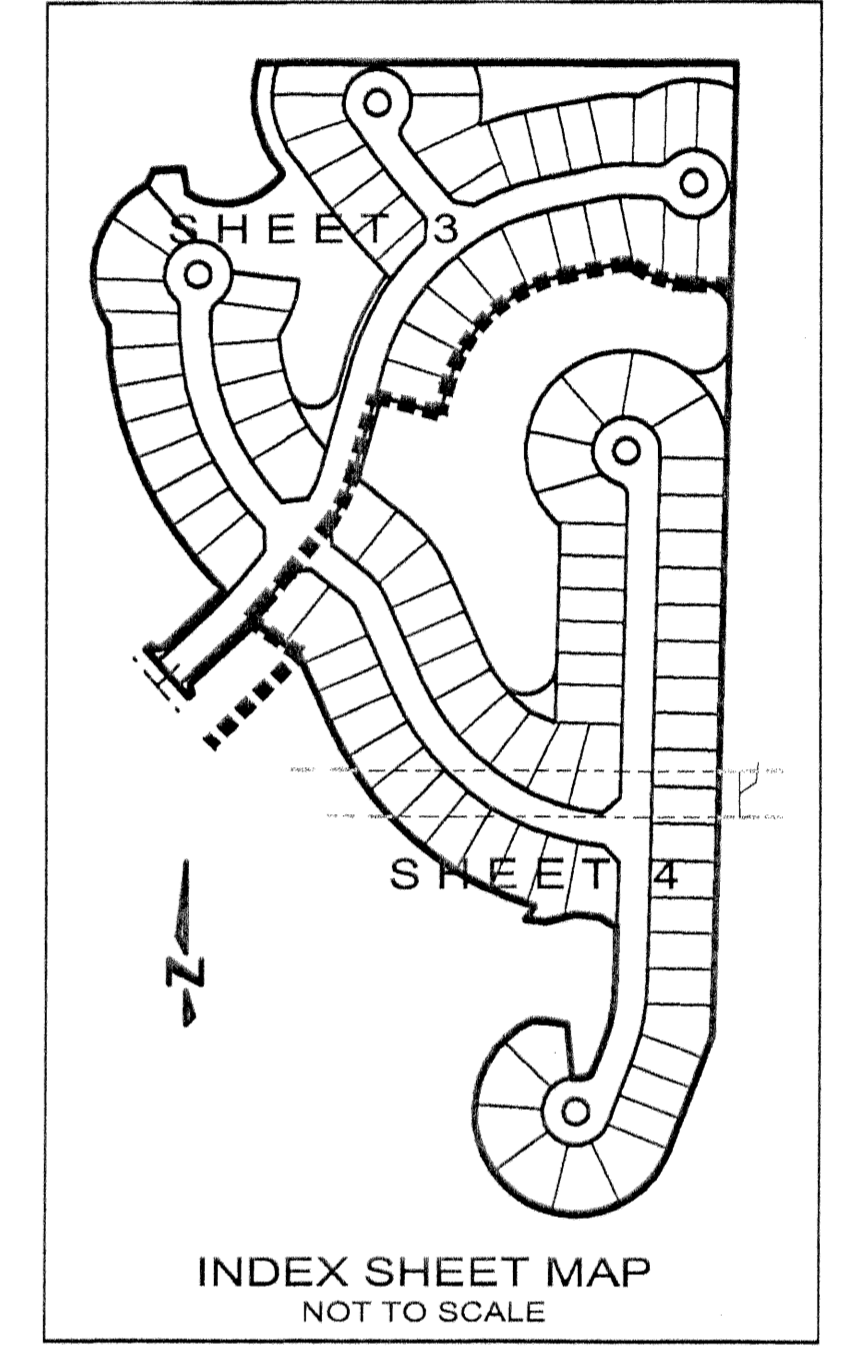
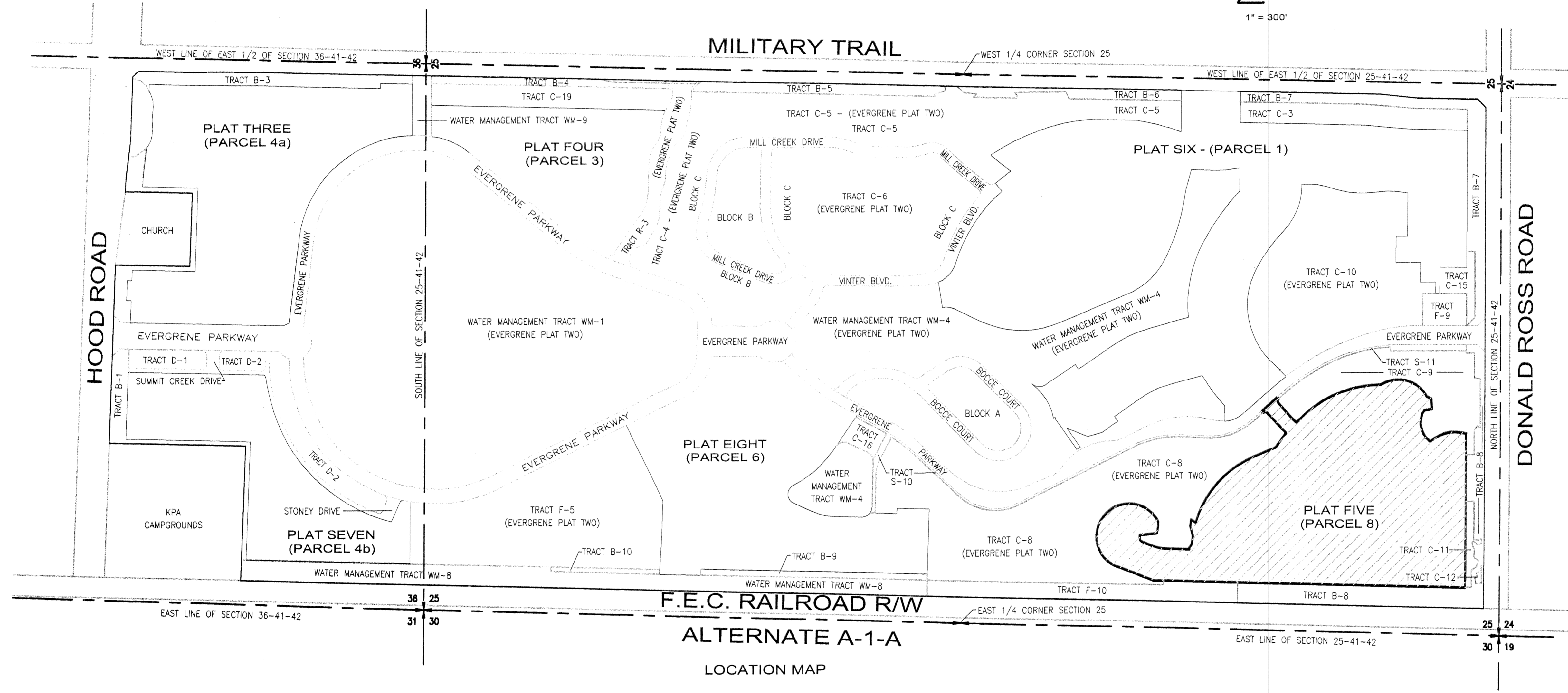
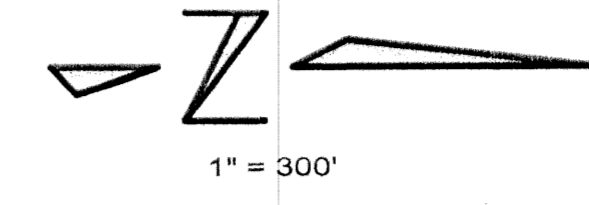


