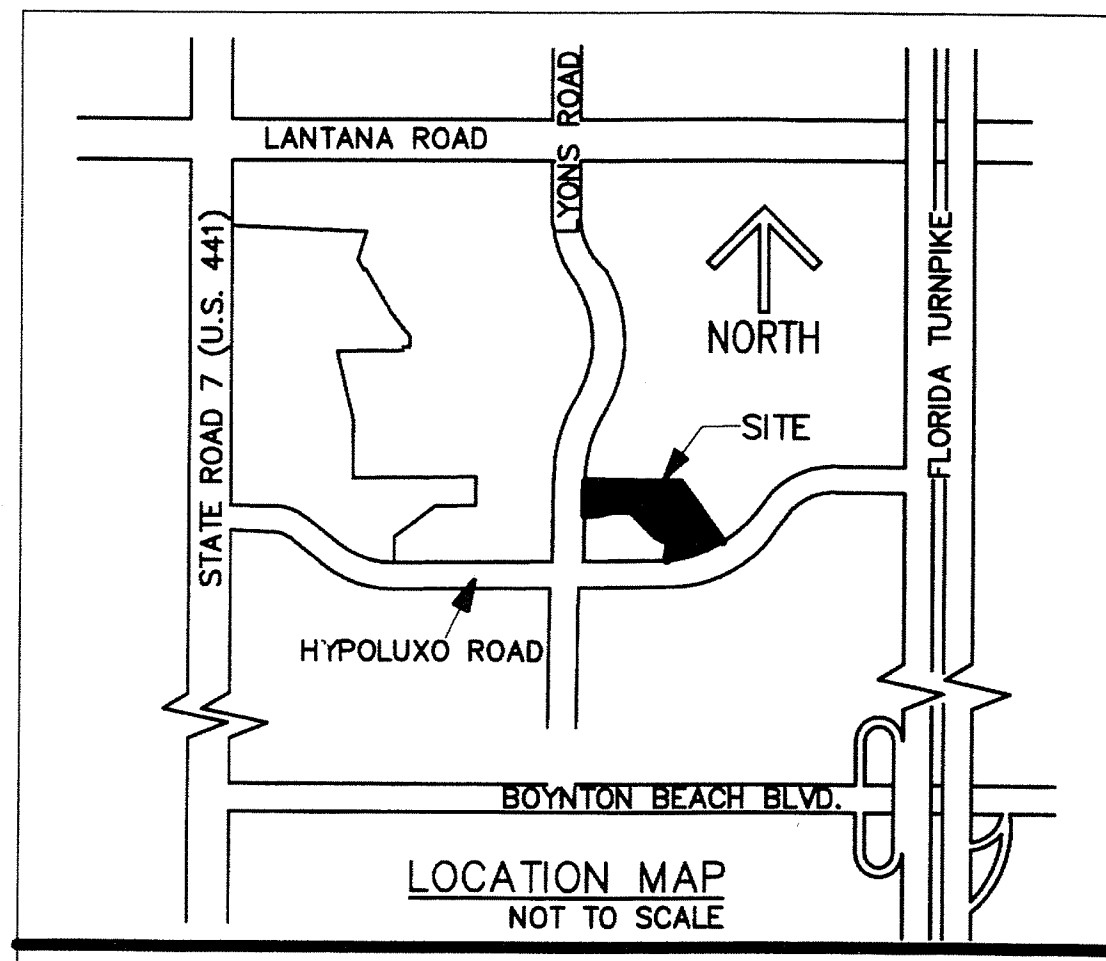


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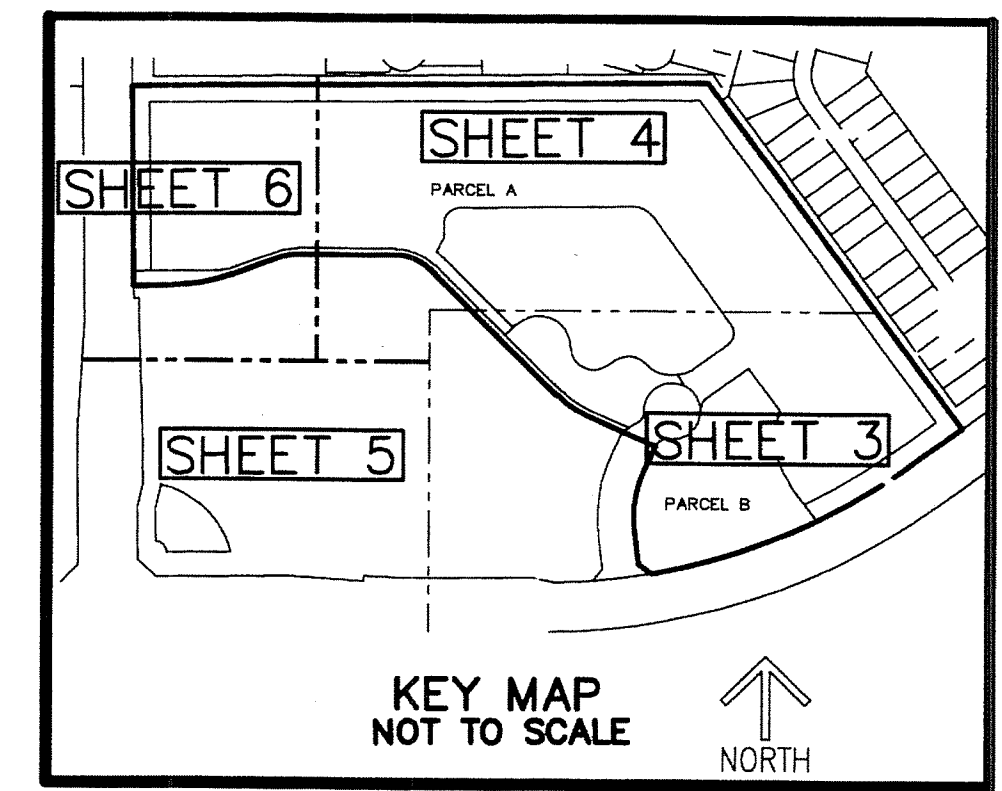
0849.003

TOWN COMMONS PUD/MUPD

BEING A REPLAT OF TRACTS "C", "L-1" AND A PORTION OF TRACTS "A" AND "B", TOWN COMMONS-PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGES 68 AND 69, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

TABULAR DATA	
TOTAL AREA THIS PLAT	24.2339 ACRES
AREA OF PARCEL A	13.2932 ACRES
AREA OF PARCEL B	2.5612 ACRES
AREA OF TRACT W	3.7467 ACRES
AREA OF TRACT L	2.9442 ACRES
AREA OF PRIVATE ROAD TRACT R	0.3464 ACRES
AREA OF ACCESS TRACT ATI	0.4738 ACRES
AREA OF TRACT POZ	0.8684 ACRES
USE - PUD/MUPD	
PETITION NUMBERS 2004-247 AND 2004-248	

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 JUNE - 2013



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 11:31 A.M.
 THIS 9 DAY OF APRIL
 A.D. 2014 AND DULY RECORDED
 IN PLAT BOOK 112 ON
 PAGES 6 AND 11

SHARON R. BOCK
 CLERK AND COMPTROLLER

BY: _____
 DEPUTY CLERK

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS TOWN COMMONS PUD/MUPD, BEING A REPLAT OF TRACTS "C", "L-1" AND A PORTION OF TRACTS "A" AND "B", TOWN COMMONS-PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGES 68 AND 69, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "B"; THENCE N.89°26'07"E. ALONG THE NORTH LINE OF SAID TOWN COMMONS-PLAT ONE, A DISTANCE OF 1,282.58 FEET TO THE NORTHEAST CORNER OF SAID TOWN COMMONS-PLAT ONE; THENCE S.36°11'44"E. ALONG THE EASTERLY LINE OF SAID TOWN COMMONS-PLAT ONE, A DISTANCE OF 961.21 FEET TO THE MOST EASTERLY CORNER OF SAID TOWN COMMONS-PLAT ONE; THENCE S.53°48'16"W. ALONG THE SOUTHERLY LINE