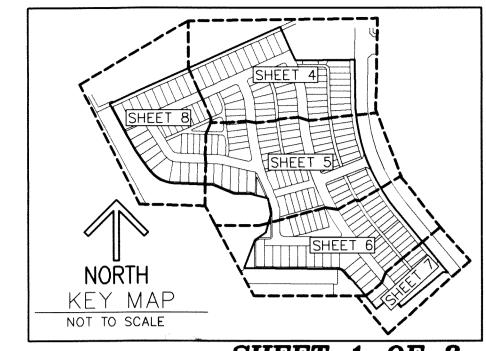
BEING A REPLAT OF ALL OF TRACT "E" AND A PORTION OF TRACT "F", ALTON PCD-TRACTS DEF, AS RECORDED IN PLAT BOOK 124, PAGES 156 THROUGH 159, TOGETHER WITH A PORTION OF TRACT "O-10", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, BOTH OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

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 DECEMBER - 2017



SHEET 1 OF 8

THIS _ P DAY OF April A.D. 201 AND DULY RECORDED IN PLAT BOOK ____125____ ON PAGES __179 AND __186_ SHARON R. BOCK CLERK AND COMPTROLLER DEPUTY CLERK

CLERK

STATE OF FLORIDA COUNTY OF PALM BEACH

DEDICATIONS AND RESERVATIONS:

PGA BOULEVARD

DONALD ROSS ROAD

HOOD ROAD

KNOW ALL MEN BY THESE PRESENTS THAT KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY. PASTEUR COMMERCIAL INVESTMENTS 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 3, BEING A REPLAT OF ALL OF TRACT "E", AND A PORTION OF TRACT "F", ALTON PCD-TRACTS DEF, AS RECORDED IN PLAT BOOK 124, PAGES 156 THROUGH 159, TOGETHER WITH A PORTION OF TRACT "O-10", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, BOTH OF 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OCATION MAP

NOT TO SCALE

BEGINNING AT THE NORTHEAST CORNER OF SAID OF TRACT "E"; THENCE S.00'46'38"E. ALONG THE EAST LINE THEREOF, A DISTANCE OF 253.73 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1.190.00 FEET AND A CENTRAL ANGLE OF 38'52'03": THENCE SOUTHERLY ALONG THE ARC OF SAID EAST LINE A DISTANCE OF 807.25 FEET; THENCE S.39'38'41"E. ALONG SAID EAST LINE, A DISTANCE OF 528.35 FEET; THENCE N.84'38'41"W. ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 35.36 FEET: THENCE S.50°21'19"W. ALONG THE SOUTH LINE OF SAID TRACT "E", AND THE SOUTHWESTERLY PROJECTION THEREOF, A DISTANCE OF 361.00 FEET; THENCE N.39'38'41"W., A DISTANCE OF 94.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT "E": THENCE S.50'21'19"W. ALONG SAID SOUTH LINE, A DISTANCE OF 130.00 FEET; THENCE N.39'38'41"W. ALONG SAID SOUTH LINE, A DISTANCE OF 242.95 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 52.00 FEET AND A CENTRAL ANGLE OF 36°07'44": THENCE NORTHWESTERLY ALONG THE ARC OF SAID SOUTH LINE A DISTANCE OF 32.79 FEET; THENCE N.39'38'41"W. ALONG SAID SOUTH LINE, A DISTANCE OF 57.45 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 49'46'08". THENCE NORTHWESTERLY ALONG THE ARC OF SAID SOUTH LINE A DISTANCE OF 34.75 FEET; THENCE N.89'24'49"W. ALONG SAID SOUTH LINE, A DISTANCE OF 622.69 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E"; THENCE N.21"12'36"E. ALONG THE WEST LINE OF SAID TRACT "E". A DISTANCE OF 199.88 FEET: THENCE N.55'46'34"E. ALONG SAID WEST LINE, A DISTANCE OF 87.37 FEET; THENCE N.15'49'21"E. ALONG SAID WEST LINE, A DISTANCE OF 120.65 FEET; THENCE N.10'13'31"W. ALONG SAID WEST LINE, A DISTANCE OF 108.22 FEET; THENCE N.74'48'45"W. ALONG SAID WEST LINE. A DISTANCE OF 122.18 FFFT: THENCE S.88'43'20"W. ALONG SAID WEST LINE, A DISTANCE OF 103.87 FEET; THENCE N.67'25'04"W. ALONG SAID WEST LINE, A DISTANCE OF 153.92 FEET; THENCE N.87'49'07"W. ALONG SAID WEST LINE, A DISTANCE OF 261.23 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 49'01'16": THENCE NORTHWESTERLY ALONG THE ARC OF SAID WEST LINE, A DISTANCE OF 171.12 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.5112'09"E .. A RADIAL DISTANCE OF 1.442.02 FEET: THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10.46'25", A DISTANCE OF 271.15 FEET (THE PREVIOUS NINE COURSES AND DISTANCES BEING ALONG THE WEST LINE OF SAID TRACT "E"): THENCE N.28'00'17"W. ALONG THE WEST LINE OF SAID TRACT "E", AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 252.93 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT "0-10": THENCE N.65'39'57"E. ALONG SAID NORTH LINE, A DISTANCE OF 1.233.98 FEET TO THE NORTHWEST CORNER OF ALTON CLUB, AS RECORDED IN PLAT BOOK 122, PAGES 161 THROUGH 163 OF SAID PUBLIC RECORDS THENCE S.24'20'03"E. ALONG THE WEST LINE THEREOF, A DISTANCE OF 244.28 FEET; THENCE N.89'13'22"E. ALONG THE SOUTH LINE OF SAID ALTON CLUB, A DISTANCE OF 388.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,911,429 SQUARE FEET/43.880 ACRES MORE OR LESS.

