

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY. AS SUCCESSO BY CONVERSION TO PULTE HOME CORPORATION, A MICHIGAN CORPORATION. AND THE CITY OF PALM BEACH GARDENS. A MUNICIPAL CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA. OWNERS OF THE LAND SHOWN HEREON AS ANCIENT TREE, BEING A PORTION OF THE WEST ONE-HALF OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID WEST ONE-HALF OF SECTION 14; THENCE S.02'11'18"W. ALONG THE EAST LINE OF SAID WEST ONE-HALF OF SECTION 14, A DISTANCE OF 1,592.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.02'11'18"W ALONG SAID EAST LINE OF THE WEST ONE-HALF OF SECTION 14, A DISTANCE OF 3,026.34 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 12619, PAGE 1157 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.88'37'43"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 280.00 FEET; THENCE S.01°22'17"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET; THENCE N.88'37'43"W. ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1175.46 FEET; THENCE N.04'12'41"E., A DISTANCE OF 2,985.17 FEET; THENCE N.88'58'29"E., A DISTANCE OF 1,351.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,216,642 SQUARE FEET/96.801 ACRES MORE OR LESS.

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

TRACTS R1 AND R2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ANCIENT TREE HOMEOWNERS ASSOCIATION. INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, ROADWAY, 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. THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION. TO PERFORM MAINTENANCE TO TRACT R1.

THE PERPETUAL PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR PUBLIC ACCESS, UTILITY, AND SIGNAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE RESPONSIBILTY OF THE ANCIENT TREE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE CITY OF PALM BEACH

TRACTS O-1 THROUGH O-14, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ANCIENT TREE HOMEOWNERS ASSOCIATION, INC ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, SIGNAGE, DRAINAGE PURPOSES, SCHOOL BUS SHELTER USE AND FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

PARCEL A. AS SHOWN HEREON, IS OWNED BY THE CITY OF PALM BEACH GARDENS PER OFFICIAL RECORD BOOK 29012, PAGE 1358 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT RW. AS SHOWN HEREON, IS HEREBY RESERVED BY PULTE HOME COMPANY, LLC, FOR FUTURE RIGHT-OF-WAY TO BE CONVEYED TO PALM BEACH COUNTY. TRACTS W-1 AND W-2. AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ANCIENT TREE HOMEOWNERS ASSOCIATION, INC., ITS

SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. TRACT "W-2" INCLUDES A 0.43 ACRE "TREE ISLAND". TRACTS LM-1 AND LM-2, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ANCIENT TREE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PASSIVE RECREATION AND FOR ACCESS TO THE ADJOINING STORM WATER

MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO 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 CITY OF PALM BEACH GARDENS.

TRACT REC. AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ANCIENT TREE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

TRACTS S-1 AND S-2 AS DEPICTED HEREON, ARE HEREBY RESERVED BY PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY. ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION OF CITY OF PALM BEACH GARDENS SIGNAGE IN EACH TRACT, THE CITY OF PALM BEACH GARDENS IS SPECIFIALLY GRANTED THE RIGHT OF ACCESS OVER, UNDER, AND ACROSS THE ENTIRETY OF THE SUBJECT TRACTS. WITHIN EACH TRACT, THE CITY OF PALM BEACH GARDENS SHALL BE ENTITLED TO A 13-FOOT BY 20-FOOT SIGN EASEMENT EXCLUSIVE TO THE CITY, THE LOCATION OF WHICH WITHIN THE SUBJECT TRACTS SHALL BE DETERMINED BY THE CITY AT ITS SOLE AND ABSOLUTE DISCRETION. UPON REQUEST BY THE CITY, THE PULTE HOME COMPANY, LLC OR ITS SUCCESSORS OR ASSIGNS. SHALL EXPEDITIOUSLY GRANT THE SUBJECT SIGNAGE EASEMENTS BY SEPARATE INSTRUMENT WHICH SHALL BE DRAFTED AND RECORDED AT THE CITY'S SOLE COST AND EXPENSE. THE SUBJECT SIGN EASEMENTS SHALL BE GRANTED IN PERPETUITY FOR THE INSTALLATION, CONSTRUCTION, REPLACEMENT, AND MAINTENANCE OF SIGNAGE FOR THE CITY'S BENEFIT. ANY AND ALL SIGNAGE WITHIN SUBJECT EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CITY OF PALM BEACH GARDENS WITHOUT RECOURSE TO THE PULTE HOME COMPANY, LLC, ITS SUCCESSORS OR ASSIGNS.

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.

THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES, LANDS ENCUMBERED BY SAID EASEMENT 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.

AN EASEMENT OVER TRACTS R1 AND R2 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. ADDITIONALLY THE CITY OF PALM BEACH GARDENS IS SPECIFIALLY GRANTED THE RIGHT OF ACCESS OVER, UNDER, AND ACROSS THE SUBJECT UTILITY EASEMENTS. 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.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ANCIENT TREE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE CITY OF PALM BEACH GARDENS 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.

THE PARKWAY BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE UNDERLYING LAND OWNER FOR PUBLIC ACCESS, BUFFER, DRAINAGE AND UTILITY PURPOSES. 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.

THE LIMITED ACCESS EASEMENTS. AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE UNDERLYING LAND OWNER, ITS SUCCESSORS AND ASSIGNS. FOR LANDSCAPE BUFFER PURPOSES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH

THE PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR USE BY THE PUBLIC FOR BUS SHELTER ACCESS, 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.

