

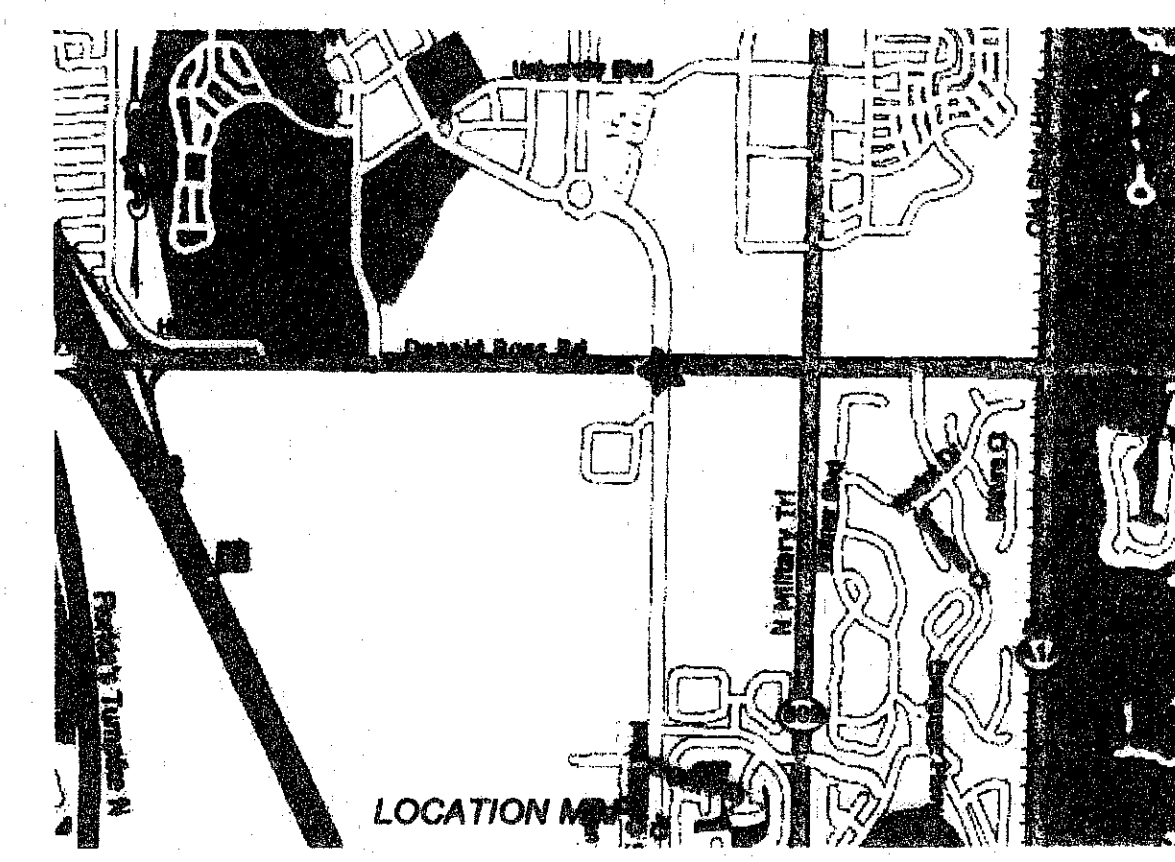
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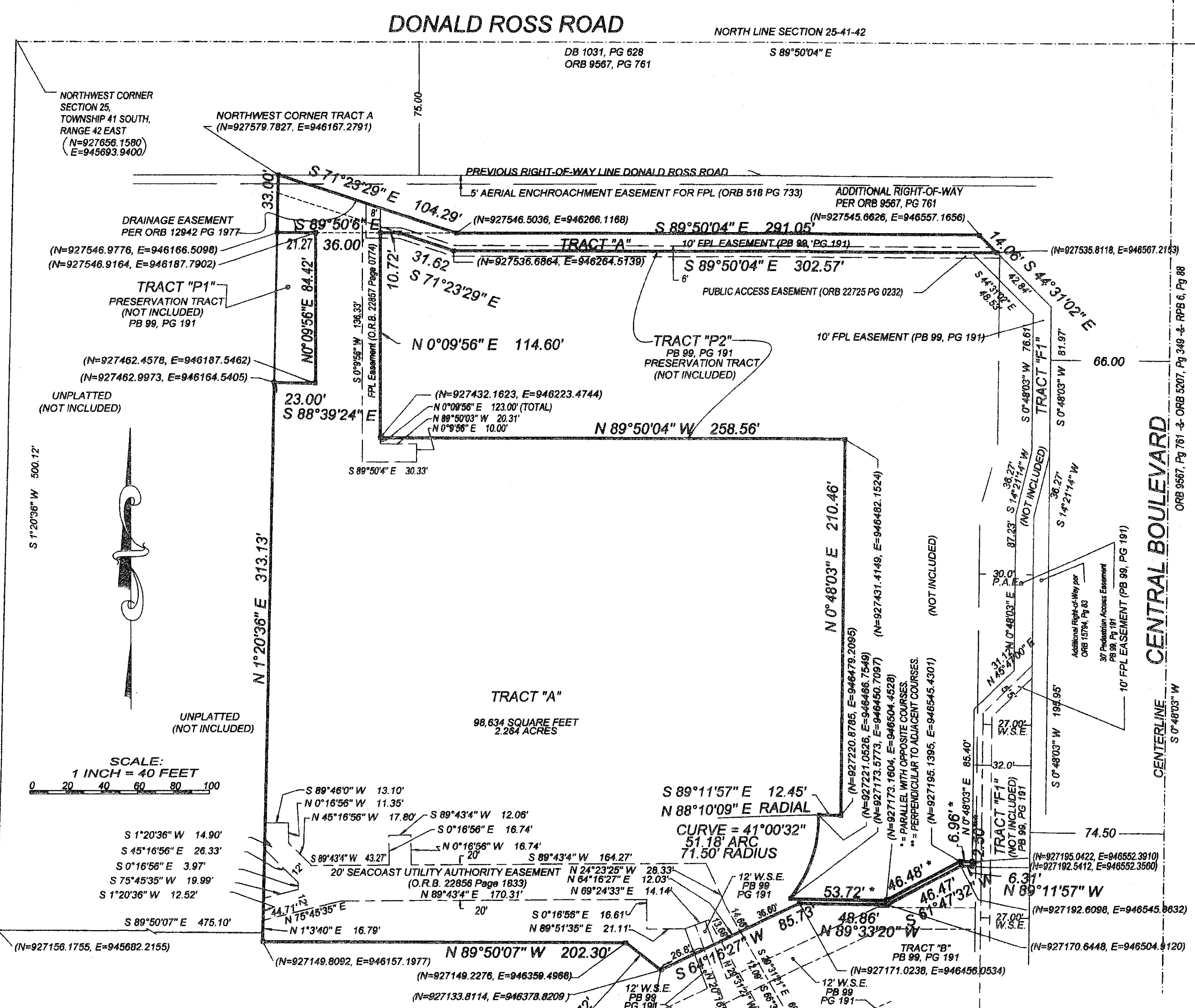
# LEGENDS OF THE GARDENS REPLAT NO. 1