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

- 1. 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 TO THE CITY OF PALM BEACH GARDENS. STRUCTURES AND LANDSCAPING MAY BE PERMITTED WITHIN SAID TRACT AS APPROVED BY OR WITH PRIOR WRITTEN CONSENT OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 2. TRACTS B1, B2 AND B3, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA. OPEN SPACE. WALLS. FENCES. 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.
- 3. TRACTS L1 THROUGH L18, INCLUSIVE, AND TRACTS CU1, CU2 AND CU3, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALTON NEIGHBORHOOD 3 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA, OPEN SPACE, PARKS, RECREATION, HARDSCAPE, LANDSCAPE, DRAINAGE, TRAILS, FIRE BREAK, SIDEWALKS, 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 THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, UPGRADE AND MAINTENANCE OF DRAINAGE, UTILITY AND RELATED FACILITIES. THE MAINTENANCE OF THE FIRE BREAK AND ANY WALLS CONSTRUCTED THEREIN SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH
- 4. TRACT R. AS SHOWN HEREON, TOGETHER WITH THE UNDERLYING MINERAL, EXPLORATION AND MINING RIGHTS IS 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. AN EASEMENT OVER TRACT R, AND TRACTS AT THROUGH A5, INCLUSIVE. AS SHOWN HEREON. 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, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 6. 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. AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. IT IS THE EXPRESSED INTENT OF THIS REPLAT TO VACATE AND ABANDON FROM USE THE 10' UTILITY EASEMENT DEDICATED BY ALTON PCD - TRACTS DEF. AS RECORDED IN PLAT BOOK 124, PAGES 156 THROUGH 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THIS PLAT.
- 7. THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY 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 RESPONSIBILITY OF THE UNDERLYING LAND OWNER, ITS GRANTEES, SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE 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, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS.
- 8. TRACTS A1, A2, A3, A4 AND A5, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALTON NEIGHBORHOOD 3 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, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

DEDICATIONS AND RESERVATIONS CONTINUED:

THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS SUAE, ARE HEREB` 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, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