ANCIENT TREE

BEING A PORTION OF THE WEST ONE-HALF OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

> 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 CERTIFICATE OF AUTHORIZATION NO. LB3591

SEPTEMBER 2017

IN WITNESS WHEREOF. THE ABOVE NAMED PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AS SUCCESSOR BY CONVERSION TO PULTE HOME CORPORATION, A MICHIGAN CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS _____ DAY OF

> PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AS SUCCESSOR BY CONVERSION TO PULTE HOME CORPORATION, A MICHIGAN CORPORATION

WITNESS: 1200 PRINT NAME PATRICK GONLACEZ

BY: BRENT BAKER DIVISION PRESIDENT - SOUTHEAST FLORIDA

PRINT NAME Debra Flynn

________, 2017.

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PARM BEACH

BEFORE ME PERSONALLY APPEARED BRENT BAKER, WHO IS PERSONALLY KNOWN TO ME OR ____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AS SUCCESSOR BY CONVERSION TO PULTE HOME CORPORATION, A MICHIGAN 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 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

WITNESS MY HAND AND OFFICIAL SEAL THIS _______ DAY OF _OCTOBER_______, 2017. MY COMMISSION EXPIRES NOTARY PUBLIC 2-28-20 Debra Flynn COMMISSION NUMBER:

IN WITNESS WHEREOF, THE ABOVE NAMED MUNICIPAL CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND CITY CLERK, AND ITS CORPORATE SEAL TO BE

> CITY OF PALM BEACH GARDENS A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

> > CITY CLERK

BY: MARIA G. MARINO PRINT NAME MAYOR

PRINT NAME BY: PATRICIA SNIDER, CMC PRINT NAME

Loon agna PRINT NAME

ACKNOWLEDGEMENT STATE OF FLORIDA)

COUNTY OF

BEFORE ME PERSONALLY APPEARED MARIA G. MARINO AND PATRICIA SNIDER, CMC WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK OF THE CITY OF PALM BEACH GARDENS, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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.

DAY OF DECOMBON 201_ WITNESS MY HAND AND OFFICIAL SEAL THIS NOTARY PUBLIC COMMISSION NUMBER: FF 231081

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA) COUNTY OF PACALBONCH

THE ANCIENT TREE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ________, 2017.

> THE ANCIENT TREE HOMEOWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT SI ME David Kanarek PRESIDENT

> > PRINT NAME

PRINT NAME Debra Flynn

1-200

PRINT NAME PATRICL CONZALEZ

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED David Kanarek , WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ______ AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ANCIENT TREE HOMEOWNER'S 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 _____ DAY OF _____ OCTUBEL 201**3**. MY COMMISSION EXPIRES: 2-28-20 Debra Flynn COMMISSION NUMBER: FF 965345

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA)

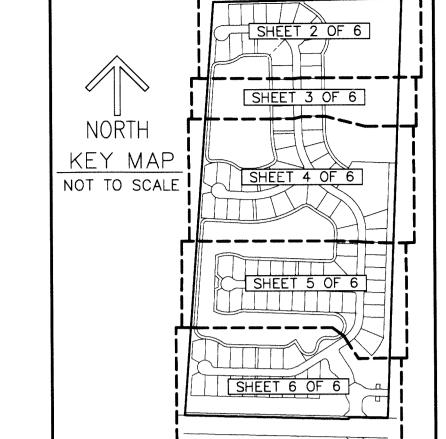
CITY ENGINEER

COUNTY OF PALM BEACH) THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS _____ DAY OF December MARIA G. MARINO MAYOR-PATRICIA SNIDER, CMC CITY CLERK THIS PLAT IS HEREBY APPROVED FOR REGORD, THIS \mathcal{I} December 1, 2017.

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

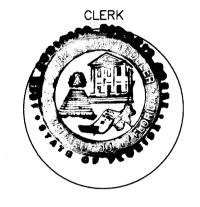
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA 4315 CERTIFICATE NO. 4315



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR
RECORD AT 10.29 A.M.
THIS 12 DAY OF December
A.D. 2017 AND DULY RECORDED
IN PLAT BOOK 12.2 ON
PAGES 1 AND 12. SHARON R. BOCK CLERK AND COMPTROLLER DÉPUTY CLERK

OF 6 SHEET



TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF ORANGE

I, DAVID P. BARKER, ESQ., 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 PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AS SUCCESSOR BY CONVERSION TO PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AND THE CITY OF PALM BEACH GARDENS, A MUNICIPA! CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA; 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.

DATED: 10-23-2017

Jaur DAVID P. BARKER, ESQ DEAN, MEAD, EGERTON, BLOODWORTH, CAPOUANO & BOZARTH, P.A. ATTORNEYS AT LAW

SURVEY NOTES:

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 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS

3. 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. 4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.88'58'39"E. ALONG THE NORTH LINE OF THE WEST ONE—HALF OF SECTION 14, TOWNSHIP 42

SOUTH, RANGE 41 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT). LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.

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.

7. ALL INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. 8. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL

ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVEF, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SCLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THUSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAI ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SURVEYOR'S CERTIFICATE:

ENGINEER

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) 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 177, PART I. PLATTING, FLORIDA STATUTES, AS AMENDED.

DATED: 10-24-17

DAVID P. LINDLEY REGISTERED LAND SURVEYOR #5005 STATE OF FLORIDA CAULFIELD AND WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 CERTIFICATE OF AUTHORIZATION NO. LB3591

SURVEYOR

:: 3005

SURVEYOR

