

EVERGRENE P.C.D. PLAT EIGHT

A REPLAT OF TRACTS F-4, F-6, S-17 AND WATER MANAGEMENT TRACT WM-2, EVERGRENE PLAT TWO AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET No. 1 OF 4 NOVEMBER 2003

68

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at A M.,
on the 19th day of February, 2004.
and duly recorded in Plat Book No. 101
in page 68-71
BOB BRYAN, H. WILKINSON, Clerk of Circuit Court
by B. Johnson D.C.



DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "EVERGRENE P.C.D. PLAT EIGHT", BEING A REPLAT OF TRACTS F4, F6, S-17 AND WATER MANAGEMENT TRACT WM-2, EVERGRENE PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

SAID TRACTS CONTAIN 945,790 SQUARE FEET (21.712 ACRES, MORE OR LESS) AND ARE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

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

1. THE STREET TRACTS SHOWN AND DESIGNATED HEREON AS "S-1" AND "S-2" ARE HEREBY RESERVED IN FEE SIMPLE TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE ROADWAY, EXCLUSIVELY FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, CABLE TELEVISION SYSTEMS AND RELATED PURPOSES. SAID TRACTS "S-1" AND "S-2" SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.

2. OPEN SPACE TRACTS "1" THROUGH "12" INCLUSIVE, AS SHOWN HEREON ARE HEREBY RESERVED IN FEE SIMPLE TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

3. THE WATER MANAGEMENT TRACT AS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSTRUCTION, STORMWATER MANAGEMENT AND DRAINAGE PURPOSES. SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID WATER MANAGEMENT TRACT MAY BE CONVEYED WITHOUT ENCUMBRANCES AND IN FEE SIMPLE ABSOLUTE, INCLUDING SOME OR ALL OF THE IMPROVEMENTS THEN LOCATED THEREON, AS WELL AS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID WATER MANAGEMENT TRACT TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, UNTIL SUCH A CONVEYANCE OCCURS, AND A NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS BEEN FORMED AND ACCEPTANCE THEREOF RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID WATER MANAGEMENT TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID EVERGRENE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO EITHER THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, FLORIDA.

4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION AND STREET LIGHTING SYSTEMS, THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION AND STREET LIGHTING SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

5. THE WATER LINE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES. SAID LANDS ENCLUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS.

6. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACTS "S-1" AND "S-2" AND OPEN SPACE TRACTS 1 THROUGH 12 IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY. SAID LAND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACTS "S-1" AND "S-2", AND OPEN SPACE TRACTS 1 THROUGH 12 IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE-GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER SAID TRACTS "S-1" AND "S-2", AND OPEN SPACE TRACTS 1 THROUGH 12.

7. THE WATER MANAGEMENT EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.

8. THE WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN HEREON, ARE HEREBY GRANTED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR USE FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NPBCID OR THE CITY OF PALM BEACH GARDENS.

9. AN EASEMENT FOR INGRESS AND EGRESS OVER TRACTS "S-1" AND "S-2" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR ACCESS FOR WATER MANAGEMENT AND RELATED NPBCID PURPOSES, THE LANDS ENCLUMBERED BY SAID INGRESS AND EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NPBCID AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

10. 12-FOOT-WIDE ACCESS EASEMENTS CENTERED ON THE COMMON LINES OF LOTS 20 AND 21 AND LOTS 75 AND 84, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR ACCESS FOR WATER MANAGEMENT AND RELATED NPBCID PURPOSES, THE LANDS ENCLUMBERED BY SAID ACCESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NPBCID AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS SEAL TO BE AFFIXED, HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF November, 2003.

COMMUNITIES FINANCE COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
LICENSED TO DO BUSINESS IN FLORIDA

BY: Kenneth G. Tuma
VICE PRESIDENT
PRINT NAME: Kenneth G. Tuma

WITNESS: Sima Narcus
PRINT NAME: Sima Narcus

WITNESS: Paul Rugglo
PRINT NAME: Paul Rugglo

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Kenneth G. Tuma WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Bonnie G. Thompson AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY 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 LIMITED LIABILITY COMPANY.