OF SAID TOWN COMMONS-PLAT ONE, A DISTANCE OF 151.50 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,370.00 FEET AND A CENTRAL ANGLE OF 28°02'51"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID SOUTHERLY LINE, A DISTANCE OF 622.82 FEET; THENCE N.53°49'23"W ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 36.20 FEET; THENCE N07°21'52"W ALONG SAID EAST LINE OF SAID TRACT "A", A DISTANCE OF 73.91 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 31°47'52"; THENCE NORTHERLY CONTINUING ALONG SAID EAST LINE ALONG THE ARC A DISTANCE OF 144.29 FEET; THENCE N.24°26'00"E. CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 58.41 FEET; THENCE N.68°00'15"W, A DISTANCE OF 169.51 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 212.00 FEET AND A CENTRAL ANGLE OF 21°00'18"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 112.00 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 87.96 FEET; THENCE N.89°59'57"W, A DISTANCE OF 216.39 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 112.00 FEET AND A CENTRAL ANGLE OF 20°00'00"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 39.10 FEET; THENCE S.70°00'03"W, A DISTANCE OF 116.95 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 19°07'21"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 133.50 FEET; THENCE S.89°07'22"W, A DISTANCE OF 75.59 FEET; THENCE CONTINUE WESTERLY ALONG SAID LINE, A DISTANCE OF 12.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TOWN COMMONS-PLAT ONE; THENCE N.00°33'53"W ALONG SAID WEST LINE, A DISTANCE OF 451.47 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 1,055,630 SQUARE FEET / 24.2339 ACRES, MORE OR LESS.

