

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 PCD TRACTS DEF, BEING A REPLAT OF TRACTS "O-1", "O-9" AND "P-5" AND A PORTION OF TRACT "DEF". ALTON PCD. AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 35. TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "O-2" AS SHOWN ON SAID PLAT OF ALTON PCD, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF TRACT RW"-1" AS SHOWN ON SAID PLAT OF ALTON PCD; THENCE NORTH 88°06'56" WEST ALONG SAID NORTH LINE OF TRACT "RW-1", A DISTANCE OF 546.87 FEET TO THE MOST EAST LINE OF TRACT "C", RIGHT-OF-WAY LINE FOR GROSS POINT ROAD AS SHOWN ON SAID PLAT OF MANDEL JCC-MEYER ACADEMY - REPLAT NO. 1, RECORDED IN PLAT BOOK 118 PAGE 53, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; THENCE NORTH 01°53'04" EAST ALONG SAID EAST LINE OF TRACT "C", A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C", NORTH RIGHT-OF-WAY LINE FOR GROSS POINT ROAD: THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING SEVEN COURSES; NORTH 88°06'56" WEST, A DISTANCE OF 32.20 FEET; THENCE NORTH 83°32'30" WEST, A DISTANCE OF 52.96 FEET; THENCE NORTH 01°53'04" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 83°32'30" WEST, A DISTANCE OF 140.45 FEET; THENCE SOUTH 01°53'04" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 83°32'30" WEST, A DISTANCE OF 308.19 FEET: THENCE NORTH 88°06'56" WEST, A DISTANCE OF 117.31 FEET TO A POINT ON THE EAST LINE OF TRACT "C". RIGHT-OF-WAY LINE FOR GROSS POINT ROAD; THENCE NORTH 00°49'08" EAST ALONG SAID EAST LINE, A DISTANCE OF 291.34 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°10'53" WEST ALONG SAID NORTH LINE OF TRACT "C", A DISTANCE OF 70.00 FEET TO A POINT ON THE EAST LINE OF SAID PLAT OF MANDEL JCC-MEYER ACADEMY - REPLAT NO. 1; THENCE NORTH 00°49'08" EAST ALONG SAID EAST LINE OF MANDEL JCC-MEYER ACADEMY - REPLAT NO. 1, A DISTANCE OF 942.23 FEET TO THE NORTH LINE OF SAID SECTION 35 ALSO BEING THE SOUTH LINE OF TRACT "P-6" AS SHOWN ON SAID PLAT OF ALTON PCD; THENCE SOUTH 89°24'49" EAST ALONG SAID NORTH LINE OF SECTION 35 AND SAID SOUTH LINE OF TRACT "P-6", A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "P-6"; THENCE NORTH 00°49'08" EAST ALONG SAID EAST LINE OF TRACT "P-6". A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "P-6"; THENCE NORTH 89°24'49" WEST ALONG SAID NORTH LINE OF TRACT "P-6" A DISTANCE OF 616.34 FEET TO A POINT ON THE EAST LINE OF TRACT "P-8" AS SHOWN ON SAID PLAT OF ALTON PCD; THENCE ALONG SAID EAST LINE AND NORTHEAST LINE OF SAID TRACT "P-8" AND THE NORTHEASTERLY LINE OF TRACT "P-7" AS SHOWN ON SAID PLAT OF ALTON PCD FOR THE FOLLOWING ELEVEN COURSES; NORTH 21°12'36" EAST, A DISTANCE OF 199.88 FEET; THENCE NORTH 55°46'34" EAST, A DISTANCE OF 87.37 FEET; THENCE NORTH 15°49'21" EAST, A DISTANCE OF 120.65 FEET; THENCE NORTH 10°13'31" WEST, A DISTANCE OF 108.22 FEET; THENCE NORTH 74°48'45" WEST, A DISTANCE OF 122.18 FEET; THENCE SOUTH 88°43'20" WEST, A DISTANCE OF 103.87 FEET; THENCE NORTH 67°25'04" WEST, A DISTANCE OF 153.92 FEET; THENCE NORTH 87°49'07" WEST, A DISTANCE OF 261.