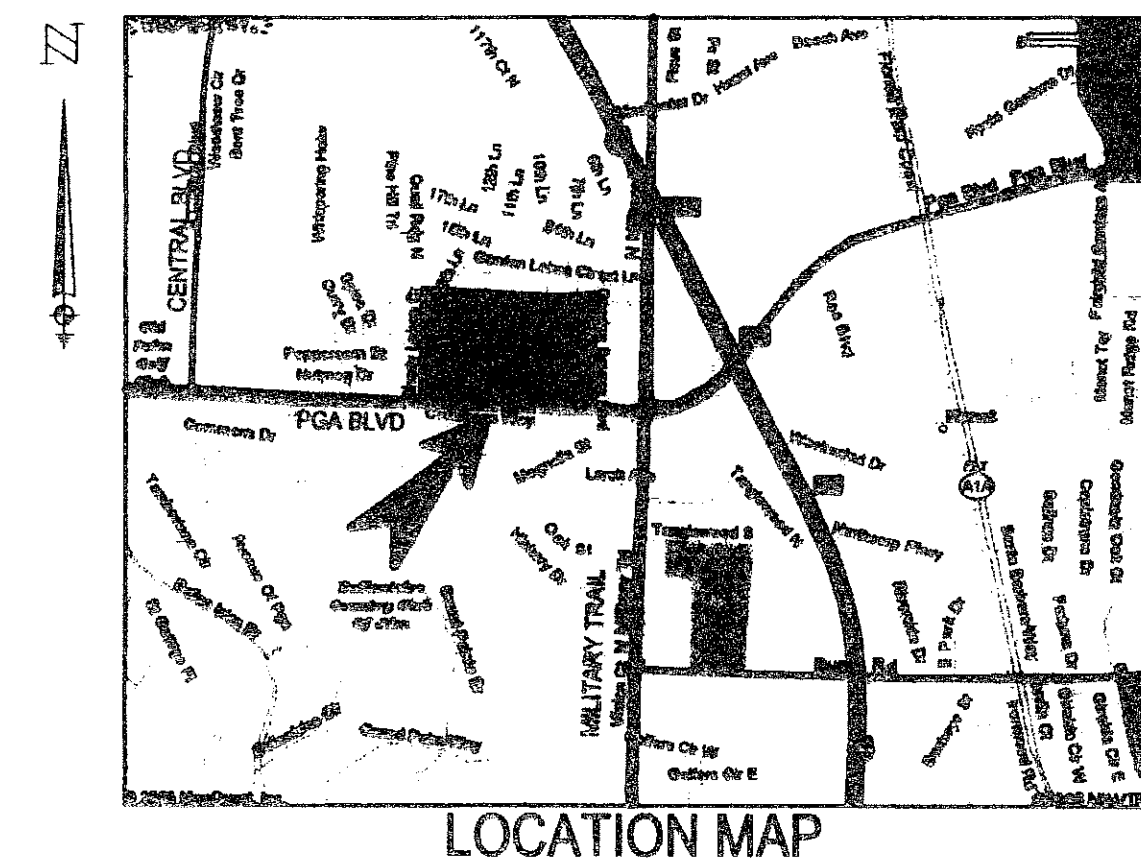


36

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at _____ N. this day
of _____, 2006, and duly
recorded in Plat Book No. _____
on Pages _____ thru _____
Sharon H. Bock
Clerk and Comptroller
By _____ D.C.

BORLAND CENTER REPLAT

BEING A REPLAT OF TRACTS 1 THROUGH 8, INCLUSIVE, BORLAND CENTER, AS RECORDED IN PLAT BOOK 104,
PAGES 110 THROUGH 117, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1,
TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 8 NOVEMBER 2006



LOCATION MAP

ABBREVIATIONS

- = 4"x4" CONCRETE MONUMENT LB4431 (PRM)
- = 5/8" IRON ROD AND CAP LB4431 (MONUMENT)
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- SUA = SEACOAST UTILITY AUTHORITY
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- FPL = FLORIDA POWER & LIGHT
- LME = LAKE MAINTENANCE EASEMENT
- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH)

THE BORLAND CENTER OWNERS 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 15TH DAY OF NOVEMBER, 2006.

