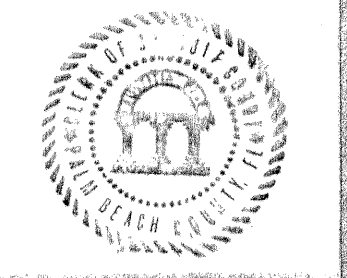


# EVERGRENE P.C.D. PLAT FOUR

A REPLAT OF TRACT F-3, EVERGRENE PLAT TWO AS RECORDED IN  
 PLAT BOOK 95, PAGES 29 THROUGH 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
 LYING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST,  
 CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
 SHEET No.1 OF 4      DECEMBER 2002

COUNTY OF PALM BEACH ) ss  
 STATE OF FLORIDA )  
 This Plat was filed for record at 10:05 A.M.  
 This 12<sup>th</sup> day of January 2003  
 and duly recorded in Plat Book No. 97  
 on page 29 thru 32.  
 DOBOTH H. WILKEN, Clerk of Palm Beach County



**DEDICATION**  
 STATE OF FLORIDA      SS  
 COUNTY OF PALM BEACH      SS

KNOW ALL MEN BY THESE PRESENTS THAT COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF TRACT F-3, EVERGRENE PLAT TWO AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "EVERGRENE P.C.D. PLAT FOUR," BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID TRACT F-3; THENCE NORTH 01°22'07" EAST ALONG THE WEST LINE OF SAID TRACT F-3, A DISTANCE OF 1142.24 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 31°31'55", AND A RADIAL BEARING OF NORTH 28°29'13" EAST;

1. THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°44'09", A DISTANCE OF 82.02 FEET;
2. THENCE SOUTH 88°14'52" EAST, A DISTANCE OF 24.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 34°43'03";
3. THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.65 FEET;
4. THENCE SOUTH 51°31'49" EAST, A DISTANCE OF 5.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 37°03'49";
5. THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 90.56 FEET;
6. THENCE SOUTH 88°35'38" EAST, A DISTANCE OF 131.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 18°34'56";
7. THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.30 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 14°44'10";
8. THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 12.86 FEET;
9. THENCE SOUTH 55°16'32" EAST, A DISTANCE OF 264.92 FEET;
10. THENCE SOUTH 14°35'34" EAST, A DISTANCE OF 39.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 484.00 FEET, A CENTRAL ANGLE OF 7°28'29", AND A RADIAL BEARING TO SAID INTERSECTION OF SOUTH 63°54'37" EAST;

THE PREVIOUSLY DESCRIBED TEN (10) COURSES BEING COINCIDENT WITH THE NORTH LINE OF SAID TRACT F-3;

1. THENCE SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, A DISTANCE OF 60.53 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2689.00 FEET AND A CENTRAL ANGLE OF 6°13'50";
2. THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 292.41 FEET;
3. THENCE SOUTH 39°47'42" WEST, A DISTANCE OF 484.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 351.00 FEET, AND A CENTRAL ANGLE OF 33°24'24";
4. THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.65 FEET;

THE PREVIOUSLY DESCRIBED FOUR (4) COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID TRACT F-3;

THENCE NORTH 89°52'40" WEST ALONG A LINE THAT LIES 35.00 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, ALSO BEING THE SOUTH LINE OF SAID TRACT F-3, A DISTANCE OF 150.90 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 495281.64 SQUARE FEET (11.3701 ACRES, MORE OR LESS) AND IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREET TRACT SHOWN AND DESIGNATED HEREON AS TRACT "S-1", IS HEREBY DEDICATED IN FEE SIMPLE TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE ROADWAY, EXCLUSIVELY FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, CABLE TELEVISION SYSTEMS AND RELATED PURPOSES. SAID TRACT "S-1" SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
2. TRACTS "A-1" THROUGH "A-13" SHOWN HEREON, ARE HEREBY DEDICATED TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, CABLE TELEVISION SYSTEMS AND RELATED PURPOSES. THE LANDS ENCUMBERED BY SAID TRACTS "A-1" THROUGH "A-13" SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, FLORIDA.

3. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "S-1", AND TRACTS "A-1" THROUGH "A-13" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY. SAID LAND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT "S-1", AND TRACTS "A-1" THROUGH "A-13" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER SAID TRACT "S-1", AND TRACTS "A-1" THROUGH "A-13".