TRACT "A", LEGENDS OF THE GARDENS, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK 99, PAGES 191 THROUGH 193, BEING 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.

JULY, 2009  
SHEET ONE OF ONE



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED  
FOR RECORD AT 1:20 PM  
THIS 20  
DAY OF September  
2009  
AND DULY RECORDED  
IN PLAT BOOK 112  
PAGE 166  
BY SHARON BOCK  
BY: *[Signature]*



**LEGEND**  
# = SET PERMANENT REFERENCE MONUMENT "LB 6788"  
W.S.E. = WATER AND SEWER EASEMENT  
P.A.E. = PUBLIC ACCESS EASEMENT  
DB = DEED BOOK  
ORB = OFFICIAL RECORD BOOK  
(N=927656.1580, E=945683.9400) = STATE PLANE COORDINATE.  
(SEE SURVEYOR'S NOTE 3.)

TITLE  
CITY CLERK  
CITY ENGINEER  
NORTHERN  
REVIEWING SURVEYOR

**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS, THAT PBG LEGENDS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS SHOWN HEREON AS "LEGENDS OF THE GARDENS REPLAT NO. 1," AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

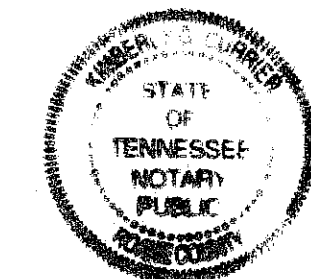
TRACT "A", AS SHOWN ON LEGENDS OF THE GARDENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 99, PAGES 191 THROUGH 193, PALM BEACH COUNTY, SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 98,634 SQUARE FEET OR 2.264 ACRES MORE OR LESS, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE:

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER OF THE LANDS SHOWN HEREON, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO THIS

4th DAY OF August 2009  
BY: *[Signature]*  
(NAME) JOEL PRINCE  
(TITLE) MANAGER