WITNESS: *Karen D. Geller*
PRINT NAME: **KAREN D. GELLER**

BY: *Robert Skinner*
ROBERT B. SKINNER, PRESIDENT

WITNESS: *H.R. Gonzalez Jr.*
PRINT NAME: **H. R. Gonzalez Jr.**

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.061 (1) 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 PERMANENT CONTROL POINTS ("P.C.P.'S"), AND THE MONUMENTS AT LOT CORNERS.

O. Howard Dukes DATE: **22 November, 2006**
O. HOWARD DUKES, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS4533

SURVEYOR'S NOTES

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON PLAT OF BORLAND CENTER, PLAT BOOK 104, PAGES 110-117. THE SOUTH LINE OF SAID SECTION 1 BEARS SOUTH 88°37'35" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2) 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.
- 3) 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.
- 4) THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- 5) 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 IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6) THIS INSTRUMENT WAS PREPARED BY DAVID C. LIBBERG, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TELEPHONE (561) 746-8454.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED ROBERT B. SKINNER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BORLAND CENTER OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 15TH DAY OF Nov. 2006.

MY COMMISSION EXPIRES: 2-26-2009 *Notary Public*
NOTARY PUBLIC

COMMISSION NO. DD391256 *Nereida Perez Alvarez*
(PRINTED NAME)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE (UNIT OF DEVELOPMENT NO. 2)

STATE OF FLORIDA
COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ("NORTHERN") HEREBY ACCEPTS THE EASEMENT OVER THE WATER MANAGEMENT TRACT AND THE DRAINAGE/LAKE MAINTENANCE LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON AND HEREBY ACKNOWLEDGES SAID NORTHERN HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE, AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID EASEMENTS.

ATTEST: *Patricia M. Rauch* BY: *Pamela M. Rauch*
ONERA DUKIN, SECRETARY - BOARD OF SUPERVISORS PRESIDENT - BOARD OF SUPERVISORS
11-20-06

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH)

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 177.061 (9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE RECORD OF IMPROVEMENTS, AND, FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

David C. Libberg DATED: THIS 10TH DAY OF NOVEMBER, 2006.
DAVID C. LIBBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3613

CITY OF PALM BEACH GARDENS ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14TH DAY OF January, 2007.

BY: *Patricia Snider*
ATTEST: PATRICIA SNIDER, CMC, CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14TH DAY OF January, 2007.

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

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH)

I PAUL K. HINES, 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 MAINSTREET AT MIDTOWN LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, RESIDENCES AT MIDTOWN LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, PALM BEACH COMMUNITY CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND THE BORLAND CENTER OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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.

DATED: THIS 14TH DAY OF November, 2006

Paul K. Hines
PAUL K. HINES, ESQUIRE
FLORIDA BAR ASSOCIATION NO. 386774

TABULAR DATA		
TRACT	SQUARE FEET	ACRES
TRACT 1	506,611	11.64
TRACT 2	482,531	10.62
TRACT 3	308,076	7.07
TRACT 4	81,843	1.88
TRACT 5	331,103	7.60
TRACT 6	186,281	4.28
TRACT 7	2,714	0.06
TRACT 8	1,952	0.04
PRESERVE 'A'	35,880	0.82
PRESERVE 'B'	5,807	0.13
TOTAL	1,922,776	44.14

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL 561-746-8454

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REP K:\AUTOCAD\

FLD	CREW	PB. 000	PC. 00	JOB	05-046 (308)
OFF	A.J.C.	000	00	DATE	11/02/06
CKD	D.C.L.	SHEET 2	OF 8	DWG	D05-046P