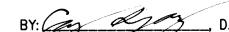
STATE OF FLORIDA COUNTY OF PALM BEACH

THIS INSTRUMENT WAS FILED FOR THIS 3 DAY OF JUNE

> IN PLAT BOOK NO. 133ON PAGE 173 - 174

JOSEPH ABRUZZO, CLERK AND COMPTROLLER





DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, ACTING PURSUANT TO ITS AUTHORITY SET FORTH IN SECTION 253.03, FLORIDA STATUTES, OWNER OF THE LAND SHOWN HEREON AS PALM BEACH TAX COLLECTOR, A PUD, A SUBDIVISION IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS;

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 6; THENCE, ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 6, N88'45'08"W, A DISTANCE OF 1328.32 FEET, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE, ALONG SAID EAST LINE, S01'26'52"W, A DISTANCE OF 50.00 FEET, TO A POINT ON A LINE LYING 50.00 FEET SOUTH OF AND PARALLEL TO THE SAID EAST-WEST 1/4 SECTION LINE, SAID LINE BEING THE SOUTH LINE OF THE RIGHT-OF-WAY FOR PGA BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1634, PAGE 525 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE, CONTINUE ALONG SAID EAST LINE, ALSO ALONG THE WEST LINE OF TRACT 1, AS SHOWN ON THE PLAT OF NORTH COUNTY GOVERNMENT CENTER PLAT RECORDED IN PLAT BOOK 112, PAGES 197 AND 198, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SO1'26'52"W, A DISTANCE OF 767.83 FEET, TO A LINE LYING 152.30 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE, ALONG SAID PARALLEL LINE AND THE BOUNDARY OF SAID NORTH COUNTY GOVERNMENT CENTER PLAT, N88'42'25"W, A DISTANCE OF 400.00 FEET, TO A LINE LYING 400.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE, ALONG SAID PARALLEL LINE AND THE BOUNDARY OF SAID NORTH COUNTY GOVERNMENT CENTER PLAT, NO1'26'52"E, A DISTANCE OF 767.52 FEET, TO THE AFORESAID SOUTH LINE OF THE RIGHT-OF-WAY FOR PGA BOULEVARD; THENCE, ALONG SAID SOUTH LINE, S88'45'08"E, A DISTANCE OF 400.00 FEET, TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 7.0493 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

TRACT 1. AS SHOWN HEREON IS HEREBY RESERVED BY STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND. ACTING PURSUANT TO ITS AUTHORITY SET FORTH IN SECTION 253.03, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS FLORIDA.

TRACT R-1, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS. ITS SUCCESSORS AND ASSIGNS. AS A PUBLIC RIGHT-OF-WAY FOR VEHICULAR AND PEDESTRIAN ACCESS AND OTHER PURPOSES INCIDENTAL AND/OR RELATED THERETO.

3) LANDSCAPE BUFFER EASEMENT

THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, ITS SUCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PREPETUAL MAINTENANCE OBLIGATION OF SAID BOARD, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND

CALLIE DEHAVEN, DIRECTOR STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF STATE LANDS

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF DAY OF DAY OF 2021, BY CALLIE DEHAVEN, DIRECTOR, STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS, AS AGENT FOR AND ON BEHALF OF THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _______(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: Nov. 27, 2023





TITLE CERTIFICATION

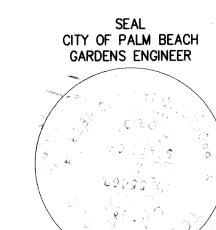
COUNTY OF PALM BEACH

STATE OF FLORIDA

STATE OF FLORIDA

COUNTY OF PALM BEACH





PALM BEACH TAX COLLECTOR, A PUD

A SUBDIVISION IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

APRIL 2021

PGA BOULEVARD

LOCATION MAP

WE, STATEWIDE LAND TITLE, INC. A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE

PROPERTY IS VESTED IN STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND; THAT THE CURRENT

TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST

SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; THERE ARE ENCUMBRANCES OF RECORD BUT

THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ______ DAY OF ______

WORTH

JIM SULLIVAN, P.S.M.

SEAL JOHN J. RICE, P.S.M. 1525061 ್ರಾಸ್ಕರ್

SURVEYOR'S NOTES

1. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. SECTION COORDINATE DATA IS PALM BEACH COUNTY PUBLISHED VALUES.

2. BEARINGS SHOWN HEREON ARE GRID BEARINGS (NAD83/90) AND BASED ON THE PALM BEACH COUNTY SECTION CORNER HISTORY DATA FOR THE EAST-WEST 1/4 SECTION LINE OF SECTION 6-42-43, WHICH BEARS N88'45'08"W ALL BEARINGS ARE RELATIVE

3. 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

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 THE PERMANENT REFERENCE MONUMENTS AND MONUMENTS AT LOT CORNERS.

DATED THIS 19 DAY OF MAY

JIM/SULLIVAN, P.S.M. ALORIDA PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATE

CERTIFICATE NO. 6889

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; THAT THE SURVEY COMPLIES WITH CHAPTER 177, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATED THIS 15 DAY OF JUNE, 2021

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: LS4506

CONGRESS AVE, SUITE 101 WEST PALM BEACH, FLORIDA 33409

WWW.ENGENUITYGROUP.COM

PROJECT 1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405 DRAWN PH (561)655-1151 • FAX (561)832-9390 •

05/23/2019 AS NOTED 17076.09 17076.09 J. RICE CHECKED J. MALIN

THIS INSTRUMENT WAS PREPARED BY: JOHN J. RICE, P.S.M. IN THE OFFICE OF

ENGENUITY GROUP, INC. CERTIFICATE OF AUTHORIZATION NO. LB6603 1280 N.

JOB NO. 17076.09

INTERNAL IMPROVEMENT TRUST FUND