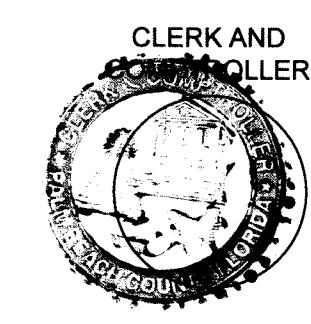
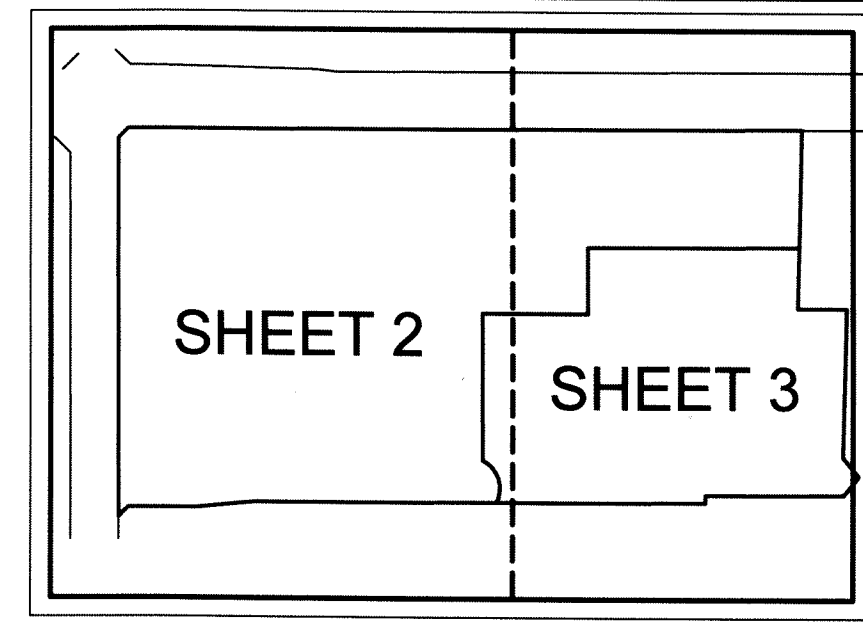


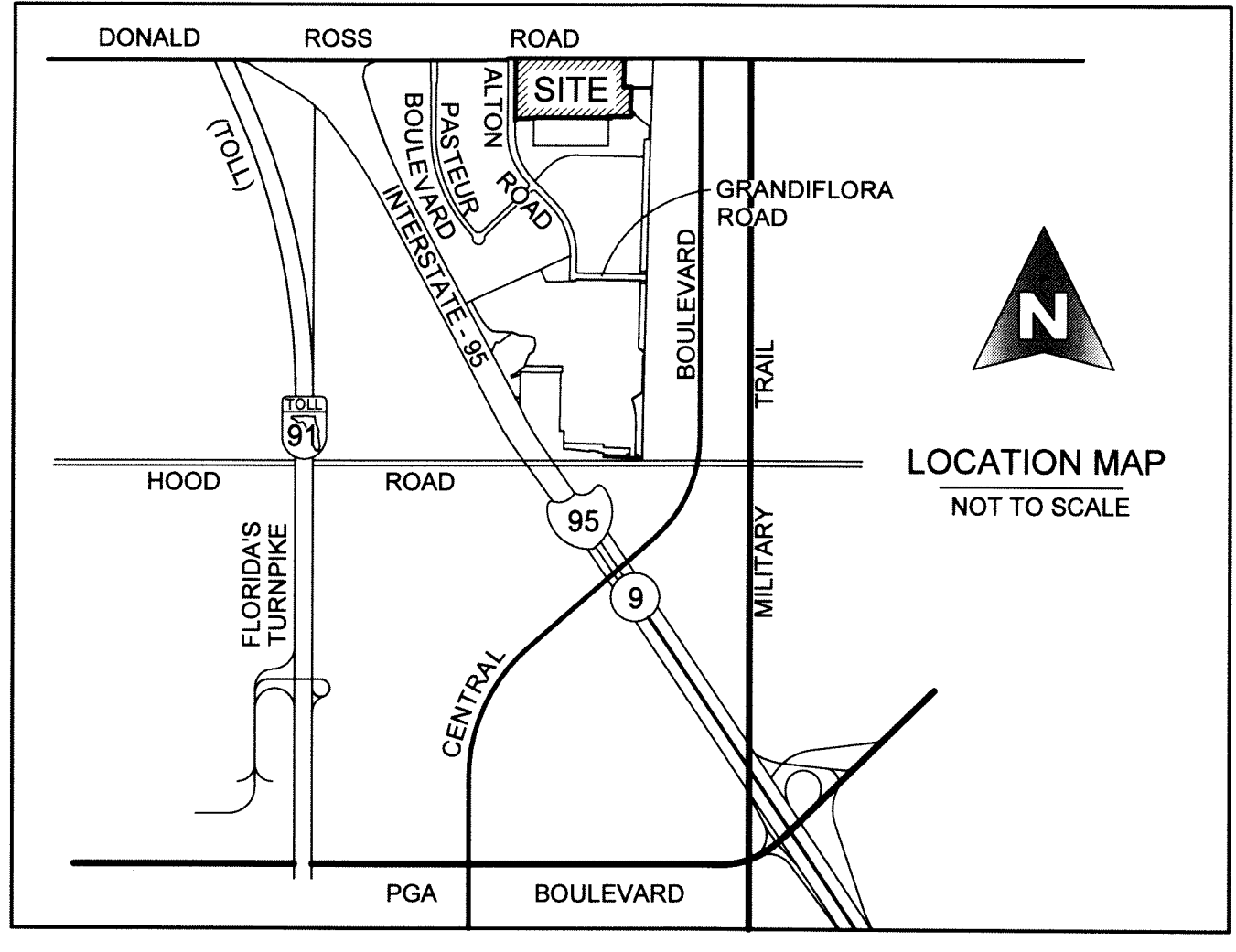
COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT
10:53 AM THIS 13 DAY OF
September 2018, AND DULY
RECORDED IN PLAT BOOK NO.
ON PAGE 163 THRU 166



