# CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063 PHONE: 954-972-3959 FAX: 954-972-4178

APRIL 2003

## DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, OWNERS OF THE LANDS SHOWN HEREON AS "LEGENDS OF THE GARDENS". BEING MORE PARTICULARLY DESCRIBED AS

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE SOUTH 01°20'36" WEST, ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 500.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°50'07" EAST, A DISTANCE OF 475.10 FEET; THENCE NORTH 01°20'36" EAST, A DISTANCE OF 425.09 FEET; THENCE SOUTH 71°23'29" EAST, A DISTANCE OF 104.29 FEET; THENCE SOUTH 89°50'04" EAST, A DISTANCE OF 291.05 FEET; THENCE SOUTH 44°31'02" EAST, A DISTANCE OF 56.88 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD, AS RECORDED INOFFICIAL RECORDS BOOK 9567 AT PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE SOUTH 00°48'03" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 9567 AT PAGE 761, A DISTANCE OF 81.97 FEET; THENCE SOUTH 14°21'14" WEST, A DISTANCE OF 36.27 FEET; THENCE SOUTH 00°48'03" WEST, A DISTANCE OF 251.13 FEET; THENCE SOUTH 89°11'57" EAST, A DISTANCE OF 8.50 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE WEST LINE OF THE RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK

AT PAGE OF SAID PUBLIC RECORDS); THENCE SOUTH 00°48'03" WEST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 00°48'03" WEST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 00°13'07" EAST, A DISTANCE OF 337.49 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY OF CENTRAL BOULEVARD, AS RECORDED IN SAID OFFICIAL RECORDS BOOK CENTRAL BOULEVARD, AS RECORDED IN SAID OFFICIAL RECORDS BOOK CENTRAL BOULEVARD, AS RECORDED IN SAID OFFICIAL RECORDS BOOK CENTRAL BOULEVARD, AS RECORDED IN SAID OFFICIAL RECORDS BOOK CENTRAL BOULEVARD, AS RECORDED IN SAID OFFICIAL RECORDS BOOK CENTRAL BOULEVARD, AS RECORDED IN SAID OFFICIAL RECORDS BOOK CENTRAL BOULEVARD, AS RECORDED IN SAID OFFICIAL RECORDS BOOK CENTRAL BOULEVARD, AS RECORDED IN SAID OFFICIAL RECORDS BOOK CENTRAL BOULEVARD, AS RECORDED IN SAID OFFICIAL RECORDS BOOK COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF WAT OF CENTRAL BOULEVARD, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 9567 AT PAGE 761); THENCE SOUTH 00°48'03" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 5207 AT PAGE 349 OF SAID PUBLIC RECORDS, OFFICIAL RECORDS BOOK 5207 AT PAGE 349 OF SAID PUBLIC RECORDS, A DISTANCE OF 462.00 FEET; THENCE NORTH 89°51'05" WEST, ALONG A LINE 35.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 923.93 FEET; THENCE NORTH 01°20'36" EAST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 844.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 21.665 ACRES, MORE OR LESS.

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

- TRACT A. AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS FOR COMMERCIAL AND OFFICE DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS FOR RESIDENTIAL HOUSING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF
- PALM BEACH GARDENS. TRACT C. AS SHOWN HEREON IS HEREBY RESERVED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES. SAID TRACT C SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID DISTRICT, ITS SUCCESSORS
- AND ASSIGNS. WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS TRACTS FI AND F2, THE BUFFER TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LEGENDS OF THE GARDENS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LEGENDS OF THE GARDENS MASTER ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS. WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS LI AND L2, THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE LEGENDS OF THE GARDENS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND SAID TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM
- BEACH GARDENS. TRACTS PI, P2 AND P3, THE PRESERVATION TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LEGENDS OF THE GARDENS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA PRESERVATION PURPOSES AND ARE THE PERPETUAL RESPONSIBILITY OF SAID ASSOCIATION. THESE PRESERVATION TRACTS MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE EXCEPT FOR SIDEWALKS, DRAINAGE BERMS. AND LIGHTING TO BE INSTALLED IN THE PEDESTRIAN ACCESS EASEMENTS AND DRAINAGE STRUCTURES. ACTIVITIES PROHIBITED WITHIN THE TRACTS INCLUDE BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC NUISANCE VEGETATION REMOVAL; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- THE WATER AND SEWER EASEMENTS (W.S.E.'S), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING 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.
- THE WATER MANAGEMENT EASEMENTS. THE LAKE MAINTENANCE EASEMENTS, AND THE DRAINAGE EASEMENT. AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION, AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE LEGENDS OF THE GARDENS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS. WITHOUT RECOURSE TO SAID NORTHERN AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, SAID NORTHERN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE
- EASEMENTS. THE FPL UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY FOR PROPER PURPOSES. WITH (SEE BELOW)
- THE FPL DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 9. (CONTINUED) THE RESTRICTION THAT NO FPL FACILITIES ARE PERMITTED TO BE PLACED WITHIN THE PORTIONS OF THE FPL UTILITY FASEMENTS THAT ARE OVERLAPPING ANY PORTION OF THE WATER AND SEWER EASEMENTS, WHICH AREAS MAY BE LISED FOR EXCAVATION AND MAINTENANCE PURPOSES ONLY.

