

GRANDE AT PALM BEACH GARDENS - PLAT NO. 2

A PARCEL OF LAND LYING AND BEING WITHIN A PORTION OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
ALSO BEING A REPLAT OF ALL OF PARCEL "P" AND A PORTION PARCELS "B" AND "N"
OF THE GRANDE AT PALM BEACH GARDENS, PLAT BOOK 92, PAGES 179-182
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

00062-064 2004-0584355

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RESERVATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE GRANDE AT PALM BEACH GARDENS, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS "GRANDE AT PALM BEACH GARDENS - PLAT NO. 2" LYING IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, ALSO BEING A REPLAT OF A PORTION OF THE GRANDE AT PALM BEACH GARDENS, PLAT BOOK 92, PAGES 179-182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING WITHIN A PORTION OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AND ALSO BEING A REPLAT OF ALL OF PARCEL "P" AND A PORTION OF PARCELS "B" AND "N" OF THE GRANDE AT PALM BEACH GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92 AT PAGES 179 THROUGH 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 01°05'31" WEST, ALONG THE EAST LINE OF SAID PARCEL "B" AND THEN CONTINUING ALONG THE EAST LINE OF SAID PARCEL "P", A DISTANCE OF 214.17 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "P"; THENCE NORTH 88°15'18" WEST ALONG SAID SOUTH LINE AND CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL "N", A DISTANCE OF 46.20 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE SOUTH 00°47'06" WEST ALONG SAID EAST LINE, A DISTANCE OF 69.78 FEET TO A POINT ON THE ARC OF A CURVE, CONCAVE NORTHEASTERLY WHOSE RADIUS POINT BEARS NORTH 01°23'51" EAST FROM THE LAST DESCRIBED POINT; THENCE WESTERLY AND NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF 34°39'25" FOR AN ARC DISTANCE OF 187.51 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID REVERSE CURVE, HAVING A RADIUS OF 390.00 FEET AND A CENTRAL ANGLE OF 03°25'54" FOR AN ARC DISTANCE OF 23.36 FEET TO A POINT ON A NON-TANGENT LINE, SAID LINE BEING THE SOUTH LINE OF SAID PARCEL "N"; THENCE NORTH 89°51'25" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1127.94 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE NORTH 01°05'58" EAST ALONG SAID EAST LINE, A DISTANCE OF 161.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "B"; THENCE SOUTH 89°51'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1319.63 FEET; THENCE NORTH 45°37'03" EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE 70.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, CONTAINING 231,146 SQUARE FEET (5.306 ACRES), MORE OR LESS.

DEDICATION:

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

- THE STREET SHOWN HEREON AS PARCEL "B-1" IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR ROADWAYS, INGRESS, EGRESS, DRAINAGE, UTILITIES AND RELATED PURPOSES, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CITY OF PALM BEACH GARDENS, AND ITS SUCCESSORS AND/OR ASSIGNS.
- PARCELS "N-1", "N-2" AND "N-3" AS SHOWN HEREON ARE HEREBY RESERVED BY THE GRANDE AT PALM BEACH GARDENS, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, PEDESTRIAN ACCESS PURPOSES, UTILITY ACCESS PURPOSES AND RELATED PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GRANDE AT PALM BEACH GARDENS, INC. WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LIFT STATION EASEMENT AS SHOWN HEREON AND DESIGNATED AS "L.S.E." IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION AND RELATED WATER AND SEWER FACILITIES.

IN WITNESS WHEREOF:

THE GRANDE AT PALM BEACH GARDENS, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN C. CSAPO ITS VICE-PRESIDENT, AND ATTESTED BY SCOTT G. MORTON ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY SUCH OFFICERS ON BEHALF OF SAID CORPORATION, THIS 17th DAY OF June, 2004.

