

OLD PALM PLAT THREE REPLAT OF LOTS 123 THROUGH 143

A REPLAT OF LOTS 123 THROUGH 143, INCLUSIVE, OLD PALM PLAT THREE, AS RECORDED IN

PLAT BOOK 100, PAGES 85 THROUGH 94, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

LYING IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST,

CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

00062-184

DEDICATIONS AND RESERVATIONS:

STATE OF NEW YORK COUNTY OF NEW YORK }

KNOW ALL MEN BY THESE PRESENTS THAT OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "OLD PALM PLAT THREE REPLAT OF LOTS 123 THROUGH 143", LYING IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS,

ALL OF LOTS 123 THROUGH 143, INCLUSIVE, OLD PALM PLAT THREE, PLAT BOOK 100, PAGES 85 THROUGH 94, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA..

CONTAINING 516,429 SQUARE FEET / 11.86 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

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

LOTS 1 THROUGH 31, AS SHOWN HEREON ARE HEREBY RESERVED TO OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR THE CREATION OF RESIDENTIAL LOTS IN ACCORDANCE WITH WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IIN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY AN AUTHORIZED SIGNATORY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS PARTNERS.

THIS $\frac{29^{\text{TM}}}{2}$ DA	OF
WITNESS:	Foril Kana
PRINT NAME:	DANFEL HARE
WITNESS:	- Ek-

BOHDY HEDGCOCK

OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP

- BY: CDVIII OLD PALM, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING GENERAL PARTNER
- BY: CLARION DEVELOPMENT VENTURES III, L.P., A DELAWARE LIMITED PARTNERSHIP BY: CLARION DEVELOPMENT III, LLC,
- ITS SOLE GENERAL PARTNER BY: CLARION PARTNERS, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ITS MANAGER

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION

N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY

IMPROVEMENT DISTRICT

W.L.E. = WATER LINE EASEMENT

FPL = FLORIDA POWER & LIGHT

LB = LICENSED BUSINESS

PB = PLAT BOOK

PG = PAGE

ORB = OFFICIAL RECORD BOOK

L.A.E. = LIMITED ACCESS EASEMENT

L.B.E. = LANDSCAPE BUFFER EASEMENT

LME = LAKE MAINTENANCE EASEMENT

P.C.P. = PERMANENT CONTROL POINT

U.E. = UTILITY EASEMENT

AS AUTHORIZED SIGNATORY

A DELAWARE LIMITED LIABILITY COMPANY.

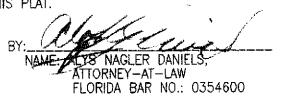
TITLE CERTIFICATION:

STATE OF FLORIDA } COUNTY OF PALM BEACH

SHEET 1 OF 4

I, ALYS NAGLER DANIELS, 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 OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, 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.

	 $\sim P_c$		200	
DATED: THIS	 DAY	OF		2011.



AUGUST 2011

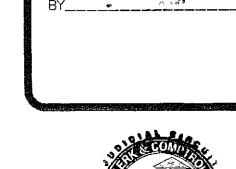
APPROVALS:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

CITY CLERK, CMC

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 200 DAY OF SCRIENCES, 2011. PATRICIA SNIDER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS TO DAY OF SEPTEMBER., 2011 TODD B. ENGLE, P.E. CITY ENGINEER



STATE OF FLORIDA

SHARON R. BOCK

COUNTY OF PALM BEACH

FOR RECORD AT 3 3 M.

THIS DAY OF \$ 1.13,2011

AND DULY RECORDED IN PLAT

NO. 11 ON PAGES 10 1

CLERK AND COMPTROLLER

THIS PLAT WAS FILED



REVIEWING SURVEYOR:

COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES FOR THE CITY OF PALM BEACH GARDENS, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MARKERS (P.R.M.'S) OR PERMANENT CONTROL POINTS (P.C.P.'S).

DATED THIS 12 DAY OF SEMENIAL, 201

ROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH }

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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, 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,

Jan & Brusse	DATED:	THIS	
SCOTT F. BRYSON			
PROFESSIONAL SURVEYOR AND MAPPER			
FLORIDA CERTIFICATE No. 5991			







NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT



SURVEYOR

SCOTT F.

DEVELOPMENT VENTURES III, L.P., A DELAWARE LIMITED PARTNERSHIP, AS SOLE GENERAL PARTNER OF CLARION DEVELOPMENT VENTURES III, L.P., A DELAWARE LIMITED PARTNERSHIP, AS SOLE MEMBER OF CDVIII OLD PALM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGING GENERAL PARTNER OF OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH AUTHORIZED SIGNATORY ON BEHALF OF OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF OLD PALM HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF JULY

MY COMMISSION EXPIRES: JANUARY 26, 2013

Gratue artiago

CHRISTINE SANTIAGO Notary Public - State of New York
No. 018A8200002
- Constant in Brown County My Commission Expires January 28, 2013

= 4"x4" CONCRETE MONUMENT STAMPED

"P.R.M. LB4897" OR AS NOTED.

P.R.M. = PERMANENT REFERENCE MONUMENT

CONC. = CONC.

R = RADIUS

 Δ = DELTA

MON. = MONUMENT

C/L = CENTERLINE

L = ARC LENGTH

CB = CHORD BEARING

P.C. = POINT OF CURVATURE

P.T. = POINT OF TANGENCY

SUA = SEACOAST UTILITY AUTHORITY

⊕ = FOUND MAG NAIL & DISK STAMPED "P.C.P. LB4897"

 \triangle = SET MAG NAIL & DISK STAMPED "P.C.P. LB4897"

ACKNOWLEDGEMENT:

STATE OF NEW YORK COUNTY OF NEW YORK }

PRINT NAME: CHRISTINE SANTIAGO

COMMISSION NO.: 01SA6200202

BEFORE ME PERSONALLY APPEARED RICHARD SCHAUPP WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AN AUTHORIZED SIGNATORY OF CLARION PARTNERS, LLC, A NEW YORK LIMITED LIABILITY COMPANY, AS MANAGER OF CLARION DEVELOPMENT III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE GENERAL PARTNER OF CLARION

LEGEND OF SYMBOLS & ABBREVIATIONS:

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

UNIT OF DEVELOPMENT NO: 2

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

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY RONALD M. ASH, ITS PRESIDENT, AND O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS.

O'NEAL BARDIN, JR., SECRETARY, BOARD OF SUPERVISORS

BY: male din RONALD M. ASH, PRESIDENT, BOARD OF SUPERVISORS

1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MARQUESA DRIVE (PLAT) OR PLANTATION WAY (SIGNAGE) AS SHOWN ON OLD PALM PLAT THREE, PLAT BOOK 100, PAGES 85 THROUGH 94, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THE SAID LINE BEARS NORTH 43'37'28" EAST AS SHOWN ON THE SAID PLAT AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATED THERETO.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

3) 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.

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

5) THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.

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 THIS COUNTY.

7) THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

CAD FILE: Z:\2011\11-962 OP PARCEL A-OP DWG\V-11-962 OP PLAT 3 RE-P

P PLAT 3 LOTS 123-143\ PLAT LOTS 123-143.DWG		Keshavarz & Associates, Inc consulting engineers - surveyors
	PROJECT No.	711 North Dixie Highway, Suite 201
	11-962	West Palm Beach, Florida 33401

CHECKED: SFB DATE: 04/19/2011 APPROVED: SFB SCALE: N.T.S. DWG No. DII-962P

