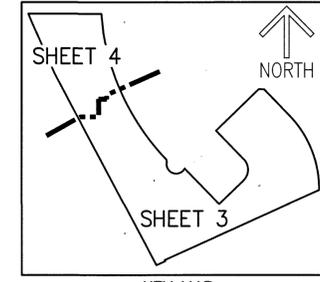


PASTEUR PLAT TWO

BEING A REPLAT OF A PORTION OF TRACT "B" AND A PORTION OF TRACT "O-10", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, OF THE 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.

THIS INSTRUMENT PREPARED BY
DAVID E. ROHAL
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
JUNE 2023

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 2C			
AREA TABULATION			
PARCEL/TRACT	ACRES	LAND USE CLASSIFICATION	CODE
PARCEL "A"	29.4259	UNDIFFERENTIATED BIOTECH B HOTEL OFFICE	BBZ HOZ OFZ
TRACT "W-1"	17.2033	EXEMPT ACREAGE	
TRACT "W-2"	7.0728	EXEMPT ACREAGE	
TRACT "LM-1"	2.7213	EXEMPT ACREAGE	
TRACT "LM-2"	1.1021	EXEMPT ACREAGE	
TRACT "OS-1A"	2.0391	EXEMPT ACREAGE	
TRACT "OS-2"	1.4516	EXEMPT ACREAGE	
TRACT "OS-3"	0.2380	EXEMPT ACREAGE	
TRACT "OS-4"	0.1361	EXEMPT ACREAGE	
TRACT "OS-5"	1.2402	EXEMPT ACREAGE	
TRACT "R/W 1"	0.0891	EXEMPT ACREAGE	
TRACT "R/W 2"	0.1075	EXEMPT ACREAGE	
TOTAL	62.8270		



STATE OF FLORIDA
COUNTY OF PALM BEACH)

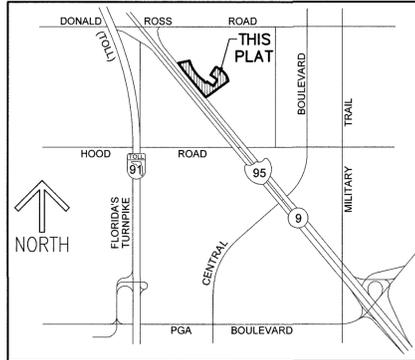
THIS PLAT WAS FILED FOR RECORD AT 3:14 PM THIS 27th DAY OF September A.D. 2023 AND DULY RECORDED IN PLAT BOOK 136 ON PAGES 150 THROUGH 153.

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT & COMPTROLLER

SHEET 1 OF 4



AREA TABULATION		
PARCEL/TRACT	SQUARE FEET	ACRES
PARCEL "A"	1,281,792	29.4259
TRACT "W-1"	749,378	17.2033
TRACT "W-2"	308,093	7.0728
TRACT "LM-1"	118,540	2.7213
TRACT "LM-2"	48,006	1.1021
TRACT "OS-1A"	88,823	2.0391
TRACT "OS-2"	63,230	1.4516
TRACT "OS-3"	10,368	0.2380
TRACT "OS-4"	5,931	0.1361
TRACT "OS-5"	54,021	1.2402
TRACT "R/W 1"	3,882	0.0891
TRACT "R/W 2"	4,682	0.1075
TOTAL	2,736,746	62.8270

"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.