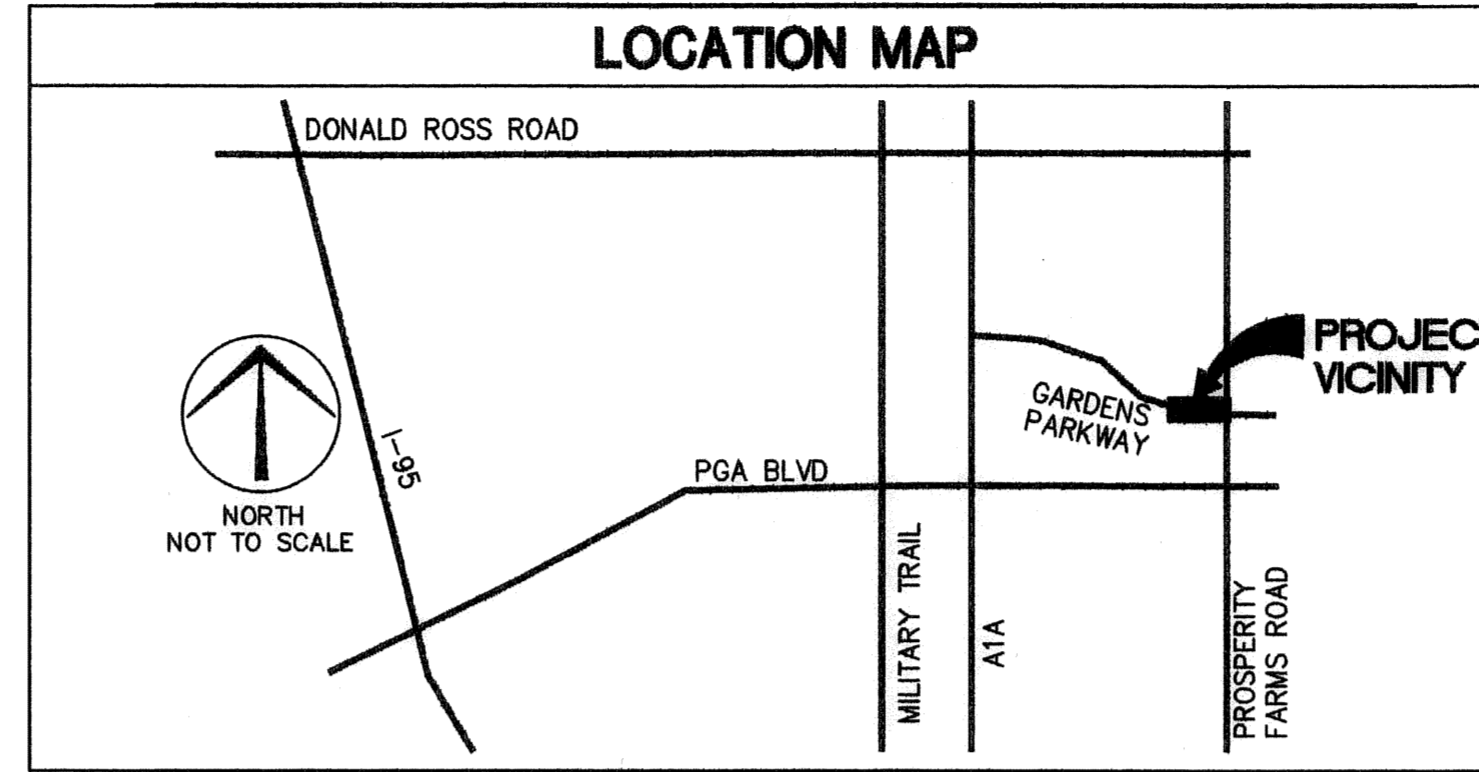
THE GRANDE AT PALM BEACH GARDENS, INC. A FLORIDA CORPORATION
BY: John C. Csapo ATTEST: Scott G. Morton
JOHN C. CSAPO, VICE PRESIDENT SCOTT G. MORTON, ASSIST. SECRETARY
WITNESS: Scott G. Morton WITNESS: Cynthia L. Perin
PRINT: SCOTT G. MORTON PRINT: CYNTHIA L. PERIN

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN C. CSAPO AND SCOTT G. MORTON WHO ARE PERSONALLY KNOWN TO ME WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ITS ASSISTANT SECRETARY OF THE GRANDE AT PALM BEACH GARDENS, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENTS AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SUCH CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF June, 2004.
10.15.07
MY COMMISSION EXPIRES: 10/15/07
NOTARY PUBLIC - STATE OF FLORIDA
Cynthia L. Perin
PRINT NOTARY NAME HERE



MORTGAGEE'S CONSENT:

SUN TRUST BANK, SOUTH FLORIDA, N.A. 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 BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12884, AT PAGE 1350 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

THE SAID SUN TRUST BANK, SOUTH FLORIDA, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS First Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF June, 2004.

