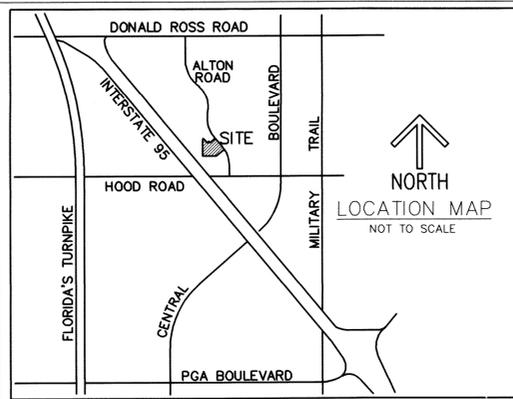


# ALTON NEIGHBORHOOD 4

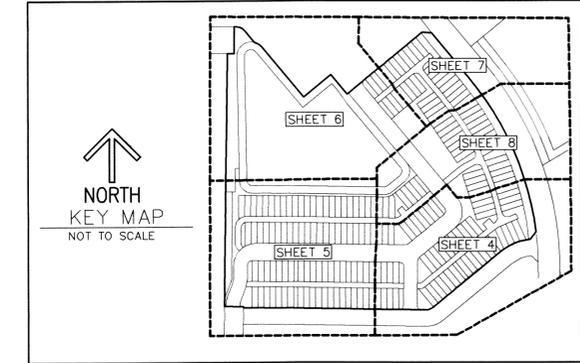
BEING A REPLAT OF A PORTION OF TRACT "F", ALTON PCD-TRACTS DEF, AS RECORDED IN PLAT BOOK 124, PAGES 156 THROUGH 159 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

20180145950

187



THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**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



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 1:24 P.M.  
THIS 13 DAY OF APRIL  
A.D. 2018 AND DULY RECORDED  
IN PLAT BOOK 125  
ON PAGES 187 AND 194  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

CLERK  
**SHEET 1 OF 8**



### 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 4, BEING A REPLAT OF A PORTION OF TRACT "F", ALTON PCD-TRACTS DEF, AS RECORDED IN PLAT BOOK 124, PAGES 156 THROUGH 159 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:

BEGINNING AT THE NORTHWEST CORNER OF SAID OF TRACT "F"; THENCE S.89°24'49"E. ALONG THE NORTH LINE THEREOF, A DISTANCE OF 6.35 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 49°46'08"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID NORTH LINE, A DISTANCE OF 34.75 FEET; THENCE S.39°38'41"E. ALONG SAID NORTH LINE, A DISTANCE OF 57.45 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.141°33'57"W, A RADIAL DISTANCE OF 52.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID NORTH LINE THROUGH A CENTRAL ANGLE OF 38°07'44", A DISTANCE OF 32.79 FEET; THENCE S.39°38'41"E. ALONG SAID NORTH LINE, A DISTANCE OF 242.95 FEET; THENCE N.50°21'19"E. ALONG SAID NORTH LINE, A DISTANCE OF 130.00 FEET; THENCE DEPARTING SAID NORTH LINE, S.39°38'41"E, A DISTANCE OF 94.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY PROJECTION OF THE NORTH LINE OF SAID TRACT "F"; THENCE N.50°21'19"E. ALONG SAID PROJECTED LINE AND THE NORTH LINE OF SAID TRACT "F", A DISTANCE OF 361.00 FEET; THENCE S.84°38'41"E. ALONG SAID NORTH LINE, A DISTANCE OF 35.36 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT "F"; THENCE S.39°38'41"E. ALONG SAID EAST LINE, A DISTANCE OF 215.75 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,110.00 FEET AND A CENTRAL ANGLE OF 32°41'26"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 633.32 FEET; THENCE S.39°26'54"W. ALONG THE SOUTH LINE OF SAID TRACT "F", A DISTANCE OF 36.21 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.04°08'59"E., A RADIAL DISTANCE OF 182.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 35°24'51", A DISTANCE OF 112.80 FEET; THENCE S.50°26'10"W. ALONG SAID SOUTH LINE, A DISTANCE OF 333.56 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET AND A CENTRAL ANGLE OF 40°23'00"; THENCE WESTERLY ALONG THE ARC OF SAID SOUTH LINE, A DISTANCE OF 26.43 FEET; THENCE N.89°10'50"W. ALONG SAID SOUTH LINE, A DISTANCE OF 676.09 FEET; THENCE N.00°49'08"E. ALONG SAID SOUTH LINE, A DISTANCE OF 3.24 FEET; THENCE N.89°10'53"W. ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET; THENCE N.00°49'08"E. ALONG THE WEST LINE OF SAID TRACT "F", A DISTANCE OF 942.23 FEET; THENCE S.89°24'49"E. ALONG SAID WEST LINE, A DISTANCE OF 25.00 FEET; THENCE N.00°49'08"E. ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 923,810 SQUARE FEET/21.208 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, 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 THE CITY OF PALM BEACH GARDENS.
- 2. TRACTS B1 AND B2, 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 L24, INCLUSIVE AND TRACTS CU1 THROUGH CU4, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALTON NEIGHBORHOOD 4 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA, OPEN SPACE, PARKS, RECREATION, HARDSCAPE, LANDSCAPE, DRAINAGE, TRAILS, 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.
- 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 A1 THROUGH A3, 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, 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 AND A3, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALTON NEIGHBORHOOD 4 ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, PARKING, 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.
- 9. 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.