WITNESS 1 NAME: *[Signature]*  
WITNESS 1 SIGNATURE: *[Signature]*  
WITNESS 2 NAME: *[Signature]*  
WITNESS 2 SIGNATURE: *[Signature]*

**ACKNOWLEDGEMENT**  
BEFORE ME PERSONALLY APPEARED JOEL PRINCE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREON. WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF August 2009. MY COMMISSION EXPIRES: April 12, 2012  
*[Signature]*  
NOTARY PUBLIC



**MORTGAGEE CONSENT**  
COUNTY OF MARTIN )  
STATE OF FLORIDA )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN O.R.B. 22806, PG. 773, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF July 2009.

WITNESS: *[Signature]* CITY NATIONAL BANK  
PRINT NAME: Krista P. Scott BY: *[Signature]*  
*[Signature]* SENIOR VICE PRESIDENT  
WITNESS: *[Signature]* J. SCOTT MCLENEGHEN  
PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT**  
COUNTY OF MARTIN )  
STATE OF FLORIDA )

BEFORE ME PERSONALLY APPEARED J. SCOTT MCLENEGHEN WHO IS PERSONALLY KNOWN TO ME, OR HAD PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF CITY NATIONAL BANK, 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 30th DAY OF July 2009.  
MY COMMISSION EXPIRES: Dec 20, 2010  
*[Signature]*  
MY COMMISSION NO. DD 61112 NOTARY PUBLIC  
PRINTED NAME: Felicia S. Atun



**CITY ENGINEER APPROVAL:**  
THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 20 DAY OF August 2009.  
BY: *[Signature]*  
MASSIMO BOSSO, P.E., CITY ENGINEER

**REVIEWING SURVEYOR'S CERTIFICATION:**  
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.08(1) OF THE FLORIDA STATUTES AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE VERIFICATION OF THE GEOMETRIC DATA.  
BY: *[Signature]*  
THOMAS C. VOKOUN, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA LICENSE NO. LS 4382, STATE OF FLORIDA.

**CITY OF PALM BEACH GARDENS APPROVAL**  
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 20th DAY OF August 2009.  
BY: *[Signature]*  
JOSEPH RUSSO, MAYOR  
ATTESTED: *[Signature]*  
PATRICIA SNYDER CMIC, CITY CLERK

**SURVEYOR'S NOTES:**  
1) 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
2) ALL MEASUREMENTS REFER TO HORIZONTAL PLANE AND IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12 = 3.28083333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.  
3) BEARINGS ARE RELATIVE TO A BEARING OF SOUTH 89°50'04" EAST ALONG THE NORTH LINE OF TRACT "A" AS SHOWN.  
4) COORDINATES SHOWN ARE GRID COORDINATES. DATUM = NAD 83 (1980 ADJUSTMENT) ZONE = FLORIDA EAST ZONE COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION LINEAR UNIT = U.S. SURVEY FOOT (ALL DISTANCES ARE GROUND) SCALE FACTOR = 1.000046 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.  
5) BEARING ROTATION = 00°00'00" COUNTER CLOCKWISE; SURVEY TO GRID.  
6) 2009 2801E (SHAPE) = 280°20'10"E (GRID)  
7) THIS INSTRUMENT WAS PREPARED BY MARK D. LAING, P.S.M. # LS 5119, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PM SURVEYING, AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415.

**SURVEYOR'S CERTIFICATE:**  
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 OR SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("PRM'S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.  
THIS 20 DAY OF July 2009.  
PM SURVEYING  
LICENSED BUSINESS NUMBER 6788  
*[Signature]*  
MARK D. LAING  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 5119

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT**  
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE, REPAIRS, OR REPAIRS ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT. DATED THIS 20th DAY OF July 2009.  
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, UNIT OF DEVELOPMENT NO. 2  
ATTEST: *[Signature]* BY: *[Signature]*  
DEBORAH DIAZ ONEAL BARDIN, JR.  
PRESIDENT, BOARD OF DIRECTORS SECRETARY, BOARD OF DIRECTORS

**TITLE CERTIFICATION:**  
WE, NASON, YEAGER, GERSON, WHITE & LIOCE, P.A., DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PBG LEGENDS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE NO MORTGAGES OF RECORD, EXCEPT AS SHOWN HEREON, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH WOULD PREVENT THE PLATTING OF THESE LANDS.  
BY: *[Signature]* DATE: 8/12/09  
ALAN ARMOUR, II



PM SURVEYING  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL. 33415  
(561) 478-7764 Fax 478-1094  
S 07070401