

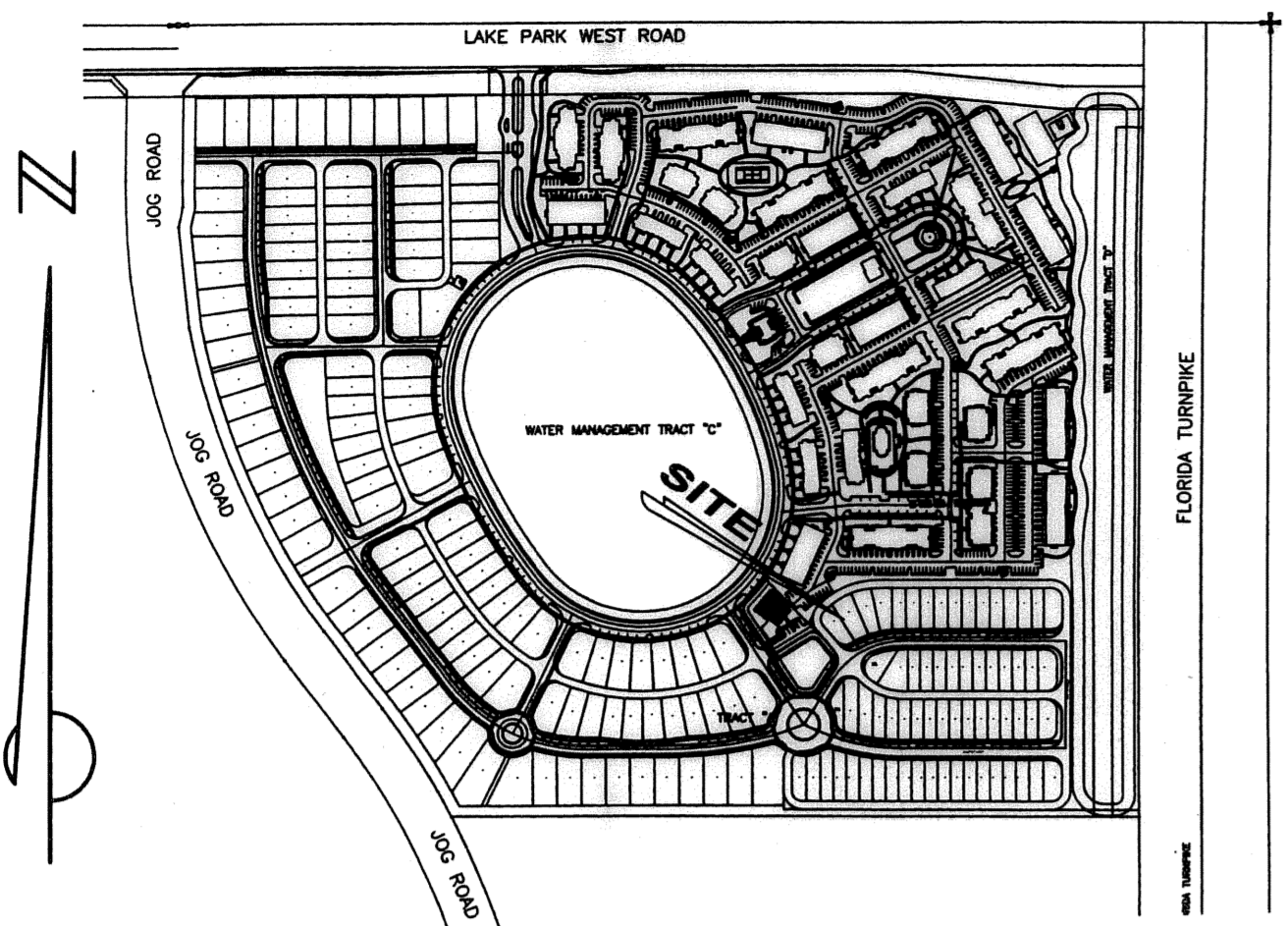
REPLAT OF LOTS 1 AND 2, BLOCK 17 GABLES AT NORTHLAKE REPLAT NO. 1

BEING A REPLAT OF LOTS 1 AND 2, BLOCK 17, GABLES AT NORTHLAKE REPLAT NO. 1
AS RECORDED IN PLAT BOOK 100, PAGES 187 THROUGH 198, INCLUSIVE, PUBLIC RECORDS,
PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 22, TOWNSHIP 42 SOUTH, RANGE 42 EAST
PALM BEACH GARDENS, FLORIDA PALM BEACH COUNTY, FLORIDA
JUNE 2005 SHEET 1 OF 1