- THE LANDSCAPE BUFFER WALL EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS LBWE, ARE HEREBY DEDICATED TO ALTON NEIGHBORHOOD 3 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF LANDSCAPE, WALL, COLUMN, GATE AND RELATED FACILITIES, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- PRESERVATION TRACTS P1, P2 AND P3, AS SHOWN HEREON, TOGETHER WITH UNDERLYING MINERAL RIGHTS ARE HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AS CONSERVATION AREAS FOR PRESERVATION, WATER MANAGEMENT AND OTHER LAWFUL PURPOSES WITH SAID PRESERVATION TRACTS P1, P2 AND P3, BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. EXCEPT FOR ALTERATIONS OF THE NATURAL STATE FOR CONSTRUCTION OF THE MONITOR WELL PATH WITHIN THE SEACOAST UTILITY AUTHORITY 12 FOOT ACCESS EASEMENT. THE PRESERVATION TRACTS MAY NOT BE ALTERED FROM THEIR NATURAL STATE EXCEPT FOLLOWING APPROVAL, IN PERMIT FORM, FROM THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACTIVITIES PROHIBITED WITHOUT A NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PERMIT WITHIN THE PRESERVATION TRACTS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACEMENT OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL: OR ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION, OR PRESERVATION.
- THE ROADWAY BUFFER EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS RBE, 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. IT IS THE EXPRESSED INTENT OF THIS REPLAT TO VACATE AND ABANDON FROM USE THE 30' ROADWAY BUFFER EASEMENT DEDICATED BY ALTON PCD - TRACTS DEF, AS RECORDED IN PLAT BOOK 124, PAGES 156 THROUGH 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THIS PLAT.
- THE SEACOAST UTILITY AUTHORITY ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS TO WETLAND MONITORING FACILITIES, LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 14. TRACT CP. AS SHOWN HEREON HEREON, IS HEREBY DEDICATED IN PERPETUITY TO ALTON NEIGHBORHOOD 3 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PARKING PURPOSES SERVING THE NEIGHBORHOOD 3 AND ALTON CLUB GUESTS. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, PASTEUR COMMERCIAL INVESTMENTS 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

> A FLORIDA LIMITED LIABILITY COMPANY PASTEUR COMMERCIAL INVESTMENTS LLC A FLORIDA LIMITED LIABILITY COMPANY KG DONALD ROSS LLC. A FLORIDA LIMITED LIABILITY COMPANY

KH ALTON LLC.

PRINT NAME SALA BONUM PRINT NAME TOWN BOSTELL

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

OWNERS ACKNOWLEDGEMENT:

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, PASTEUR COMMERCIAL INVESTMENTS 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS . MY COMMISSION EXPIRES: \$13112019

COMMISSION NUMBER: FF914474

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 TRACTS R, LM, P1, P2 AND P3 AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACTS.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS EASEMENTS OVER TRACTS L1 THROUGH L15, TRACTS CU1 THROUGH CU5, THE ROADWAY BUFFER EASEMENTS AND WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON AND HEREBY ACKNOWLEDGES SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS NO MAINTENANCE OBLIGATION, IN, OVER UNDER OR UPON THE LANDS OVER WHICH SAID EASEMENTS LIE; AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, REPAIR, REPLACE, UPGRADE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS.

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

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

UNIT OF DEVELOPMENT NO. 2C ATTEST: While following O'NEAL BARDIN, JR./ MATTHEW J. BOYKIN ASSISTANT SECRETARY PRESIDENT BOARD OF SUPERVISORS BOARD OF SUPERVISORS

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

COUNTY OF PALM BEACH) THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS $_{5}^{7}$

BY: Maia Y. Mowno MARIA G. MARINO PATRICIA SNIDER, CMC

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

TODD ENGLE, P.E CITY ENGINEER

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.

DAY OF MARCH DATED: _____

DAVID E. ROHAL PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA 4315 CERTIFICATE NO.

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH)

I, 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 TO THE PROPERTY IS VESTED IN KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, PASTEUR COMMERCIAL INVESTMENTS 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 PLAT.

HUGH W. PERRY, FLORIDA BAR NO.603600 FOR THE FIRM OF GUNSTER, YOAKLEY &

SURVEY NOTES:

- 1. 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 SHAL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS
- ZONING REGULATIONS. 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 RECORD BEARING OF N.89"13'22"E. ALONG THE NORTH LINE OF TRACT "E", ALTON PCD - TRACTS DEF, AS RECORDED IN PLAT BOOK 124,
- PAGES 156 THROUGH 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE
- "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, FLORIDA.
- 7. ALL INSTRUMENTS SHOWN ON THE PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

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 SEC. 177.091(9), F.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 THAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AS AMENDED.

DATED: 1- 29-18

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

NORTHERN PALM BEACH PALM BEACH GARDENS REVIEWING PALM BEACH GARDENS KOLTER GROUP LLC CITY OF COUNTY IMPROVEMENT KOLTER GROUP LLC PALM BEACH GARDENS SURVEYOR NOTARY ENGINEER NOTARY DISTRICT COUNT 3843.7 SALA SROWN 2 No. 4315 和曾日" MY COMMISSION # FF 9144 EXPIRES: August 31, 20 ---Brinded Thru Notary Public Greienwills 7 69599 WI