ALTON TOWN CENTER

BEING A RE-PLAT OF TRACT "C-3", ALTON PCD, AS RECORDED IN PLAT BOOK 118,
PAGES 197 THROUGH 206, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN THE NORTHEAST QUARTER OF SECTIONS 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

JANUARY, 2018 SHEET 1 OF 4



NADG/BROCK (ALTON PBG) LP ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JEFFREY W. PRESTON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF NADG/BROCK (ALTON PBG) LP, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF June, 2018.
MY COMMISSION EXPIRES: 4/17/2022
COMMISSION NO. 66207308
NOTARY PUBLIC
Michael Andrew Sulema
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, ERIC COFFMAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED OLD REPUBLIC NATIONAL INSURANCE COMPANY TITLE COMMITMENT, FILE NO. 14084578, EFFECTIVE AS OF JANUARY 21, 2015 (REVISED FEBRUARY 04, 2015) REGARDING TITLE TO THE HEREON DESCRIBED PROPERTY. THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO NADG/BROCK (ALTON PBG) LP, A FLORIDA LIMITED PARTNERSHIP. THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED, 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.
DATED: July 17, 2018
ERIC COFFMAN, ESQUIRE
FLORIDA BAR NUMBER 0730467
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT NADG/BROCK (ALTON PBG) LP, ITS SUCCESSORS AND ASSIGNS, OWNER OF THE LAND SHOWN HEREON AS ALTON TOWN CENTER, BEING A RE-PLAT OF TRACT "C-3", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, INCLUSIVE, 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "C-3", ALTON PCD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 40.802 ACRES (1,777,348 SQUARE FEET) MORE OR LESS.

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

1. TRACTS "1", "1-A", "1-B", "1-C" AND "2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

2. 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.

3. THE PARKWAY BUFFER EASEMENTS AND ROADWAY BUFFER EASEMENTS, AS SHOWN HEREON AS P.B.E. AND R.B.E., PREVIOUSLY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PUBLIC ACCESS, BUFFER, DRAINAGE AND UTILITY PURPOSES, BY THE PLAT OF ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGE 197, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS HEREBY ACKNOWLEDGED AND REAFFIRMED. THE LANDS THEREIN AND THEREUNDER, 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, FLORIDA.

4. TRACTS "S-1" AND "S-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, AS PUBLIC ROADWAY TRACTS FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER RELATED PURPOSES, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY 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 AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

A NON-EXCLUSIVE EASEMENT FOR PUBLIC INGRESS, EGRESS, AND UTILITIES OVER TRACTS "S-1" AND "S-2", ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSOR AND/OR ASSIGNS FOR ACCESS, INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. THE LANDS ENCUMBERED BY SAID EASEMENT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

A NON-EXCLUSIVE DRAINAGE EASEMENT AND UTILITY EASEMENT OVER TRACTS "S-1" AND "S-2", ARE HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND/OR ASSIGNS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PRIVATE UTILITIES AND DRAINAGE IN SAID TRACTS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR ITS SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF June, 2018.