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°01'16", A DISTANCE OF 171.12 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1442.00 FEET: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°48'43". A DISTANCE OF 272.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 28°00'09" WEST, A DISTANCE OF 226.92 FEET TO A POINT ON THE SOUTHEAST LINE OF TRACT "O-10" AS SHOWN ON SAID PLAT OF ALTON PCD; THENCE NORTH 65°39'57" EAST ALONG SAID SOUTH EAST LINE OF TRACT "O-10", A DISTANCE OF 1232.37 FEET; THENCE SOUTH 24°20'03" EAST, A DISTANCE OF 219.28 FEET; THENCE NORTH 89°13'22" EAST, A DISTANCE OF 388.94 FEET; THENCE NORTH 00°46'38" WEST, A DISTANCE OF 10.44 FEET TO A POINT ON THE SOUTH LINE OF ALTON ROAD (TRACT "S-1") AS SHOWN ON SAID PLAT OF ALTON PCD; THENCE NORTH 89°13'22" EAST ALONG SAID SOUTH LINE OF ALTON ROAD (TRACT "S-1") A DISTANCE OF 88.82 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GRANDIFLORA ROAD (TRACT "S-2") AS SHOWN ON SAID PLAT OF ALTON PCD: THENCE NORTH 46°02'48" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF GRANDIFLORA ROAD (TRACT "S-2"), A DISTANCE OF 35.20 FEET; THENCE SOUTH 89°11'56" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1035.35 FEET TO A POINT ON THE WEST LINE OF TRACT "P-3" AS SHOWN ON SAID PLAT OF ALTON PCD; THENCE SOUTH 01°17'32" WEST ALONG SAID WEST LINE OF TRACT "P-3", A DISTANCE OF 1102.37 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "P-3"; THENCE SOUTH 53°48'35" EAST ALONG SAID SOUTHERLY LINE OF TRACT "P-3", A DISTANCE OF 121.93 FEET TO A POINT ON THE EAST LINE OF SAID PLAT OF ALTON PCD; THENCE SOUTH 01°17'32" WEST ALONG SAID EAST LINE OF ALTON PCD, A DISTANCE OF 48.26 FEET TO A POINT ON THE NORTH LINE OF TRACT "O-8" AS SHOWN ON SAID PLAT OF ALTON PCD; THENCE NORTH 88°42'28" WEST ALONG SAID NORTH LINE OF TRACT "O-8", A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "O-8"; THENCE SOUTH 01°17'32" WEST ALONG SAID WEST LINE OF TRACT "O-8". A DISTANCE OF 291.22 FEET: THENCE SOUTH 00°48'03" WEST ALONG SAID WEST LINE OF TRACT "O-8", A DISTANCE OF 309.70 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "P-4" AS SHOWN ON SAID PLAT OF ALTON PCD; THENCE SOUTH 59°38'20" WEST ALONG SAID NORTHERLY LINE OF TRACT "P-4". A DISTANCE OF 187.56 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "P-4", SAID POINT BEING A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1190.00 FEET AND A RADIAL LINE FROM SAID POINT BEARS SOUTH 71°15'57" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE OF TRACT "P-4". THROUGH A CENTRAL ANGLE OF 19°32'06', A DISTANCE OF 405.73 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°48'03" WEST ALONG SAID WEST LINE OF TRACT "P-4" AND THE WEST LINE OF SAID TRACT "O-2", A DISTANCE OF 526.72 FEET; THENCE SOUTH 43°39'27" EAST ALONG SAID WEST LINE OF TRACT "O-2", A DISTANCE OF 35.02 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 112.518 ACRES, MORE OR LESS.