4. OPEN SPACE TRACTS-1 THROUGH 8 INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

5. UPLAND PRESERVE TRACTS 1 AND 2 AS SHOWN HEREON, ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSTRUCTION, WATER MANAGEMENT AND OTHER AUTHORIZED PURPOSES. SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID UPLAND PRESERVE TRACTS 1 AND 2 MAY BE CONVEYED WITHOUT ENCUMBRANCES AND IN FEE SIMPLE ABSOLUTE, TOGETHER WITH SOME OR ALL OF THE IMPROVEMENTS THEN LOCATED THEREON, AS WELL AS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID UPLAND PRESERVE TRACTS 1 AND 2 TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA. THESE CONSERVATION AREAS MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE BUT ARE NOT LIMITED TO: CONSTRUCTION OF 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 NUISANCE VEGETATION REMOVAL, ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION, UNTIL SUCH CONVEYANCE OCCURS, AND NORTHERN'S ACCEPTANCE THEREOF IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID UPLAND PRESERVE TRACTS 1 AND 2 SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO EITHER THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, FLORIDA.

UPLAND PRESERVE TRACTS

UPLAND PRESERVE TRACTS

6. THE UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION AND STREET LIGHTING SYSTEMS. THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION AND STREET LIGHTING SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

7. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, FLORIDA.

8. THE WATER LINE EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES. SAID 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.

IN WITNESS WHEREOF, COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF November 2002.

COMMUNITIES FINANCE COMPANY, LLC  
 A DELAWARE LIMITED LIABILITY COMPANY  
 AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA,  
 BY: Kenneth G. Tuma      VICE PRESIDENT  
 WITNESS: Pam Rupard  
 PRINT NAME: PAM RUPARD

WITNESS: Simna Narcius  
 PRINT NAME: Simna Narcius

CORPORATE ACKNOWLEDGMENT CERTIFICATE  
 STATE OF FLORIDA      SS  
 COUNTY OF PALM BEACH      SS

BEFORE ME PERSONALLY APPEARED KENNETH G. TUMA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, AND 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 26 DAY OF November 2002.

MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC: Bonnie G. Thompson  
 PRINT NAME: BONNIE G. THOMPSON  
 PRINT NOTARY NO. 882185

ACCEPTANCE OF RESERVATIONS BY THE EVERGRENE MASTER ASSOCIATION, INC.

STATE OF FLORIDA      SS  
 COUNTY OF PALM BEACH      SS

THE EVERGRENE MASTER 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 26 DAY OF November 2002.

THE EVERGRENE MASTER ASSOCIATION, INC.  
 A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: Simna Narcius      BY: Thomas Pagnotta  
 PRINT NAME: Simna Narcius      PRINT NAME: THOMAS PAGNOTTA  
 WITNESS: Pam Rupard  
 PRINT NAME: PAM RUPARD

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA      SS  
 COUNTY OF PALM BEACH      SS

BEFORE ME PERSONALLY APPEARED THOMAS PAGNOTTA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND 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 26 DAY OF November 2002.

MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC: Bonnie G. Thompson  
 PRINT NAME: BONNIE G. THOMPSON  
 PRINT NOTARY NO. 882185

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT'S ACCEPTANCE

STATE OF FLORIDA      SS  
 COUNTY OF PALM BEACH      SS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID NORTHERN ON THIS PLAT.

DATED THIS 10<sup>th</sup> DAY OF December 2002.

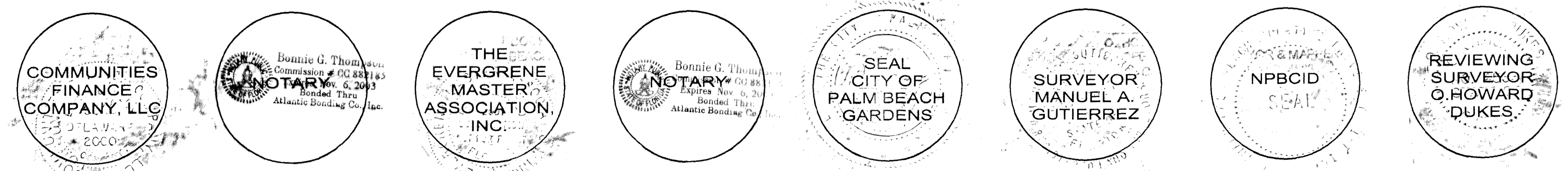
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

TITLE: Pamela M. Rauch  
 PAMELA M. RAUCH  
 PRESIDENT, BOARD OF SUPERVISORS  
 ATTESTED BY: Peter L. Pimentel  
 PETER L. PIMENTEL  
 SECRETARY, BOARD OF SUPERVISORS

TITLE CERTIFICATION

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 IN COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, 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.

DATE: 11-01-2002  
 ATTORNEY AT LAW: Robert M. Graham  
 PRINT NAME: ROBERT M. GRAHAM  
 FLORIDA BAR NO. 173562



**Keshavarz & Associates, Inc.**  
 CONSULTING ENGINEERS - SURVEYORS  
 1280 N. Congress Avenue, Suite 206  
 West Palm Beach, Florida 33409  
 Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897  
 THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM  
 PROFESSIONAL SURVEYOR AND MAPPER NO. LS 4102  
 IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.  
 \\KAFS\SI\7481.dwg 11/25/02 07:55:17 AM EST