NADG/BROCK (ALTON PBG) LP,
A FLORIDA LIMITED PARTNERSHIP

Michael Crosby
PRINTED NAME
David Abers
PRINTED NAME

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF July, 2018.

NADG/BROCK (ALTON PBG) LP,
A FLORIDA LIMITED PARTNERSHIP

Andrew Brock, Manager
PRINTED NAME

NADG/BROCK (ALTON PBG) LP ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ANDREW BROCK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF NADG/BROCK (ALTON PBG) LP, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF July, 2018.
MY COMMISSION EXPIRES: 9/28/19
COMMISSION NO. FF916253
NOTARY PUBLIC
Monica Kay
PRINTED NAME

PNC BANK, NATIONAL ASSOCIATION 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 27589, PAGE 539 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS
PNC BANK NATIONAL ASSOCIATION
CORY CLEMENT
SENIOR VICE PRESIDENT

PNC BANK, NATIONAL ASSOCIATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED CORY CLEMENT WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF PNC BANK, NATIONAL ASSOCIATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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.
WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF July, 2018.
MY COMMISSION EXPIRES: 9.24.2021
COMMISSION NO. 66109513
NOTARY PUBLIC
Velvet Hosen
PRINTED NAME

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.
ROBERT K. KRISAK, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS-4641

CITY OF PALM BEACH GARDENS APPROVAL

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF September, 2018.
MAYOR: Maria G. Marino
CITY CLERK: Patricia Snider, CMC
CITY ENGINEER: Todd Engle, P.E.
REVIEWING SURVEYOR: Robert K. Krisak, P.S.M.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY APPROVES THE REAFFIRMATION OF THE DEDICATION OF THE ROADWAY BUFFER EASEMENT AND PARKWAY BUFFER EASEMENTS TO SAID DISTRICT AS STATED AND SHOWN HEREON AND FURTHER ACKNOWLEDGES THAT NORTHERN'S EXISTING WATER MANAGEMENT EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 26582 AT PAGES 1718 THROUGH 1732, INCLUSIVE AND OFFICIAL RECORD BOOK 27245 AT PAGES 736 THROUGH 746, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.
IN WITNESS WHEREOF, 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 ONEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 5th DAY OF July, 2018.

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 GRANTEEES 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 PALM BEACH COUNTY.
- 6. BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF SOUTH 01°20'36" WEST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
- 7. THE PROPERTY AS DESCRIBED HEREON IS SUBJECT TO A "WATER MANAGEMENT BLANKET EASEMENT" IN FAVOR OF "NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT" AS RECORDED IN OFFICIAL RECORDS BOOK 27245, PAGE 736 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, PURSUANT TO THE TITLE COMMITMENT BY "OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY" FILE NUMBER 17058167, EFFECTIVE DATE MAY 24, 2017.

AREA TABULATION		FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT		
TRACT DESIGNATION	ACREAGE	LAND USE CLASSIFICATION	CODE	DESIGNATED ACREAGE
TRACT "1"	18.8805 ACRES	COMMERCIAL/RETAIL	CRZ	18.8805 ACRES
TRACT "1-A"	0.4478 ACRES	COMMERCIAL/RETAIL	CRZ	0.4478 ACRES
TRACT "1-B"	0.0194 ACRES	COMMERCIAL/RETAIL	CRZ	0.0194 ACRES
TRACT "1-C"	7.4316 ACRES	COMMERCIAL/RETAIL	CRZ	7.4316 ACRES
TRACT "2"	12.2757 ACRES	COMMERCIAL/RETAIL	CRZ	12.2757 ACRES
TRACT "S-1"	1.4525 ACRES			
TRACT "S-2"	0.2948 ACRES			
TOTAL	40.8023 ACRES			

SURVEYOR'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), AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART I, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.
DATE: 7/20/2018
LESLIE C. BISPOTT
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE 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.

Seals and stamps for NADG/BROCK (ALTON PBG) LP, MORTGAGEE PNC BANK NATIONAL ASSOCIATION, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, CITY OF PALM BEACH GARDENS, CITY ENGINEER, REVIEWING SURVEYOR, and SURVEYOR.

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 842-9726 LB# 2438
ALTON TOWN CENTER