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

NOTARY

ALTON PCD - TRACTS DEF

BEING A RE-PLAT OF TRACTS "O-1", "O-9" AND "P-5" AND A PORTION OF TRACT "DEF", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 4 MAY. 2017

- 1. TRACTS "S-1A" AND "S-1B", AS SHOWN HEREON, ARE HEREBY DEDICATED, IN FEE SIMPLE, TO THE CITY OF PALM BEACH GARDENS FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY, PARKING, DRAINAGE, UTILITY, LANDSCAPING AND OTHER RELATED PURPOSES. MAINTENANCE OF SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 2. TRACTS "D", "E" AND "F", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH
- 3. TRACT "CP", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND/OR ASSIGNS FOR PUBLIC PARK PURPOSES, INCLUDING UPLAND PRESERVATION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF PALM BEACH GARDENS., ITS SUCCESSORS AND OR ASSIGNS. FEE SIMPLE TITLE TO TRACT "CP" DOES NOT TRANSFER HEREBY, BUT ONLY BY SEPARATE INSTRUMENT.
- 4. TRACTS "OS-1" AND "OS-2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM
- 5. WATER MANAGEMENT TRACT "W"", AS SHOWN HEREON, TOGETHER WITH THE UNDERLYING MINERAL, EXPLORATION AND MINING RIGHTS. IS HEREBY DEDICATED. IN FEE SIMPLE ABSOLUTE. TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT AND OTHER LAWFUL PURPOSES, SAID WATER MANAGEMENT TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 6. TRACT "LM" AS SHOWN HEREON, TOGETHER WITH THE UNDERLYING MINERAL, EXPLORATION AND MINING RIGHTS, IS HEREBY DEDICATED, IN FEE SIMPLE ABSOLUTE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PUBLIC ACCESS, PASSIVE RECREATION AND FOR ACCESS TO THE ADJOINING WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE THE CITY OF PALM BEACH GARDENS, STRUCTURES AND LANDSCAPING MAY BE PERMITTED WITHIN SAID TRACTS AS APPROVED BY OR WITH PRIOR WRITTEN CONSENT OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.
- 7. THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS W.M.E, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE INSTALLATION, CONSTRUCTION, OPERATION INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS GRANTEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS.
- 8. THE ROADWAY BUFFER EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS R.B.E., ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PUBLIC ACCESS, BUFFER, DRAINAGE, LIGHTING AND UTILITY PURPOSES. THE LANDS ENCOMPASSED BY SAID ROADWAY BUFFER EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS GRANTEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 9. THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS S.U.A.E., ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 10. THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS U.E., ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREON DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/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 OF UTILITY FACILITIES SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 11. THE PRESERVATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AS CONSERVATION AREA FOR PRESERVATION, WATER MANAGEMENT, AND OTHER LAWFUL PURPOSES, THE LANDS ENCOMPASSED BY SAID PRESERVATION EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF PALM BEACH GARDENS, ITS GRANTEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. AFTER PRESERVE RESTORATION, ACTIVITIES PROHIBITED INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACEMENT OF BUILDINGS ON OR ABOVE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, THE REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, EXCEPT FOR THE REMOVAL OF EXOTIC INVASIVE VEGETATION, OR ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- 12. THE PARKWAY BUFFER EASEMENT, AS SHOWN HEREON AND DESIGNATED AS P.B.E., IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PUBLIC ACCESS. BUFFER, DRAINAGE AND UTILITY PURPOSES, THE LANDS ENCOMPASSED BY SAID PARKWAY BUFFER EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF PALM BEACH GARDENS, ITS GRANTEES, SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. STRUCTURES MAY BE PERMITTED UPON THE PARKWAY BUFFER EASEMENT AS APPROVED OR WITH PRIOR WRITTEN CONSENT BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KG DONALD ROSS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR MANAGER, THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, THIS DAY OF _______, 2017.