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

1. PRIVATE STREET
 TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. UTILITY EASEMENTS
 THE UTILITY EASEMENTS SHOWN HEREON ARE 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AND PARALLEL TO PUBLIC RIGHT-OF-WAYS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

3. LIMITED ACCESS EASEMENTS
 THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

4. RECREATIONAL OPEN SPACE AREA POZ
 TRACT POZ AS SHOWN HEREON IS HEREBY RESERVED FOR TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. PARCEL A
 PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

6. PARCEL B
 PARCEL B, AS SHOWN HEREON IS HEREBY RESERVED FOR TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATIONS CONTINUED:

7. OPEN SPACE TRACT
 TRACT L AS SHOWN HEREON IS HEREBY RESERVED FOR TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AS A NON-EXCLUSIVE TRACT FOR BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. TRACT ATI
 TRACT ATI AS SHOWN HEREON IS RESERVED FOR TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AS A NON-EXCLUSIVE TRACT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO PUBLIC RIGHTS-OF-WAY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AS SET FORTH IN OFFICIAL RECORD BOOK 14848, PAGE 208 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

9. MASS TRANSIT EASEMENT
 THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

10. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS
 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 TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, IS HEREBY RESERVED FOR TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

11. WATER MANAGEMENT TRACT
 TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS 26660, PAGE 1755 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 13 DAY OF March, 2014

TOWN COMMONS ACQUISITION LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

BY: _____
 RAMZI AKEL
 MANAGER

WITNESS: Betty Levi
 PRINT Betty Levi

WITNESS: Geraldine Jacobs
 PRINT GERALDINE JACOBS

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED RAMZI AKEL, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF March, 2014

MY COMMISSION EXPIRES: EE 884269

COMMISSION NUMBER: June 16, 2017

Elizabeth M. Nero
 NOTARY PUBLIC
 PRINT NAME

TOWN COMMONS ACQUISITION, LLC. TOWN COMMONS ACQUISITION, LLC. MORTGAGEE MORTGAGEE COUNTY ENGINEER

NOTARY NOTARY

MORTGAGEES CONSENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE UNDERSIGNED 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 OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 24751, AT PAGE 158 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF March, 2014

CNL-TCPW-LA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: Carol A. Kmeck
 PRINT NAME CAROL A. KMECK

BY: John J. Raymond Jr.
 NAME John J. Raymond Jr.
 TITLE MAN

WITNESS: Angela Villanueva
 PRINT NAME Angela Villanueva

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED John J. Raymond WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Manager OF CML-TCPW-LA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF March, 2014

MY COMMISSION EXPIRES: March 9, 2016

COMMISSION NUMBER: EE 169227

Carol A. Kmeck
 NOTARY PUBLIC
CAROL A. KMECK
 PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

I, MITCHELL S. SHERMAN, 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 TOWN COMMONS ACQUISITION, LLC., A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

DATED: March 13th, 2014

Mitchell S. Sherman
 MITCHELL S. SHERMAN
 ATTORNEY AT LAW
 LICENSED IN FLORIDA

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 99-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 4th DAY OF March, 2014, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: George T. Webb
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER