

# EVERGRENE P.C.D. PLAT THREE

A REPLAT OF TRACTS F-1 AND C-2, EVERGRENE PLAT TWO AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
SHEET No.2 OF 4      JULY 2002

### MORTGAGEE'S CONSENT

FLEET NATIONAL BANK (FORMERLY KNOWN AS BANKBOSTON, N.A.), A NATIONAL BANKING ASSOCIATION, AS AGENT (THE "MORTGAGEE"), THE HOLDER OF THAT CERTAIN SECOND CONSOLIDATED, AMENDED AND RESTATED MORTGAGE AND SECURITY AGREEMENT AND NOTICE OF FUTURE ADVANCE, DATED APRIL 28, 2000, AND RECORDED ON APRIL 28, 2000 IN OFFICIAL RECORDS BOOK 11748, PAGE 117, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (THE "MORTGAGE"), WHICH MORTGAGE CONSTITUTES A LIEN UPON THE HEREIN DESCRIBED PROPERTY, HEREBY CONSENTS TO THE DEDICATIONS BY COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, SHOWN HEREON, AND JOINS IN FOR THE PURPOSE OF AGREEING THAT THE LIEN AND ENCUMBRANCE OF THE MORTGAGE SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

THE SUBORDINATION SET FORTH HEREIN IS LIMITED STRICTLY TO THE DEDICATIONS CREATED BY THIS PLAT AND THE SUBORDINATION CONTAINED IN THE PRECEDING PARAGRAPH SHALL NOT CONSTITUTE A SUBORDINATION TO THE RIGHTS OF ANY OTHER PERSON OR ENTITY THAT HOLDS ANY INTEREST IN THE PROPERTY, AS DEFINED HEREIN.

FLEET NATIONAL BANK  
A NATIONAL BANKING ASSOCIATION  
AS AGENT

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
DIRECTOR      WITNESS  
PRINT NAME: \_\_\_\_\_

WITNESS  
PRINT NAME: \_\_\_\_\_

### MORTGAGEE'S ACKNOWLEDGMENT CERTIFICATE

STATE OF \_\_\_\_\_ SS  
COUNTY OF \_\_\_\_\_ SS

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTOR OF FLEET NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2002.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_  
PRINT NOTARY NUMBER: \_\_\_\_\_

### APPROVALS

CITY OF PALM BEACH GARDENS      SS  
COUNTY OF PALM BEACH, FLORIDA      SS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1<sup>st</sup> DAY OF August 2002.

BY: Eric Jablin      ATTEST: [Signature]  
ERIC JABLIN - MAYOR      CITY CLERK  
PRINT NAME: [Signature]

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 1<sup>st</sup> DAY OF August 2002.

BY: [Signature]  
LENNART E. LINDAHL, P.E.  
CITY ENGINEER

### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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.Ms), HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.Ps), 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 SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS 17<sup>th</sup> DAY OF JULY 2002  
MANUEL A. GUTIERREZ  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE No. 4102

### REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.s) AND MONUMENTS AT LOT CORNERS.

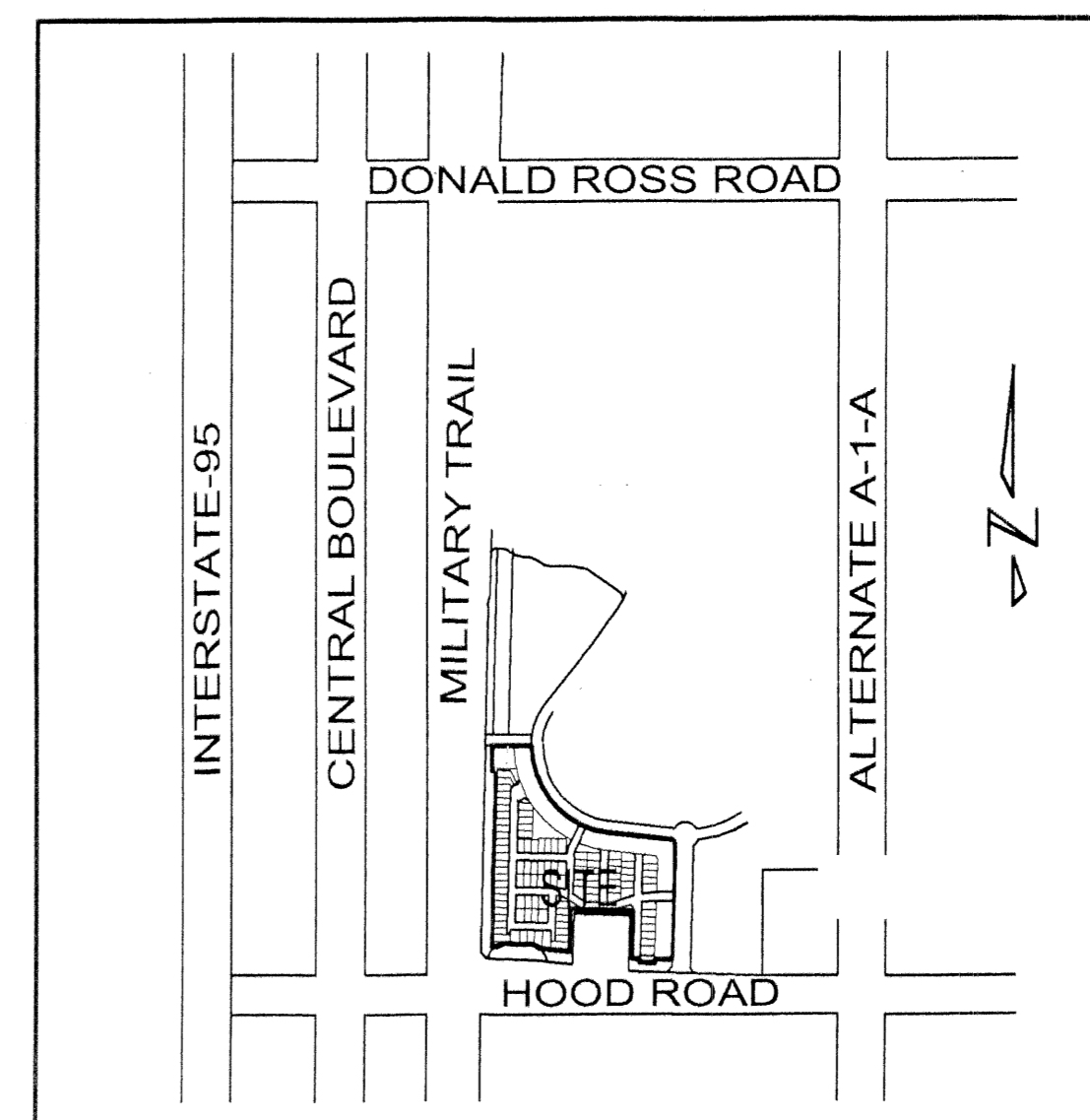
THIS 28<sup>th</sup> DAY OF July 2002  
Pasquale Volpe  
PASQUALE VOLPE  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE No. 4873

### SURVEYOR'S NOTES

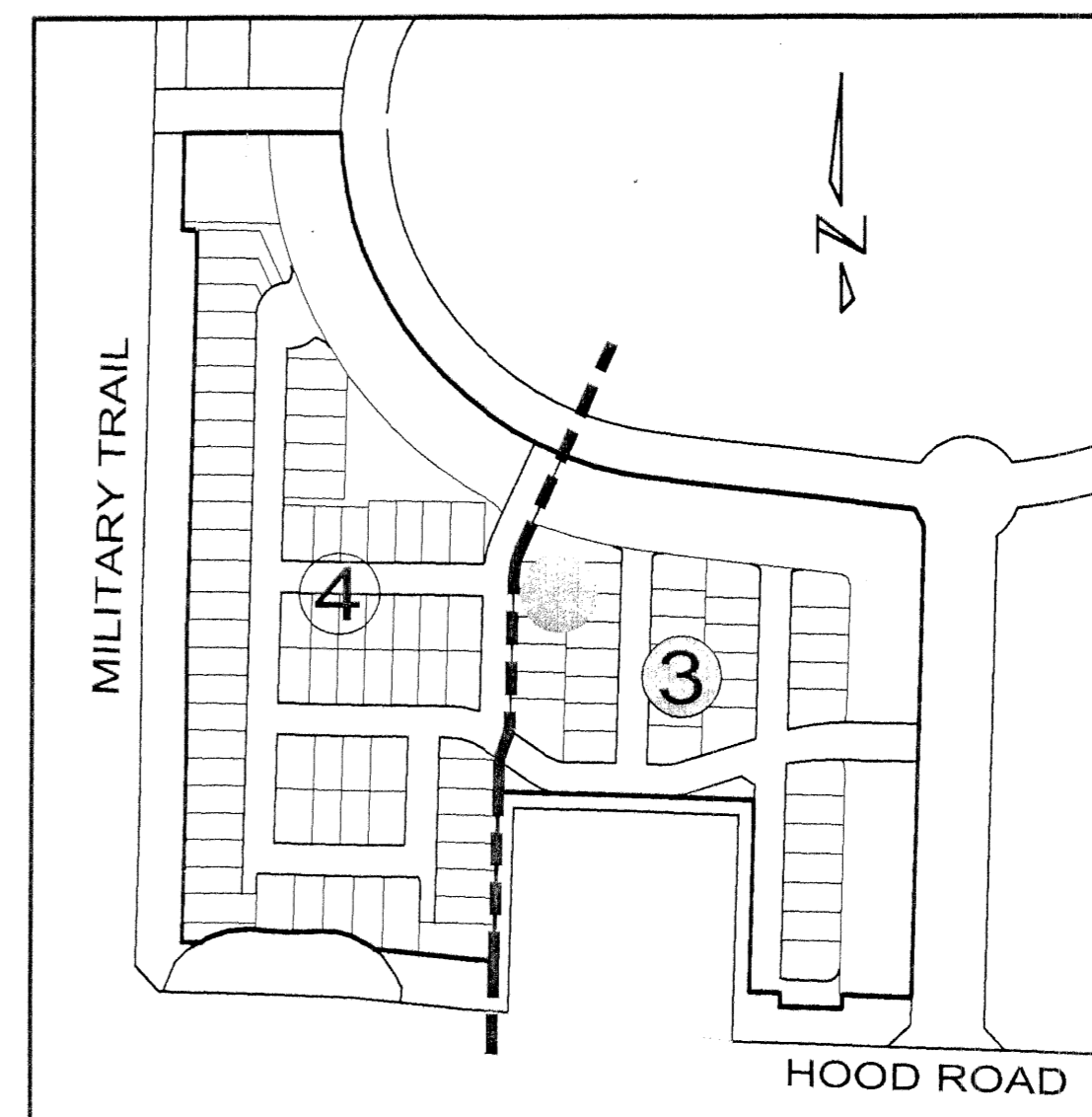
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
- LOT LINES ARE RADIAL UNLESS NOTED (NON-RADIAL).
- BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE NORTH LINE OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, ALSO THE CENTERLINE OF TRACT WM-9 PER THE PLAT OF EVERGRENE PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS SOUTH 89°52'40" EAST.
- DIMENSIONS AND DIRECTIONAL INFORMATION ALONG PLAT BOUNDARY LINES THAT DIFFER FROM THE ORIGINAL BOUNDARY LINES OF TRACTS F-1 AND C-2 ON PLAT 2 AS RECORDED, ARE DUE TO REVISED MATHEMATICAL CLOSURES. DETAILED COMPARISONS BETWEEN (PLAT) AND (CALCULATED) ANNOTATIONS ARE TO BE FOUND ON THE BOUNDARY SURVEY ACCOMPANYING THIS PLAT.