> KG DONALD ROSS LLC, A FLORIDA LIMITED LIABILITY COMPANY

KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: THE KOLTER GROUP LLC. A FLORIDA LIMITED LIABILITY COMPANY, MANAGER

HOWARD ERBSTEIN, MANAGER

KG DONALD ROSS LLC AND KH ALTON LLC ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF SERVERAL 2017

AREA TABULATION		FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT		
TRACT DESIGNATION	ACREAGE	LAND USE CLASSIFICATION	CODE	DESIGNATED ACREAGE
TRACT "D"	27.755 ACRES	SINGLE FAMILY - RES	SFZ	27.755 ACRES
TRACT "E"	43.173 ACRES	SINGLE FAMILY - RES	SFZ	43.173 ACRES
TRACT "F"	21.208 ACRES	TOWN HOME - RES	TRZ	21.208 ACRES
TRACT "CP"	8.437 ACRES	EXEMPT ACREAGE		
TRACT "LM"	0.850 ACRES	EXEMPT ACREAGE		
TRACT "OS-1"	0.359 ACRES	EXEMPT ACREAGE		
TRACT "OS-2"	0.072 ACRES	EXEMPT ACREAGE		
TRACT "S-1A"	5.841 ACRES	EXEMPT ACREAGE		
TRACT "S-1B"	1.657 ACRES	EXEMPT ACREAGE		
TRACT "W"	3.166 ACRES	EXEMPT ACREAGE		
TOTAL	112.518 ACRES			
		PRESERVATION EASEMENT		0.9 ACRES

CITY OF PALM BEACH GARDENS APPROVAL

CITY OF PALM BEACH GARDENS COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1214 DAY OF OCTOBER

PATRICIA SNIDER, CMC

CITY CLERK

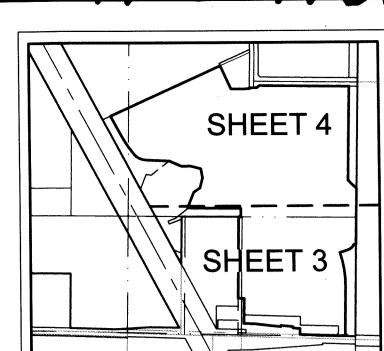
THIS PLATIS HEREBY APPROVED FOR RECORD THIS 12TH DAY OF OCOBER

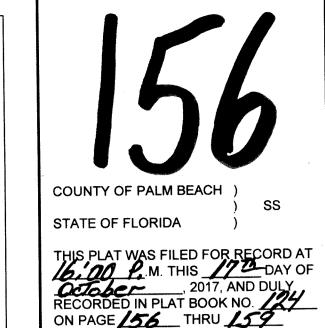
TODD ENGLE, P.E. **CITY ENGINEER**

> CITY OF PALM **BEACH GARDENS**

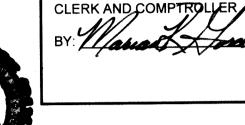












SHARON R. BOCK,

SURVEYOR'S NOTES

- 1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF PALM BEACH GARDENS.
- 2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GRANTORS AND GRANTEES OF SUCH EASEMENTS AND ALL APPLICABLE CITY APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT
- 3. 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.
- 4. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 5. 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.
- 6. BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF SOUTH 01°17'32" WEST. WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT

CITY OF PALM BEACH GARDENS 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, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF PERMANENT CONTROL POINTS AND MONUMENTS AT LOT CORNERS.

DAVID E. ROHAL PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. LS 4315

SURVEYOR & MAPPER'S CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH

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 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), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 PART I, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS,

DATE: 9/26/2017

PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NO. 5698 STATE OF FLORIDA **CERTIFICATE OF AUTHORIZATION L.B.# 2438**

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND

ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA.



MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

ALTON PCD - TRACTS DEF

EXPRESS August \$1, 30 (4) Street Bullion Public Contractor

THE KOLTER GROUP LLC