

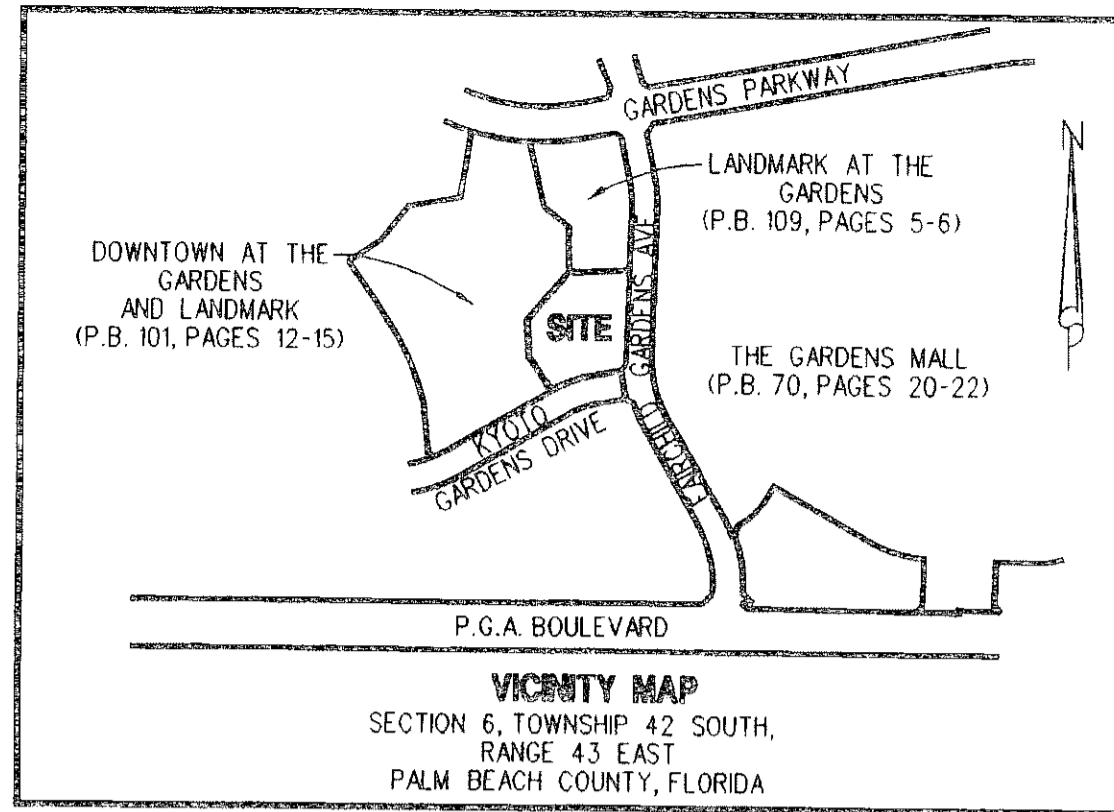
GARDENS POINTE REPLAT

BEING A REPLAT OF GARDENS POINTE, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 111, PAGES 12 THROUGH 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
SITUATE IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA

JULY 2009 SHEET 1 OF 5

00052-175

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 11:50 AM,
the 24 day of August, 2009,
and duly recorded in Plat Book 112,
at Page 189-1163
Sharon H. Webb, Clerk & Commissioner
By: [Signature] D.C.



DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT GARDENS POINTE DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA AND DDJ GARDENS POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS GARDENS POINTE REPLAT, BEING A REPLAT OF GARDENS POINTE, RECORDED IN PLAT BOOK 111, PAGES 12 THROUGH 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 289,110 SQUARE FEET OR 6.64 ACRES, MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE 20 FOOT PERPETUAL PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR PEDESTRIAN CIRCULATION AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GARDENS POINTE OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- THE 6 FOOT PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR USE BY THE PUBLIC FOR PEDESTRIAN ACCESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GARDENS POINTE OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- THE 12 FOOT SEACOAST UTILITY AUTHORITY WATER AND SEWER EASEMENTS (S.U.A.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER AND WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF GARDENS POINTE OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- THE LANDSCAPE BUFFER EASEMENTS (L.B.E.), AS SHOWN HEREON, ARE HEREBY RESERVED BY GARDENS POINTE OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF LANDSCAPING, BUFFERS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. THE MAINTENANCE RESPONSIBILITY OF LANDSCAPE BUFFER EASEMENTS SHALL BE THAT OF GARDENS POINTE OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MACARTHUR CENTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES OF INSTALLING, MAINTAINING AND REPLACING LANDSCAPING CONSISTENT WITH AND AS PROVIDED IN THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE MACARTHUR CENTER, RECORDED IN OFFICIAL RECORDS BOOK 8098, PAGE 403, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS AMENDED.
- UPON THE RECORDED OF THIS REPLAT, THE PLATTED EASEMENTS SHOWN ON THE PLAT OF GARDENS POINTE AS RECORDED IN PLAT BOOK 111, PAGES 12 THROUGH 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WILL BE AUTOMATICALLY AND SIMULTANEOUSLY VACATED AND ANNULLED PER FLORIDA STATUTES CHAPTER 177, PART 1, SECTION 177.101 (2).