# LEGENDS OF THE GARDENS

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

THE PEDESTRIAN ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LEGENDS OF THE GARDENS MASTER ASSOCIATION. INC.. A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS. FOR PUBLIC PEDESTRIAN ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LEGENDS OF THE GARDENS MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS. AN EASEMENT IS HEREBY GRANTED TO PALM BEACH COUNTY AND THE CITY OF PALM BEACH GARDENS OVER THE PEDESTIRAN ACCESS EASEMENTS SHOWN HEREON FOR PUBLIC PEDESTRIAN ACCESS PURPOSES. THE CITY OF PALM BEACH GARDENS AND PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE PEDESTRIAN ACCESS EASEMENTS.

THE INGRESS-EGRESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNER OF TRACT A, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS PURPOSES, SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER(S) OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR NORTHERN PALM BEACH

COUNTY IMPROVEMENT DISTRICT. AN INGRESS AND EGRESS EASEMENT OVER ALL OF TRACT B AS SHOWN HEREON IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID NORTHERN'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS. THE LAND LYING UNDER SAID INGRESS AND EGRESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER(S) OF SAID TRACT B. THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN, PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF: CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, BY CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, MANAGING GENERAL PARTNER, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_20\_ DAY OF AVEUST\_\_, 2003.

> CENTEX HOMES. A NEVADA GENERAL PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, MANAGING GENERAL PARTNER, AUTHORIZED TO DO BUSINESS IN FLORIDA

PRINT NAME: MATTHEW B. HORAN PRINT NAME: RICHMED H. REMCE

- district IN WITNESS WHEREOF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL OF THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY.
THIS AND DAY OF CHARLET 2003. -assistant

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

DAVID E. ABRAMS, DIVISION PRESIDENT

PRINT NAME: Fathleen J. Maloney HUGO P. UNRUH. PRESIDENT
(AS TO BOTH)

WITNESS YOU'LL MOX PRINT NAME: U LOWIS KNOX (AS TO BOTH)

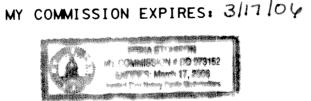
ATTEST: 2 asup 2 . Quell O'NEAL BARDIN, JR., SECRETARY TANYA W. QUICKEL, ASST. SECRETARY

#### **ACKNOWLEDGEMENT**

STATE OF Florida COUNTY OF Palm Boh )

BEFORE ME PERSONALLY APPEARED DAVID E. ABRAMS, DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, WHO IS PERSONALLY KNOWN AS IDENTIFICATION, AND WHO TO ME OR HAS PRODUCED EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_20\_ DAY OF \_August\_, 2003.



Enka Gehison PRINT NAME: Erika Etchison NOTARY PUBLIC-STATE OF FLORIDA COMMISSION NO. DD 073152

## **ACKNOWLEDGEMENT**

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) STATE OF FLORIDA

TANYA W. QUICKEL BEFORE ME PERSONALLY APPEARED HUGO P. UNRUH, AND O'NEAL BARDIN, JR., WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ 'AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS TO DAY OF CHICAGO. 2003. MY COMMISSION EXPIRES: 2/15/2007

PRINT NAME LATINGEN S. M. LONG NOTARY PUBLIC-STATE OF FLORIDAY COMMISSION NO. DDO144260

## **ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA COUNTY OF PALM BEACH )

THE LEGENDS OF THE GARDENS MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_\_, DAY OF AUGUST\_\_\_\_\_\_, 2003.

LEGENDS OF THE GARDENS MASTER ASSOCIATION. INC.. WI THESS TOWN OF LEGEND A FLORIDA NOT FOR PROFIT CORPORATION PRINT NAME: RICHARD H. REACE

PRINT

NAME: MATTHEW S. HORAN

- Ctchison

. PRESIDENT

WITNESS Mallie Demaline PRINT NAME: Mollie Demaline

# **ACKNOWLEDGEMENT**

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Matt Horan, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LEGEND OF THE GARDENS MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION. AND 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  $\_20$  DAY OF <u>August</u>, 2003.