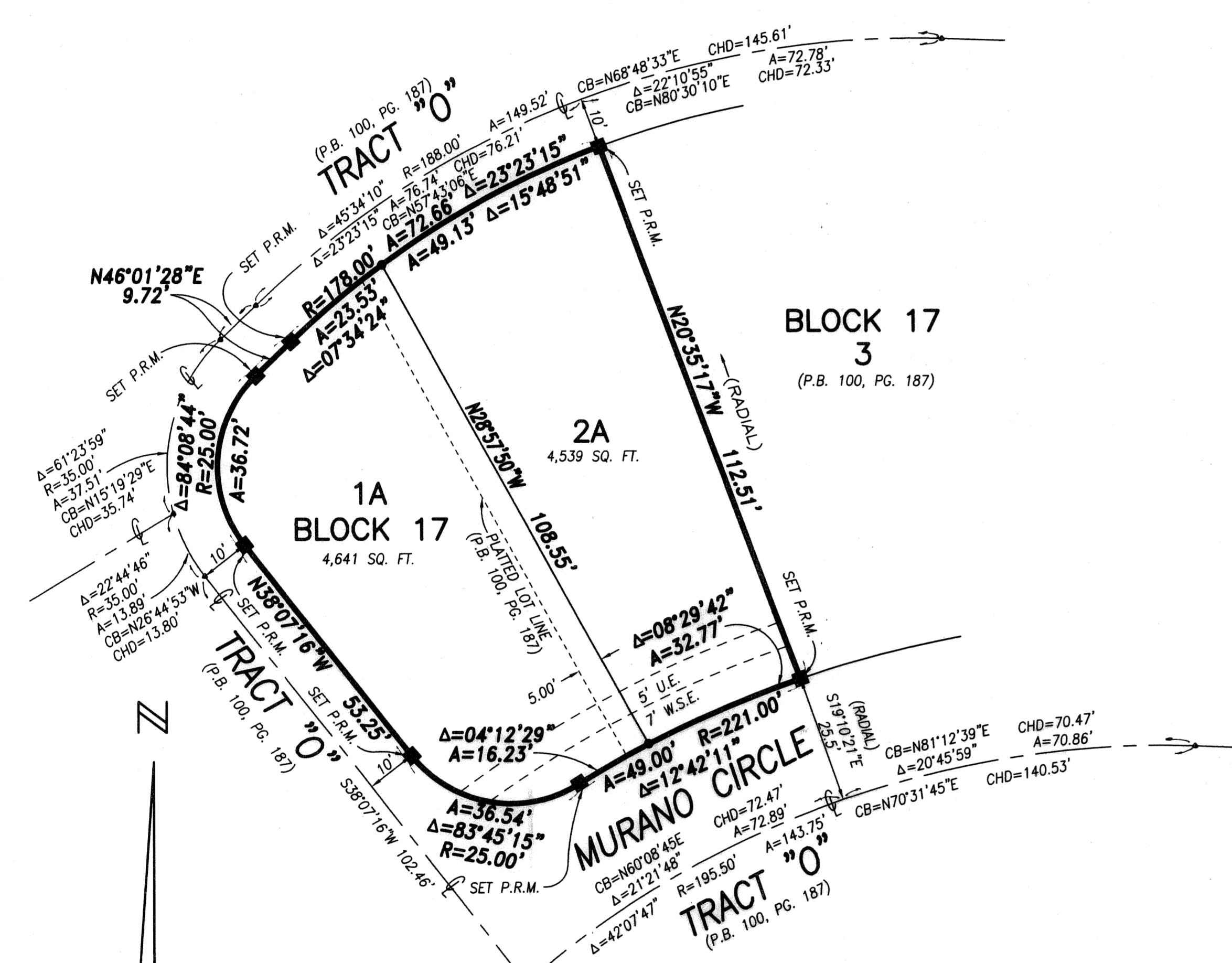
EWING AND SHIRLEY, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. 3752
6295 LAKE WORTH ROAD • SUITE 13
LAKE WORTH • FLORIDA • 33463
TELE: (561)968-0421 • FAX: (561)968-0478

CITY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 2:30 PM
This 12 day of January 2006
and duly recorded in Plat Book No. 106
on page 194
SHARON A. BOCK, Clerk & Computer
by *Sharon A. Bock*, D.C.

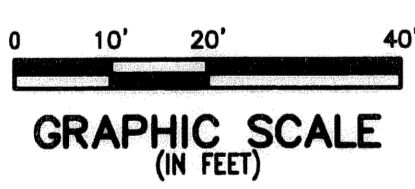
COUNTY OF PALM BEACH
STATE OF FLORIDA
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SHARON A. BOCK, Clerk & Computer
by *Sharon A. Bock*, D.C.