IN WITNESS WHEREOF, GARDENS POINTE DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS DAY 5th OF August, 2009.

WITNESS: [Signature] GARDENS POINTE DEVELOPMENT, LLC
A DELAWARE LIMITED LIABILITY COMPANY
PRINT NAME: JOHN CSATO

WITNESS: [Signature] BY: ROBERT JULIEN, MANAGER
PRINT NAME: DAVID ZACHARIA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

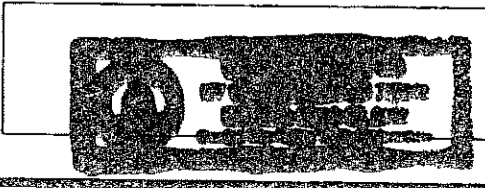
BEFORE ME PERSONALLY APPEARED ROBERT JULIEN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GARDENS POINTE DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF August, 2009.

MY COMMISSION EXPIRES: March 23, 2012 NOTARY PUBLIC: Nicola A. Angelakas

COMMISSION NUMBER: DD 286642 PRINT NAME: Nicola A. Angelakas

NOTARY SEAL:



IN WITNESS WHEREOF, DDJ GARDENS POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS DAY 31 OF July, 2009.

WITNESS: [Signature] DDJ GARDENS POINTE, LLC
A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: VLADISLAV STANCOV

WITNESS: [Signature] BY: ZARKO CVIJIC, MANAGER
PRINT NAME: NEBOJSA BERJAH

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF KINGS

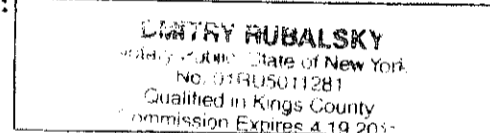
BEFORE ME PERSONALLY APPEARED ZARKO CVIJIC, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF DDJ GARDENS POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF JULY, 2009.

MY COMMISSION EXPIRES: 4-12-2011 NOTARY PUBLIC: Dmitry Rubalsky

COMMISSION NUMBER: 01RU5011281 PRINT NAME: DMITRY RUBALSKY

NOTARY SEAL:



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE GARDENS POINTE OWNERS ASSOCIATION, INC. 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 5th OF August, 2009.

WITNESS: [Signature] GARDENS POINTE OWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
PRINT NAME: NICOLA A. ANGELAKAS

WITNESS: [Signature] BY: SCOTT WEBB, PRESIDENT
PRINT NAME: JOHN CSATO

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

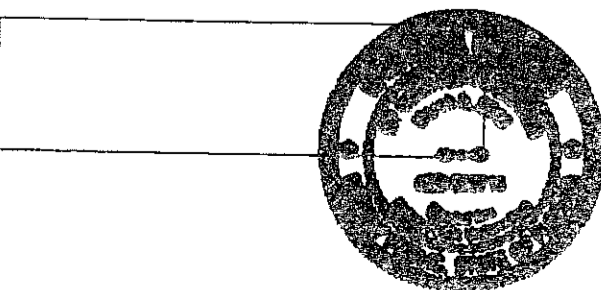
BEFORE ME PERSONALLY APPEARED SCOTT WEBB, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GARDENS POINTE OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE 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 5th DAY OF August, 2009.

MY COMMISSION EXPIRES: March 3, 2010 NOTARY PUBLIC: Kristen M. Williams

COMMISSION NUMBER: DD866716 PRINT NAME: KRISTEN M. WILLIAMS

NOTARY SEAL:



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE MACARTHUR CENTER PROPERTY OWNERS ASSOCIATION, INC. 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 5th OF August, 2009.

WITNESS: [Signature] MACARTHUR CENTER PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
PRINT NAME: Sarah E. Miller

WITNESS: [Signature] BY: BRIAN K. WAXMAN, BOARD CHAIR
PRINT NAME: Kristin M. Williams

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

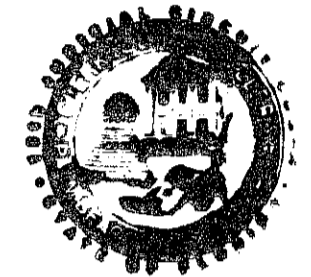
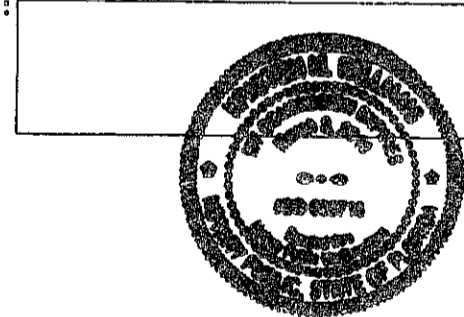
BEFORE ME PERSONALLY APPEARED BRIAN K. WAXMAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS BOARD CHAIR OF MACARTHUR CENTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED 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 5th DAY OF August, 2009.

MY COMMISSION EXPIRES: March 3, 2010 NOTARY PUBLIC: Kristen M. Williams

COMMISSION NUMBER: DD866716 PRINT NAME: KRISTEN M. WILLIAMS

NOTARY SEAL:



GARDENS POINTE OWNERS ASSOCIATION, INC.



MACARTHUR CENTER PROPERTY OWNERS ASSOCIATION, INC.

LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL: 561-746-8454

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