EVERGRENE P.C.D. PLAT FIVE

A REPLAT OF TRACT F-7 AND WATER MANAGEMENT TRACTS WM-6 AND WM-7, EVERGRENE PLAT TWO AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
 SHEET No.2 OF 4 FEBRUARY 2003



APPROVALS

CITY OF PALM BEACH GARDENS SS
 COUNTY OF PALM BEACH, FLORIDA SS
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF February, 2003.
 BY: [Signature] ATTEST: [Signature]
 ERIC JABLON - MAYOR CITY CLERK
 PRINT NAME: Peterson Swider

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 20th DAY OF February, 2003.
 BY: [Signature]
 DANIEL P. CLARK, 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.M.s), HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.s), AND MONUMENTS ACCORDING TO SEC. 177.094 (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 COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS 20th DAY OF February, 2003.
[Signature]
 MANUEL A. GUTIERREZ
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE No. LS 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 20th DAY OF FEBRUARY, 2003.
[Signature]
 O. HOWARD DUKES
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE No. LS 4533

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 EAST LINE OF TRACT F-7 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 01°19'26" WEST.
- DIMENSIONS AND DIRECTIONAL INFORMATION ALONG PLAT BOUNDARY LINES THAT DIFFER FROM THE ORIGINAL BOUNDARY LINES OF TRACT F-7 AND WATER MANAGEMENT TRACTS WM-6 AND 7 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.

NPBCID UNIT OF DEVELOPMENT NO. 28
 NORTHERN PALM BEACH COUNTY IMPROVEMENT
 DISTRICT LAND USE CLASSIFICATION

	CODE
MULTI-FAMILY RESIDENTIAL	MFR
SINGLE FAMILY ESTATE	SFE
SINGLE FAMILY CLASSICS	SFC
EXEMPT ACREAGE	EX

LAND USE ACREAGE AND CLASSIFICATION TABLE

	AREA		CLASSIFICATION
	SQUARE FEET	ACRES	
LAKE TRACTS	205,612.52	4.7202	EX
OPEN SPACE TRACTS	27,834.08	0.6390	EX
ROAD TRACT	210,851.60	4.8336	EX
UPLAND PRESERVE TRACT	22,060.86	0.5054	EX
LOTS 1-105	674,322.55	15.4803	SFC
TOTAL	1,140,381.61	26.1796	



Keshavarz & Associates, Inc.
 CONSULTING ENGINEERS - SURVEYORS
 1280 N. Congress Avenue, Suite 206
 West Palm Beach, Florida 33409
 Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897
 THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM
 PROFESSIONAL SURVEYOR AND MAPPER NO. 4102
 IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
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