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT, PASTEUR HEALTHCARE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ALTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS PASTEUR PLAT TWO, BEING A REPLAT OF A PORTION OF TRACT "B" AND A PORTION OF TRACT "O-10", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, OF THE 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "O-10"; THENCE N.28°00'09"W, ALONG THE WEST LINE OF SAID TRACT "O-10", A DISTANCE OF 2,268.22 FEET; THENCE N.24°00'09"W, ALONG SAID WEST LINE, A DISTANCE OF 546.72 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG SAID WEST LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,635.58 FEET AND A CENTRAL ANGLE OF 01°22'05"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 134.55 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF PASTEUR PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGES 187 AND 188 OF SAID PUBLIC RECORDS; THENCE N.89°55'45"E, ALONG SAID SOUTH LINE OF SAID PASTEUR PLAT ONE, A DISTANCE OF 765.92 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT "B" AND A POINT ON A NON TANGENT CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N.85°45'26"E, HAVING A RADIAL DISTANCE OF 2,456.96 FEET; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF TRACT "B" AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 39°21'13", A DISTANCE OF 1,687.57 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 52°41'49"; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID TRACT "B" AND ALONG THE ARC, A DISTANCE OF 45.99 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 162°21'36"; THENCE EASTERLY ALONG SAID EASTERLY LINE OF SAID TRACT "B" AND ALONG THE ARC, A DISTANCE OF 283.37 FEET TO THE NORTHWEST CORNER OF CLARITY POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 177 AND 178 OF SAID PUBLIC RECORDS; THENCE S.44°08'02"E, ALONG THE WEST LINE OF SAID CLARITY POINT, A DISTANCE OF 518.69 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.38°19'57"W, A RADIAL DISTANCE OF 372.00 FEET; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID CLARITY POINT AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05°48'05", A DISTANCE OF 37.67 FEET; THENCE N.45°51'58"E, ALONG SAID SOUTH LINE, A DISTANCE OF 316.30 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 157.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE AND ALONG THE ARC, A DISTANCE OF 246.62 FEET TO THE POINT OF TANGENCY; THENCE N.44°08'02"W, ALONG THE EAST LINE OF SAID CLARITY POINT, A DISTANCE OF 417.47 FEET TO THE NORTHEAST CORNER OF SAID CLARITY POINT; THENCE N.45°55'46"E, ALONG THE BOUNDARY LINE OF SAID TRACT "B", A DISTANCE OF 623.25 FEET; THENCE S.89°04'14"E, ALONG THE BOUNDARY LINE OF SAID TRACT "B", A DISTANCE OF 56.57 FEET; THENCE S.44°04'14"E, ALONG THE BOUNDARY LINE OF SAID TRACT "B", A DISTANCE OF 384.01 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,100.00 FEET AND A CENTRAL ANGLE OF 44°38'34"; THENCE SOUTHERLY ALONG THE BOUNDARY LINE OF SAID TRACT "B" AND ALONG THE ARC A DISTANCE OF 857.08 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "B"; THENCE S.65°39'57"W, ALONG THE SOUTH LINE OF SAID TRACT "B", A DISTANCE OF 1,780.35 FEET; THENCE S.28°00'09"E, A DISTANCE OF 12.53 FEET; THENCE S.65°39'57"W, ALONG THE SOUTH LINE OF SAID TRACT "O-10", A DISTANCE OF 100.21 FEET TO THE POINT OF BEGINNING.
CONTAINING 2,736,746 SQUARE FEET OR 62.8270 ACRES, MORE OR LESS.

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

- PARCEL "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR PASTEUR HEALTHCARE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS "W-1" AND "W-2", INCLUSIVE, AS SHOWN HEREON, TOGETHER WITH THE UNDERLYING MINERAL EXPLORATION AND MINING RIGHTS, AS SHOWN HEREON, ARE 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 THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS "LM-1" AND "LM-2", INCLUSIVE, AS SHOWN HEREON, TOGETHER WITH THE UNDERLYING MINERAL EXPLORATION AND MINING RIGHTS, ARE 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 TRACTS 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.
- THE WATER MANAGEMENT ACCESS EASEMENT #1 (W.M.A.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR UNOBSTRUCTED EQUIPMENT, PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING OR STORAGE THEREOF, TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF PASTEUR HEALTHCARE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GRANTEE, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, NOR THE CITY OF PALM BEACH GARDENS.
- THE WATER MANAGEMENT ACCESS EASEMENTS #2, #3 AND #4, INCLUSIVE, (W.M.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR UNOBSTRUCTED EQUIPMENT, PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING OR STORAGE USAGE THEREOF, TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS GRANTEE, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, NOR THE CITY OF PALM BEACH GARDENS.
- TRACTS "OS-1A", "OS-2", "OS-3" AND "OS-4", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, WALLS, FENCES, LANDSCAPE, DRAINAGE, UTILITY AND RELATED PURPOSES, SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "OS-5", AS SHOWN HEREON, IS HEREBY RESERVED FOR PASTEUR HEALTHCARE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, WALLS, FENCES, LANDSCAPE, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS "R/W 1" AND "R/W 2", AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF PALM BEACH GARDENS FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY, DRAINAGE, UTILITY, LANDSCAPING AND OTHER RELATED PURPOSES. MAINTENANCE OF SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, PASTEUR HEALTHCARE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, UHS OF DELAWARE, INC., A DELAWARE CORPORATION, THIS 24th DAY OF July 2023.

