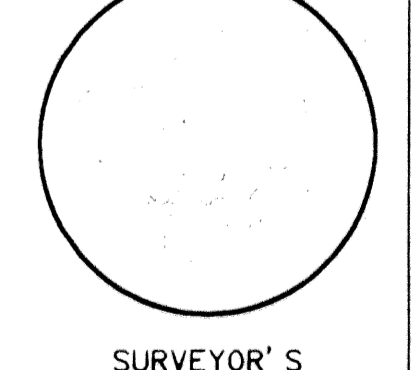
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SEAL



CITY OF PALM BEACH GARDENS SEAL



NPBCID UNIT OF DEVELOPMENT NO. 02 SEAL



SURVEYOR'S SEAL

THIS INSTRUMENT PREPARED BY:  
David C. Lidberg, P.S.M.  
Florida License Number LS3631  
LIDBERG LAND SURVEYING, INC.  
675 West Indian Town Road, Suite 200  
Jupiter, Florida 33418  
Certificate of Authorization Number LB4431

Plotted: 8/20/2002 6:39 pm By: jhavis Plot Scale: 1"=1.0 Xref Dwg's: 12114.00\PLAT\OldPalm-Plat-1\PS1-Cov.dwg Last Update: 8/20/2002

CAD E:\2114.00\PLAT\OldPalm-Plat-1\PS1-Cov.DWG			
REF			
FLD	B.D./M.W.	FB.	FC.
OFF	S.F.B.		
CKD	D.C.L.	SHEET 1 OF 4	DWG