

OLD PALM PLAT THREE  
A REPLAT OF A PORTION OF PARCEL 1, OLD PALM PLAT 1 AS RECORDED IN  
PLAT BOOK 96, PAGES 31 THROUGH 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, AND SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST,  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
SHEET No.2 OF 10 SEPTEMBER 2003

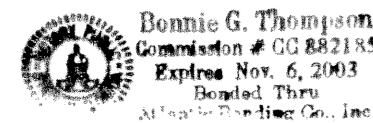
DEDICATIONS AND RESERVATIONS ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH G. THOMPSON 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 LICENSED TO DO BUSINESS IN FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30<sup>TH</sup> DAY OF OCTOBER, 2003.

MY COMMISSION EXPIRES: 11-6-03



Bonnie G. Thompson  
NOTARY PUBLIC  
PRINT NAME: Bonnie G. Thompson  
PRINT NOTARY NUMBER: CC 982185

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 FLOWAGE EASEMENTS, ACCESS EASEMENTS, INGRESS-EGRESS EASEMENTS OVER LAKE TRACTS 8 THROUGH 11, GOLF TRACTS 1 AND 2, AND OPEN SPACE TRACT 7, AND HEREBY ACKNOWLEDGES SAID NORTHERN HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE; AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID EASEMENTS.

DATED THIS 3<sup>RD</sup> DAY OF NOVEMBER, 2003.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

Halle Valachi  
VICE - PRESIDENT, BOARD OF SUPERVISORS  
ATTESTED BY: ONEAL BARDIN JR.  
SECRETARY, BOARD OF SUPERVISORS

TITLE CERTIFICATION

I, HUGH W. PERRY, 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 LICENSED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: October 9, 2003

Hugh W. Perry  
ATTORNEY AT LAW  
PRINT NAME: HUGH W. PERRY  
FLORIDA BAR NO. 0603600

APPROVALS

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6<sup>TH</sup> DAY OF NOVEMBER, 2003.

BY: Eric Jablin ATTEST: Patricia Snider  
ERIC JABLIN, MAYOR PATRICIA SNIDER, CITY CLERK

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 6 DAY OF NOVEMBER, 2003.

BY: Daniel P. Clark  
DANIEL P. CLARK, P.E.  
CITY ENGINEER

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), HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.s), AND MONUMENTS ACCORDING TO SEC. 177.081 (9), F.S., 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.

THIS 28<sup>TH</sup> DAY OF OCTOBER, 2003

Manuel A. Gutierrez  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE No. 4102

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 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 MONUMENTS AT LOT CORNERS.

THIS 6<sup>TH</sup> DAY OF NOVEMBER, 2003

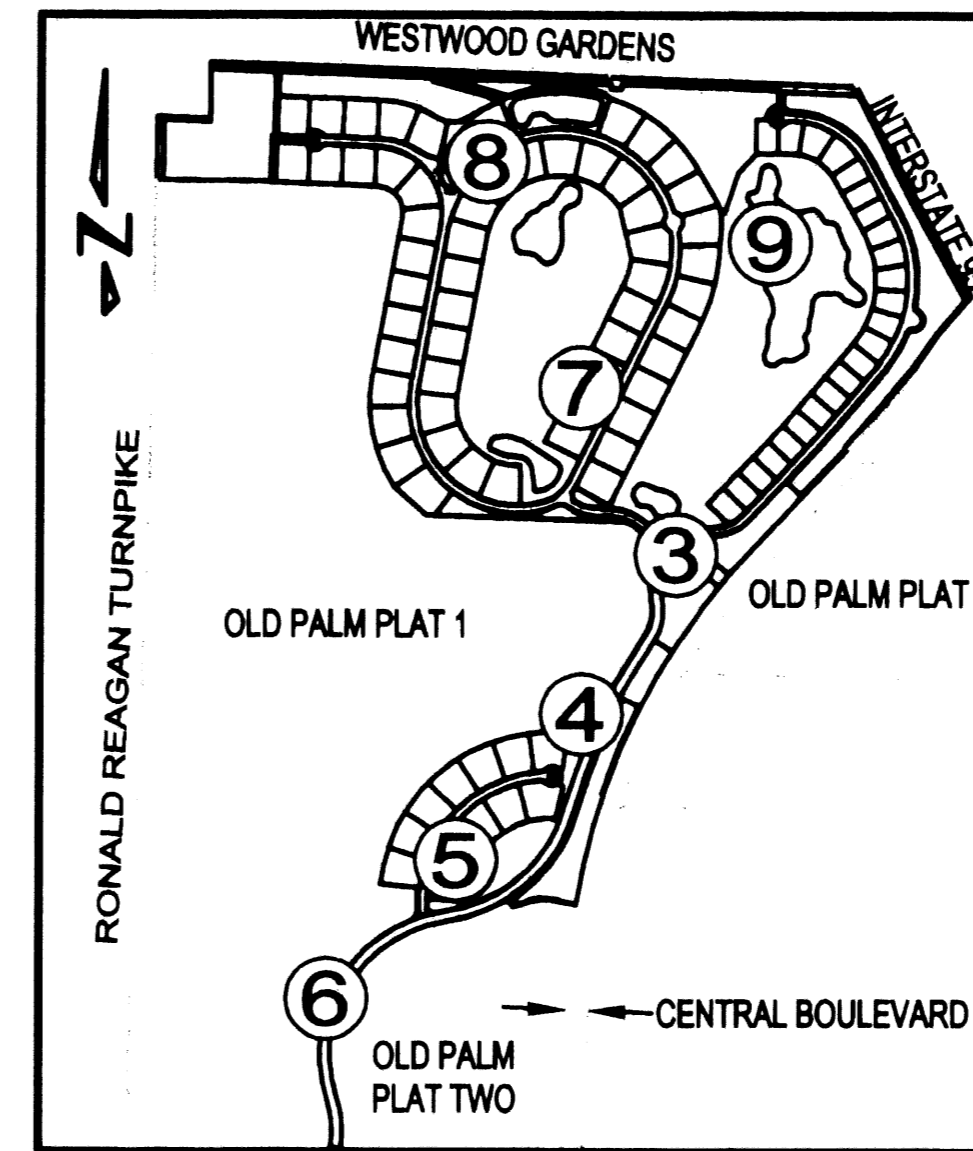
O. Howard Dukes  
O. HOWARD DUKES  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE No. 4533

SURVEYOR'S NOTES

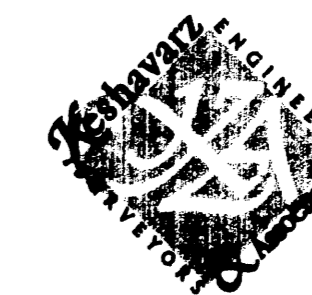
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
- LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE SOUTH LINE OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, ALSO THE

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.



INDEX SHEET MAP  
NOT TO SCALE



Keshavarz & Associates, Inc.

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THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, P.E.M

PROFESSIONAL SURVEYOR AND MAPPER NO. 4102

IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.