WITNESS: *[Signature]*
PRINT NAME: **STEPHEN J. AMORIELLO, III**
WITNESS: *[Signature]*
PRINT NAME: **DEREK WOOD**

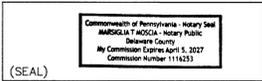
PASTEUR HEALTHCARE PROPERTIES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: UHS OF DELAWARE, INC.,
A DELAWARE CORPORATION, ITS SOLE MEMBER

BY: *[Signature]*
NAME: **CHERYL K. RAMAGANO**
TITLE: **SR. VICE PRESIDENT AND TREASURER**

OWNER'S ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 24th DAY OF July 2023, BY CHERYL K. RAMAGANO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND TREASURER OF UHS OF DELAWARE, INC., A DELAWARE CORPORATION, SOLE MEMBER OF PASTEUR HEALTHCARE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH SENIOR VICE PRESIDENT AND TREASURER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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.



[Signature]
NOTARY PUBLIC
MARISOLIA T. MOSCA
PRINT NAME
MY COMMISSION EXPIRES: **4-5-2027**
COMMISSION NUMBER: **1116251**

IN WITNESS WHEREOF, ALTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 27th DAY OF July 2023.

WITNESS: *[Signature]*
PRINT NAME: **SRION GUNDE**

ALTON PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: *[Signature]*
PRINT NAME: **SCOTT MARTON**

BY: *[Signature]*
VICTORIA IHMOFF
PRESIDENT

OWNER'S ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 27th DAY OF July 2023, BY VICTORIA IHMOFF, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ALTON PROPERTY OWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.



[Signature]
NOTARY PUBLIC
Francine Gutierrez
PRINT NAME
MY COMMISSION EXPIRES: **11-14-2025**
COMMISSION NUMBER: **1119829**

IN WITNESS WHEREOF, AS TO ONLY THOSE PORTIONS OF TRACTS "W-1" AND "LM-1", INCLUSIVE, OWNED IN FEE SIMPLE BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 32831, PAGE 304, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT OF ITS BOARD OF SUPERVISORS AND ATTESTED BY THE ASSISTANT SECRETARY OF ITS BOARD OF SUPERVISORS, AND ITS SEAL AFFIXED HERETO THIS 15th DAY OF August 2023.

WITNESS: *[Signature]*
AS TO BOTH
PRINT NAME: **VICTORIA BRUNO LOEB**
BY: *[Signature]*
MATHIEW J. BOYKIN
BOARD OF SUPERVISORS

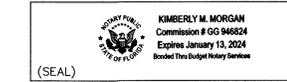
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 2C A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: *[Signature]*
MATHIEW J. BOYKIN
BOARD OF SUPERVISORS

WITNESS: *[Signature]*
AS TO BOTH
PRINT NAME: **MICHELLE H. HAHN**
BY: *[Signature]*
SUSAN P. SCHEFF
ASSISTANT SECRETARY
BOARD OF SUPERVISORS

OWNER'S ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15th DAY OF August 2023, BY MATTHEW J. BOYKIN, AS PRESIDENT, BOARD OF SUPERVISORS, AND SUSAN P. SCHEFF, AS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, WHO ARE BOTH PERSONALLY KNOWN TO ME, OR HAS PRODUCED AND IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF THE BOARD OF SUPERVISORS OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND ASSISTANT SECRETARY OF SAID BOARD OF SUPERVISORS, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.



[Signature]
NOTARY PUBLIC
Kimberly Morgan
PRINT NAME
MY COMMISSION EXPIRES: **01-13-2024**
COMMISSION NUMBER: **0694824**

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 19th DAY OF September 2023.

BY: *[Signature]*
CHELSEA REED
MAYOR
ATTEST: *[Signature]*
PATRICIA SMIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 19th DAY OF September 2023.

BY: *[Signature]*
ODD ENBLE, P.E.
CITY ENGINEER

SURVEYOR'S 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.
- THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED IN, OVER, UNDER OR UPON THE INGRESS/EGRESS EASEMENTS, WATER MANAGEMENT EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS OR WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, INCLUDING THOSE EXISTING EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 34420 AT PAGES 1434 THROUGH 1440, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS AND UNTIL APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 28°00'09" WEST ALONG THE WEST LINE OF TRACT "O-10", ALTON PCD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGES 197 THROUGH 206 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM (NAD) OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83/90).
- INES 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.
- THE EASEMENTS SHOWN HEREON AND DEDICATED BY ALTON PCD, RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, PALM BEACH COUNTY PUBLIC RECORDS, SHALL REMAIN IN EFFECT AND ARE NOT EXTINGUISHED BY THIS REPLAT.
- ALL INSTRUMENTS SHOWN ON THIS 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 MONUMENTS ACCORDING TO SECTION 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 COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, FLORIDA STATUTES, AS AMENDED.

DATED: **7-14-2023**

[Signature]
DAVID E. ROHAL, P.L.S.
REGISTERED LAND SURVEYOR NO. LS4315
STATE OF FLORIDA
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NO. LB3591