### DEDICATIONS AND RESERVATIONS CONTINUED:

- 10. 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 THE 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.
- 11. THE LANDSCAPE BUFFER WALL EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS LBWE, ARE HEREBY DEDICATED TO ALTON NEIGHBORHOOD 4 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.
- 12. PRESERVATION TRACT P, AS SHOWN HEREON, TOGETHER WITH UNDERLYING MINERAL RIGHTS, IS HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AS A CONSERVATION AREA FOR PRESERVATION, WATER MANAGEMENT AND OTHER LAWFUL PURPOSES WITH SAID PRESERVATION TRACT P, BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE PRESERVATION TRACT MAY NOT BE ALTERED FROM ITS 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 TRACT 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 DEDICATED TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION, OR PRESERVATION.
- 13. 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, AND WITHOUT RECOURSE TO 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 14th DAY OF January 2018.

KH ALTON LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
KG DONALD ROSS LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: *[Signature]*  
THE KOLTER GROUP LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*  
PRINT NAME: *Sala Brown*  
WITNESS: *[Signature]*  
PRINT NAME: *Trevor Barnett*

BY: *[Signature]*  
HOWARD ERBSTEIN  
MANAGER

### OWNERS ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED HOWARD ERBSTEIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF January 2018.

MY COMMISSION EXPIRES: 3/31/2019

*[Signature]*  
NOTARY PUBLIC

COMMISSION NUMBER: FF 914474

*[Signature]*  
Sala Brown  
PRINT NAME

### 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, P AND W AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACTS.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE EASEMENTS OVER TRACTS L1 THROUGH L24, TRACTS CU1 THROUGH CU4, 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 SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 14th DAY OF February 2018.

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

ATTEST: *[Signature]* O'NEAL BARDIN, JR.,  
ASSISTANT SECRETARY  
BOARD OF SUPERVISORS  
*[Signature]* MATTHEW J. BOYKIN  
PRESIDENT  
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 14th DAY OF April 2018.

BY: *[Signature]*  
MARIA G. MARINO  
MAYOR

ATTEST: *[Signature]*  
PATRICIA SNIDER, CMC  
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

BY: *[Signature]*  
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.

THIS 14th DAY OF MARCH 2018.

DATE: *[Signature]*  
DAVID E. BOCK  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA  
CERTIFICATE NO. 4315

Seals and stamps for KOLTER GROUP LLC, KOLTER GROUP LLC NOTARY, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, CITY OF PALM BEACH GARDENS, CITY OF PALM BEACH GARDENS NOTARY, CITY OF PALM BEACH GARDENS ENGINEER, REVIEWING SURVEYOR, and SURVEYOR.

### 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 CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AS AMENDED.

DATE: 1-29-18

*[Signature]*  
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