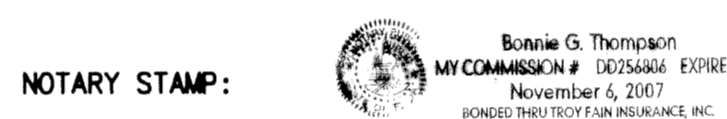
WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF November, 2003.

MY COMMISSION EXPIRES: 11-6-2007

NOTARY PUBLIC: Bonnie G. Thompson

PRINT NAME: Bonnie G. Thompson

PRINT NOTARY NUMBER: DD256306



ACCEPTANCE OF RESERVATIONS BY THE EVERGRENE MASTER ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE EVERGRENE 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 17th DAY OF November, 2003.

THE EVERGRENE MASTER ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: Sima Narcus
PRINT NAME: Sima Narcus

BY: Thomas Paglitta
PRESIDENT
PRINT NAME: THOMAS PAGLITTA

WITNESS: Paul Rugglo
PRINT NAME: Paul Rugglo

ANGLE POINTS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Thomas Paglitta WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Bonnie G. Thompson AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE EVERGRENE 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 17th DAY OF November, 2003.

MY COMMISSION EXPIRES: 11-6-07

NOTARY PUBLIC: Bonnie G. Thompson

PRINT NAME: Bonnie G. Thompson

PRINT NOTARY NUMBER: DD256306



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT AND ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACKNOWLEDGES AND ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENTS OVER WATER MANAGEMENT TRACTS-1 AND 2, AND ACKNOWLEDGES THAT NPBCID HAS THE RIGHT BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS; AND HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENTS SHOWN HEREON, FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, AND ACKNOWLEDGES THAT NPBCID HAS NO MAINTENANCE OBLIGATION IN CONNECTION WITH SAID WATER MANAGEMENT MAINTENANCE EASEMENTS; AND HEREBY ACCEPTS THE INGRESS AND EGRESS EASEMENT OVER TRACT "S-1", AND ACKNOWLEDGES THAT NPBCID HAS NO MAINTENANCE OBLIGATION IN CONNECTION WITH SAID INGRESS AND EGRESS EASEMENT; AND SAID DISTRICT ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 19th DAY OF November, 2003.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: Hugo P. Unruh
VICE-PRESIDENT, BOARD OF SUPERVISORS

ATTESTED BY: O'Neal Bardin, Jr.
SECRETARY, BOARD OF SUPERVISORS

TITLE CERTIFICATION

I, HUGH W. PERRY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN 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.

DATE: 11/15/03
BY: Hugh W. Perry
ATTORNEY AT LAW
PRINT NAME: HUGH W. PERRY
FLORIDA BAR NO. 0603600

APPROVALS

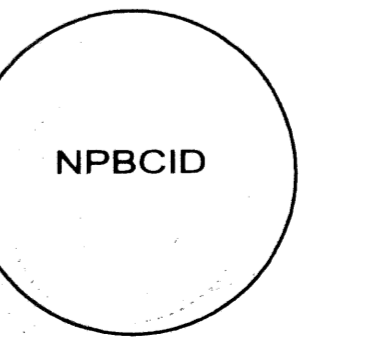
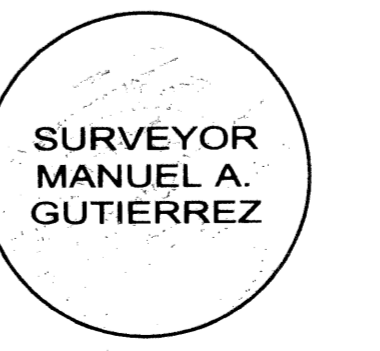
CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF February, 2004

BY: Eric J. Martin
MAYOR
ATTEST: Patricia Snider
CITY CLERK
PRINT NAME: Patricia Snider

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 19 DAY OF February, 2004

BY: Daniel P. Clark
DANIEL P. CLARK, P.E.
CITY ENGINEER



Keshavarz & Associates, Inc.
CONSULTING ENGINEERS - SURVEYORS
711 NORTH DIXIE HIGHWAY, SUITE 201
West Palm Beach, Florida 33401
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.
\\KAFS\SUN759_PLAT8_EVERG.dwg\759_PLAT_SHTS1&2.dwg 11/03/03 11:04:21 AM EST