LOCATION MAP
NOT TO SCALE



- LEGEND**
- A DENOTES ARC
 - C.B. DENOTES CHORD BEARING
 - CHD. DENOTES CHORD LENGTH
 - P.B. DENOTES PLAT BOOK
 - PG. DENOTES PAGE
 - PRM DENOTES PERMANENT REFERENCE MONUMENT
 - R DENOTES RADIUS
 - SQ. FT. DENOTES SQUARE FEET
 - U.E. DENOTES UTILITY EASEMENT AS RECORDED IN PLAT BOOK 100, PAGE 187
 - W.S.E. DENOTES WATER AND SEWER EASEMENT AS RECORDED IN PLAT BOOK 100, PAGE 187
 - Δ DENOTES CENTRAL ANGLE
 - DENOTES CENTERLINE
 - DENOTES LOT CORNER MONUMENTS (LB 3752)



THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.
IN THE OFFICE OF EWING AND SHIRLEY, INC.
6295 LAKE WORTH ROAD, SUITE 13
LAKE WORTH, FLORIDA 33463

SURVEYOR'S CERTIFICATE
THIS IS TO 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 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.
DATE: Oct. 21, 2005
EWING AND SHIRLEY, INC.
LB 3752
KENT W. EWING, JR.
REGISTERED SURVEYOR NO. 3884
STATE OF FLORIDA

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT MI HOMES OF WEST PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, OWNERS OF LAND SHOWN HEREON, LYING IN SECTION 22, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA; SHOWN HEREON AS REPLAT OF LOTS 1 AND 2, BLOCK 17 GABLES AT NORTHLAKE REPLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 1 AND 2, BLOCK 17, GABLES AT NORTHLAKE REPLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGES 187 THROUGH 198, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
CONTAINING 9,180 SQUARE FEET MORE OR LESS
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
1. THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS; THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
2. THE WATER AND SEWER EASEMENT, AS SHOWN HEREON, DESIGNATED AS W.S.E., IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
IN WITNESS WHEREOF, THE ABOVE LIMITED LIABILITY CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AREA PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO THIS 22nd DAY OF October, 2005.

MI HOMES OF WEST PALM BEACH, LLC
A FLORIDA LIMITED LIABILITY CORPORATION
WITNESS: *Harold Motzer*
PRINT NAME: HAROLD MOTZER
WITNESS: *George Underwood*
PRINT NAME: GEORGE UNDERWOOD
BY: *Mark Welch*
MARK WELCH, AREA PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MARK E. WELCH, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AREA PRESIDENT OF MI HOMES OF WEST PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID 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 22 DAY OF October, 2005.
MY COMMISSION EXPIRES: 10/10/06
Lynda C. Tobias
NOTARY PUBLIC LYNDA C. TOBIAS
00 123118

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, MI TITLE AGENCY LTD., LLC, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MI HOMES OF WEST PALM BEACH LLC, A FLORIDA LIMITED LIABILITY CORPORATION; 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: 11/1/05
BY: *Susan Iorio*
SUSAN IORIO, AS AGENT FOR
MI TITLE AGENCY LTD., LLC

CITY APPROVALS
CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF December, 2005
ATTEST: *Patricia Snider*
PATRICIA SNIDER, CMC, CITY CLERK
BY: *Joseph Russo*
JOSEPH RUSSO, MAYOR
CITY ENGINEER:
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 15th DAY OF December, 2005
BY: *Daniel P. Clark*
DANIEL P. CLARK, P.E., CITY ENGINEER

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ACKNOWLEDGEMENT, ACCEPTANCE AND RELEASE**
STATE OF FLORIDA
COUNTY OF PALM BEACH UNIT OF DEVELOPMENT NO. 03
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY CONSENTS TO THE CREATION OF THE PLAT AND ACKNOWLEDGES THAT THERE ARE NO MAINTENANCE OBLIGATIONS BEING INCURRED OR ACCEPTED BY SAID DISTRICT ON THIS PLAT.
DATED THIS 16 DAY OF November, 2005.
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: *Oneal Bardin, Jr.*
ONEAL BARDIN, JR., SECRETARY
BOARD OF SUPERVISORS
BY: *Ronald M. Ash*
RONALD M. ASH, PRESIDENT
BOARD OF SUPERVISORS

REVIEWING SURVEYOR
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATIONS OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT/TRACT CORNERS.
DATE: 28 November 2005
O. Howard Dukes
O. HOWARD DUKES
REGISTERED SURVEYOR NO. 4533
STATE OF FLORIDA

SURVEYOR'S NOTES:
1. BEARINGS, AS SHOWN HEREON, ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 42 EAST BEING AN ASSUMED BEARING OF SOUTH 88°-32'-41" EAST AS SHOWN ON THE UNDERLYING PLAT OF GABLES AT NORTHLAKE REPLAT NO. 1, AS RECORDED IN PLAT BOOK 100, PAGES 187 THROUGH 198, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: —■— P.R.M. (P.R.M. LB 3752)
NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
4. 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.
5. LINES INTERSECTING CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
6. 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 PALM BEACH COUNTY, FLORIDA.