### 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 COUNTY.



LOCATION MAP  
NOT TO SCALE



INDEX SHEET MAP  
NOT TO SCALE

ACREAGES TABLE			LAW VTE CODE
TRACT NAME	SQUARE FEET	ACRES	
LOTS 1 THROUGH 37	166,475.93	3.8218	SFC
LOTS 38 THROUGH 42	21,047.96	0.4832	
LOTS 43 THROUGH 49	29,387.39	0.6746	
LOTS 50 THROUGH 63	55,301.82	1.2696	
LOTS 64 THROUGH 71	35,814.84	0.8222	
LOTS 72 THROUGH 84	52,409.97	1.2032	
LOTS 85 THROUGH 97	53,284.61	1.2232	
LOTS 98 THROUGH 102	22,460.24	0.5156	
LOTS 103 THROUGH 109	32,751.30	0.7519	
OPEN SPACE TRACT-1	2,312.26	0.0531	
OPEN SPACE TRACT-2	4,090.71	0.0939	
OPEN SPACE TRACT-3	1,724.59	0.0396	
OPEN SPACE TRACT-4	22,849.20	0.5245	
OPEN SPACE TRACT-5	2,336.62	0.0536	
OPEN SPACE TRACT-6	1,961.15	0.0450	
OPEN SPACE TRACT-7	2,632.38	0.0604	
OPEN SPACE TRACT-8	6,840.22	0.1524	
TRACT "A"	43,106.34	0.9896	MFR
TRACT "B"	96,388.65	2.2128	
TRACT "C"	78,123.90	1.7935	
TRACT "S-1"	219,119.22	5.0303	EX
UPLAND PRESERVE TRACT-1	20,444.23	0.4693	
TOTALS:	970,663.53	22.2834	

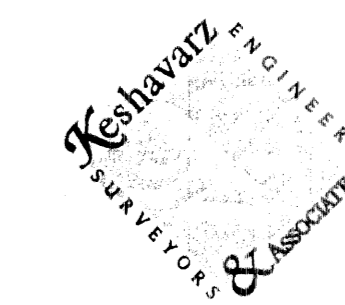
TOTAL SFC 468,934 SQ. FT. (10.765 Ac)

TOTAL OPEN SPACE 44,547 S.F. (1.023 Ac)

TOTAL EXEMPT 284,111 S.F. (6.512 Ac)

TOTAL MFR 217,619 S.F. (5 Acres +/-)  
(69 UNITS)

NOTE: USE CODE AND AREAS  
ADDED 7-24-02  
BY MANUEL GUTIERREZ, PSM



**Keshavarz & Associates, Inc.**

CONSULTING ENGINEERS - SURVEYORS

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THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4102  
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.