SUN TRUST BANK
BY: Scott G. Morton EUP
WITNESS: Scott G. Morton WITNESS: Doreen Fischer
PRINT: SCOTT G. MORTON PRINT: Doreen Fischer

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Fred Rojas WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS First Vice Pres. OF SUN TRUST BANK, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID SUN TRUST BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID SUN TRUST BANK, AND THAT THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SUN TRUST BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF June, 2004.
2/29/2007
MY COMMISSION EXPIRES: 2/29/2007
NOTARY PUBLIC - STATE OF FLORIDA
Doreen Fischer
PRINT NOTARY NAME HERE

TITLE CERTIFICATION:

WE, GUNSTER, YOAKLEY AND STEWART, P.A., ATTORNEYS AT LAW, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERE ON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THE GRANDE AT PALM BEACH GARDENS, INC., A DELAWARE CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD EXCEPT AS INDICATED ON THIS PLAT; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: June 17, 2004 GUNSTER, YOAKLEY AND STEWART, P.A.
H.W. Perry
HUGH W. PERRY, ATTORNEY AT LAW BAR NO. 060360

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. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.), AND MONUMENTS AT LOT CORNERS.

BY: O. Howard Dukes DATE: 1 July, 2004
O. HOWARD DUKES
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4533, STATE OF FLORIDA

IN WITNESS WHEREOF:

STATE OF FLORIDA
COUNTY OF PALM BEACH

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY Hugo P. Unruh, ITS PRESIDENT AND Hugo P. Unruh O'Neal Bardin Jr., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 17th DAY OF June, 2004.

BY: Hugo P. Unruh ATTEST: O'Neal Bardin Jr.
HUGO P. UNRUH, PRESIDENT O'NEAL BARDIN JR, SECRETARY
Hal R. Valeche Vice

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Hugo P. Unruh, PRESIDENT AND O'Neal Bardin Jr., SECRETARY WHO ARE PERSONALLY KNOWN TO ME WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENTS AS SUCH OFFICERS OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SUCH CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF June, 2004.
2/15/2007
MY COMMISSION EXPIRES: 2/15/2007
NOTARY PUBLIC - STATE OF FLORIDA
Kathleen T. Maloney
PRINT NOTARY NAME HERE

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

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

BY: Hal R. Valeche ATTEST: O'Neal Bardin Jr.
HAL R. VALECHE HUGO P. UNRUH, PRESIDENT O'NEAL BARDIN JR, SECRETARY
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

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.

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST BEARING SOUTH 00°47'06" WEST.
- WHEN DRAINAGE AND UTILITY EASEMENTS OVERLAP, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- NO STRUCTURES OR TREES SHALL BE PLACED WITHIN DRAINAGE, LAKE MAINTENANCE, UTILITY, WATER AND SEWER, AND WATER MANAGEMENT EASEMENTS, UNLESS OTHERWISE APPROVED BY THE CITY OF PALM BEACH GARDENS.
- IN THOSE INSTANCES WHERE UTILITY STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.'S) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITION.
- ALL RECORDING INFORMATION SHOWN HEREON IS FROM THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- THE TOTAL AREA OF LANDS WITHIN THE LIMITS OF THIS PLAT IS 231,129 SQUARE FEET OR 5.306 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

SURVEYOR'S CERTIFICATE:

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 PLAT 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 PARCEL MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS #71
DATE: 6/16/2004
BRENT A. SPENCER, P.S.M. #6388
STATE OF FLORIDA

CITY APPROVAL:

CITY OF PALM BEACH GARDENS, FLORIDA
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 17th DAY OF June, 2004.

ATTEST: Patricia Snider BY: Eric Jablon
PATRICIA SNIDER, CLERK ERIC JABLON, MAYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 17th DAY OF June, 2004.

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

THIS INSTRUMENT WAS PREPARED BY:
BRENT A. SPENCER, P.S.M. #6388 OF
CRAVEN THOMPSON & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
5114 OKEECHOBEE BOULEVARD, SUITE 112, WEST PALM BEACH, FLORIDA 33417
TEL.: (561) 688-5010 FAX: (561) 688-1037
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309
TEL.: (954) 739-6400 FAX: (954) 739-6409
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114
JANUARY 2004 02-0070.01

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SEAL	THE GRANDE AT PALM BEACH, INC. SEAL	SUN TRUST BANK CORPORATE SEAL SEAL FLORIDA	REVIEWING SURVEYOR O. HOWARD DUKES SEAL	THE CITY OF PALM BEACH GARDENS SEAL	CRAVEN THOMPSON & ASSOCIATES, INC. BRENT A. SPENCER SEAL
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