

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KG DONALD ROSS LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS ALTON NEIGHBORHOOD , BEING A REPLAT OF TRACT "C-1", ALTON PCD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "C-1", ALTON PCD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 118. PAGES 197 THROUGH 206 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 2,531,334 SQUARE FEET/58.1114 ACRES MORE OR LESS

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

TRACTS A1 THROUGH A12, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALTON NEIGHBORHOOD 1 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, ALLEY, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

- . TRACTS B1 THROUGH B4, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC PEDESTRIAN ACCESS, SIGNAGE, HARDSCAPE, LANDSCAPE, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS L1 THOUGH L32, INCLUSIVE, AND TRACTS P1 THROUGH P9, INCLUSIVE, AS SHOWN HEREON. ARE HEREBY DEDICATED IN PERPETUITY TO ALTON NEIGHBORHOOD 1 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA, OPEN SPACE, PARKS, RECREATION, PARKING, HARDSCAPE, LANDSCAPE, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. AN EASEMENT OVER SAID TRACTS IS HEREBY GRANTED IN PERPETUITY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION, OPERATION AND MAINTENANCE OF DRAINAGE, UTILITY AND
- TRACT R-1, AS SHOWN HEREON TOGETHER WITH THE UNDERLYING MINERAL, EXPLORATION AND MINING RIGHTS ARE HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID DISTRICT WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 5. TRACT R-2, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO ALTON NEIGHBORHOOD 1 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, UTILITY AND RELATED PURPOSES. TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. AN EASEMENT OVER SAID TRACT IS HEREBY GRANTED IN PERPETUITY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION, OPERATION AND MAINTENANCE OF ROADWAY, DRAINAGE, UTILITY AND RELATED FACILITIES. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT IS HEREBY GRANTED PERMIT AUTHORITY FOR CONSTRUCTION OF IMPROVEMENTS BY OTHERS WITH SAID TRACT.
- 3. THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS SUAE. ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER, AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS

AN EASEMENT OVER TRACTS AT THROUGH AT2, INCLUSIVE, TRACT R-1 AND TRACT R-2 IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC OR PRIVATE UTILITIES TO INSTALL, OPERATE AND MAINTAIN THEIR FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION OR MAINTENANCE OF OTHER PUBLIC UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 8. THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER MANAGEMENT AND OTHER RELATED FACILITIES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SAID DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- 9. THE FIRE SAFETY EASEMENT, AS SHOWN HEREON AND DESIGNATED AS FSE, IS HEREBY DEDICATED IN PERPETUITY TO ALTON NEIGHBORHOOD 1 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONTROL AND JURISDICTION FOR FIRE SAFETY. STRUCTURES, FENCING OR VEGETATION, OTHER THAN SOD, ARE PROHIBITED WITHIN THE EASEMENT. RETAINING WALLS WILL BE ALLOWED WITHIN THE EASEMENT. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 10. THE ROADWAY BUFFER EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS RBE. ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF HARDSCAPE, LANDSCAPE, DRAINAGE, UTILITY AND RELATED FACILITIES.
- 11. THE LANDSCAPE BUFFER WALL EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS LBWE, ARE HEREBY DEDICATED TO ALTON NEIGHBORHOOD 1 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF LANDSCAPE, WALL, COLUMN, GATE AND RELATED FACILITIES.

IN WITNESS WHEREOF, KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KG DONALD ROSS LLC, A FLORIDA

KH ALTON LLC.

HOWARD ERBSTEIN

MANAGER

WITNESS: _ JENNITE TEREZ WITNESS: ___ PRINT NAME SOON MOSTOR A FLORIDA LIMITED LIABILITY COMPANY KG DONALD ROSS LLC. A FLORIDA LIMITED LIABILITY COMPANY BY: THE KOLTER GROUP LLC. A FLORIDA LIMITED LIABILITY COMPANY ALTON NEIGHBORHOOD 1

BEING A REPLAT OF TRACT "C-1", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

OWNERS ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HOWARD ERBSTEIN, WHO IS PERSONALLY KNOWN TO ME, OR AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND KG DONALD ROSS LLC. A FLORIDA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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.