M MY COMMISSION EXPIRES: 3/17/106 COMMISSION NO: DD 013152 CONSISTA ANY CHARLES

PRINT NAME: Erika Etchison NOTARY PUBLIC - STATE OF FLORIDA COMMISSION NO. DD 073152 MY COMMISSION # DD 0791 FIGURE Wards 17, 2006 Considered Plants Mindsony Practice Liferformership

## TITLE CERTIFICATION

STATE OF FLORIDA )SS COUNTY OF

FRI. SCOTT M. CLEMENTS. A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA. DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED FOR PROPERTY: THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CENTEX HOMES. A NEVADA GENERAL PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

August 21, 2003

BY: Scott M. Clements PRINT NAME: SOUT M. CLEMENTS ATTORNEY AT LAW FLORIDA BAR NO. 0976921

## **APPROVALS**

CITY OF PALM BEACH GARDENS

COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THI .\_\_\_, 2003. DAY OF SCOTEMBER . CITY CLERK

CITY ENGINEER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS \_\_\_\_\_DAY OF SEPTEMBEL. 2003.

DANIEL P. CLARK, P.E., CITY ENGINEER REVIEWING SURVEYOR

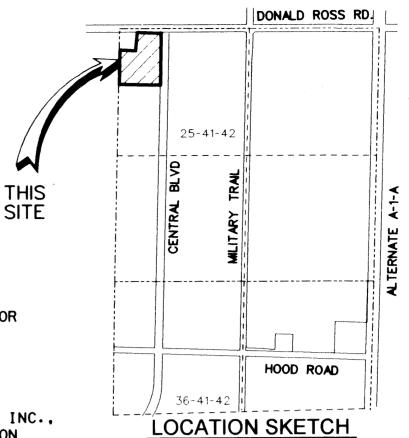
STATE OF FLORIDA COUNTY OF PALM BEACH)

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OF THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (PCP) OR MONUMENTS AT LOT CORNERS.

BY: DATE: 3 September 2

O. HOWARD DUKES

PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. LS4533



STATE OF FLORIDA

COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT \_/5.03 THIS 23 DAY OF SCOKADE 2003, AND DULY RECORDED
IN PLAT BOOK 2 ON PAGES
17 THRU 17
DOROTHY H. WILKER OLERK

SHEET I OF 3

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 02

#### AREA TABULATION

 ⟨FOR THE USE OF THE NORTHERN PALM BEACH IMPROVEMENT DISTRICT) TRACT SQUARE FOOTAGE TRACT B 518,081 4,550 TRACT FI 11,003 TRACT F2 TRACT 95,491 TRACT L2 TRACT PI 1863 60,097 49,395 TRACT P2

TRACT P3

TOTAL

### NOTES:

OI. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST HAVING A BEARING OF NORTH 89°50'07" WEST, ACCORDING TO THE STATE PLANE COORDINATE SYSTEM, USING THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. AS ESTABLISHED BY THE PALM BEACH COUNTY SURVEY

02. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED

943,736

AS BEING NON-RADIAL (N.R.) 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. 04. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND. TREES OR SHRUBS PLACED ON WATER MANAGEMENT TRACTS OR ON LAKES MAINTENANCE EASEMENTS. AS SHOWN HEREON, UNLESS APPROVED. IN PERMIT FORM. BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.

05. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON SEWER OR WATER LINE EASEMENTS, AS SHOWN HEREON, UNLESS APPROVED , IN PERMIT FORM, BY THE SEACOAST UTILITY AUTHORITY AND THE CITT OF PALM BEACH GARDENS.

06. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.

07. 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 DETERMINED BY USE OF RIGHTS GRANTED.

## SURVEYOR'S CERTIFICATE

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 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 PLAT AND 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.

SURVEYOR AND MAPPER

FLORIDA LICENSE NO. LS4290 CARNAHAN PROCTOR CROSS, INC. CERTIFICATE OF AUTHORIZATION NO. LB2936

SURVEYOR

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PALM BEACH COUNTY CITY OF PALM CENTEX REAL LEGENDS OF THE GARDENS IMPROVEMENT DISTRICT BEACH GARDENS REVIEWING SURVEYOR ESTATE CORP. MASTER ASSOCIATION, INC. PAI

NORTHBRN