DAY OF DECEMBER deslie myramara MY COMMISSION EXPIRES: May 8, 2017

eslie McNamara COMMISSION NUMBER: FF 16317 REGIONS BANK MORTGAGEE'S 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 26522, AT PAGE 244 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS_WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11+1 DAY OF DECEMBER

WITNESS: Sandra J. Amsterdam PRINT NAME SANDRA L. AMSTERDAM

REGIONS BANK AN ALABAMAN BANKING CORPORATION , EUP JEFFREY & SHULMAN EXECUTIVE VICE PRESIDENT

REGIONS BANK ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

COUNTY OF PALM BEACH)

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF REGIONS BANK, AN ALABAMA BANKING CORPORATION, AND 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 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 11+ MY COMMISSION EXPIRES: SEPTEMBER 2, 2015 Dandra I. Amsterdam

SANDRA L. AMSTERDAM
PRINT NAME ALTON PROPERTY OWNERS ASSOCIATION, INC. ACCEPTANCE: STATE OF FLORIDA

THE ALTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND

WITNESS: Jeilet JENNILEE PEREZ ALTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT WITNESS: LA CANA SCHOOL PRINT NAME LIV VAN SCHOOL RICK COVELL, PRESIDENT

ALTON PROPERTY OWNERS ASSOCIATION, INC. ACKNOWLEDGMENTS STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED RICK COVELL, WHO IS PERSONALLY KNOWN TO ME, OR HAVE ____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ALTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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.

_ DAY OF ______, 2014. WITNESS MY HAND AND OFFICIAL SEAL THIS 10

MY COMMISSION EXPIRES: MON 8, 2017

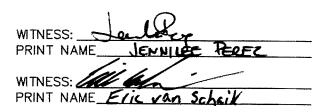
COMMISSION NUMBER: FF 16317

COUNTY OF PALM BEACH)

Festie mc namaia Leslie MNamara

ALTON NEIGHBORHOOD 1 ASSOCIATION, INC. ACCEPTANCE: STATE OF FLORIDA

THE ALTON NEIGHBORHOOD 1 ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT. HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ________, 2014.



ALTON NEIGHBORHOOD 1 ASSOCIATION, INC A FLORIDA CORPORATION NOT FOR PROFIT RICK COVELL. PRESIDENT

"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.

LESTER FAMILY MORTGAGEE'S 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 RECORD BOOK 26522, PAGE 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED OF THE DEDICATION SHOWN HEREON.

December, 2014.

> THE LESTER FAMILY INVESTMENTS, L.P. THE THALL FAMILY PARTNERSHIP, L.P. ROMADE ASSET PARTNERS, L.P. PAUL H. BRIGER REVOCABLE TRUST AGREEMENT PETER L. BRIGER THE DAVID MINKIN FLORIDA REALTY TRUST

BY: Charly A. July BY: CHARLES A, LUBITZ, ESQ. DESIGNATED REPRESENTATIVE

LESTER FAMILY ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH)

PRINT NAME Nate Schoolffer

PRINT NAME CHRISTY R PEREZ

BEFORE ME PERSONALLY APPEARED CHARLES A. LUBITZ, ESQ., WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DESIGNATED REPRESENTATIVE OF THE LESTER FAMILY INVESTMENTS L.P., THE THALL FAMILY PARTNERSHIP, L.P., ROMADE ASSET PARTNERS, L.P., PAUL H. BRIGER REVOCABLE TRUST AGREEMENT, PETER L. BRIGER, AND PATRICIA B. LESTER AND HOWARD LESTER, AS CO-TRUSTEE OF THE DAVID MINKIN FLORIDA REALTY TRUST DATED DECEMBER 12, 1996 AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES

Vecember COMMISSION NUMBER: FF 022084

ALTON NEIGHBORHOOD 1 ASSOCIATION, INC. **ACKNOWLEDGMENT:**

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED RICK COVELL, WHO IS PERSONALLY KNOWN TO ME. OR HAS AS IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ALTON NEIGHBORHOOD 1 ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 18th DAY OF DECEMBER

MY COMMISSION EXPIRES: May 8, 2617

COMMISSION NUMBER: FF 11317

Leslie min am ara estie Menanara

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA COUNTY OF PALM BEACH)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF TRACT R-1, DEDICATION OF EASEMENT AND PERPETUAL MAINTENANCE RESPONSIBILITY OF TRACT R-2, THE PERPETUAL PUBLIC ACCESS AND MAINTENANCE EASEMENTS AND THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS DAY OF DAY OF

> THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 2C

Sun ParDie O'NEAL BARDIN, JR. ASSISTANT SECRETARY BOARD OF SUPERVISORS

BY-YUUT K MATTHEW J. BOYKIN **PRESIDENT** BOARD OF SUPERVISORS

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH)

KOLTER GROUP LLC

, 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 STATUTES, AS AMENDED. TO THE PROPERTY IS VESTED IN KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KG DONALD ROSS LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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

LESLIE MCHAMARA A

My Comm Extens May 8, 2017

Boaced Through National Motory Asi

KOLTER GROUP LLC

NOTARY

Commission # FF 15317

DATED: December 5, 2014 at 2:11PM

HUGH W. PERRY, FLORIDA BAR NO.603600 FOR THE FIRM OF GUNSTER, YOAKLEY & ALTON PROPERTY OWNERS
PROPERTY OWNERS ASSOCIATION, INC. ALTON NEIGHBORHOOD NOTARY

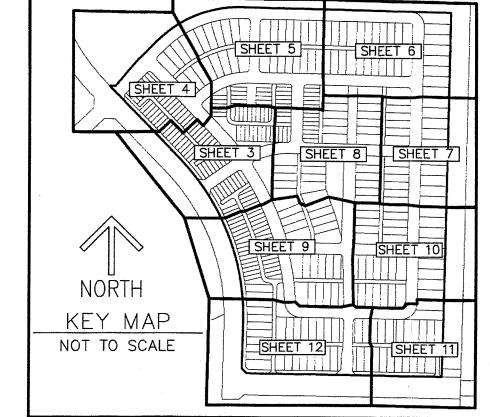
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Commission of FF 183

Bonded Through National Notally As

ASSOCIATION, INC.



THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991 NOVEMBER - 2014

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT: STATE OF FLORIDA COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS _____ DAY OF

ROBERT G. PREMUROSO MAYOR/ PATRICIA SNIDER, CMC

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS

TODD ENGLE, P.E. CITY ENGINEER

CITY OF PALM BEACH GARDENS ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH)

BARCET GITCH MONO BEFORE ME PERSONALLY APPEARED DAVID IN EVERY AND PATRICIA SNIDER, WHO ARE NEGLETIAL NAME OF THE FOREGOING INSTRUMENT AS MAYOR PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK OF THE CITY OF PALM BEACH GARDENS, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CITY. THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID CITY AND THAT IT WAS AFFIXED BY DUE AND REGULAR CITY AUTHORITY, AND THAT SAID INSTRUMENT IS THE

FREE ACT AND DEED OF SAID CITY. WITNESS MY HAND AND OFFICIAL SEAL THIS 8 - DAY OF JATTURE, 2014.



CERTIFICATE OF REVIEW BY CITY'S 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 GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LQT CORNERS.

PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA 67.72

SURVEYOR'S CERTIFICATE:

ASSOCIATION, INC.

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CURRECT 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) ACCORDING TO SEC. 177.091(9), F.S. AND PERMANENT CONTROL POINTS (P.C.P.'S) ACCORDING TO SEC. 177.091(8) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 1/17, PART I, PLATTING, FLORIDA

ALTON NEIGHBORHOOD

NOTARY

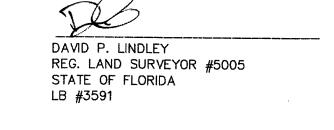
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ASSOCIATION, INC.

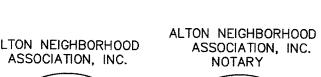
LESLIE MCHANNA

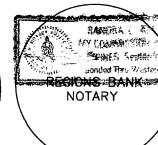
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NOTARY PUBLIC





REVIEWING SURVEYOR SURVEYOR

STATE OF FLORIDA

SHARON R. BOCK

DEPUTY CLERK

COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR

PAGES 51 AND 63

CLERK AND COMPTROLLER

THIS 23 DAY OF CAN
A.D. 2015 AND DULY RECORDED

IN PLAT BOOK _______ ON

SHEET 1 OF 13

CITY OF PALM BEACH GARDENS

CITY OF PALN' BEACH GARDENS

CITY OF PALM BEACH GARDENS

ENGINEER

