

POINTE MIDTOWN

BEING A REPLAT OF A PORTION OF TRACT 1, BORLAND CENTER REPLAT,
AS RECORDED IN PLAT BOOK 109, PAGES 35 THROUGH 42, 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
JANUARY 2018 SHEET 2 OF 6

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MORTGAGEE'S JOINDER & CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 OFFICIAL RECORD BOOK 29502 AT PAGE 1867 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS First DAY OF February, 2018.

WITNESS: [Signature] BRANCH BANKING AND TRUST COMPANY
PRINT NAME: Jody Rasimowicz
WITNESS: [Signature]
PRINT NAME: Michael Balan BY: [Signature]
GUS A. PHILLIPS
SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GUS A. PHILLIPS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BRANCH BANKING AND TRUST COMPANY, A 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 (IF AVAILABLE) 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 1st DAY OF February, 2018.

MY COMMISSION EXPIRES: 5-21-2019

NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Deborah Villalba
COMMISSION NUMBER: FF233866

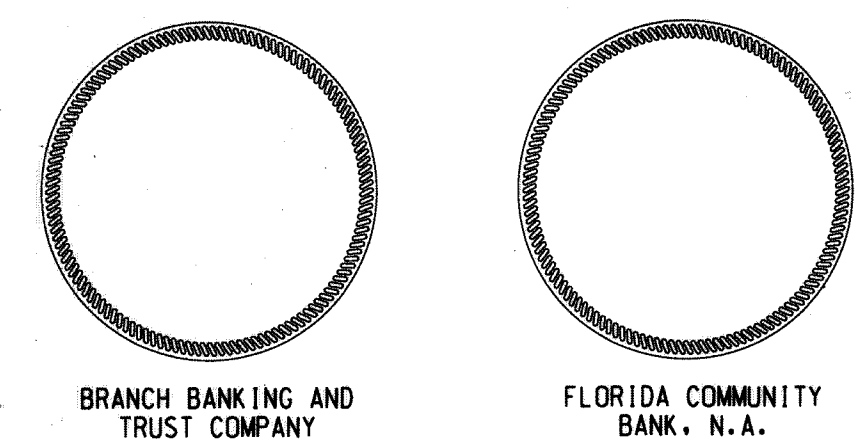
MORTGAGEE'S JOINDER & CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 OFFICIAL RECORD BOOK 29184 AT PAGE 1326 AND AS MODIFIED IN OFFICIAL RECORD BOOK 29255 AT PAGE 1887, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF January, 2018.

WITNESS: [Signature] FLORIDA COMMUNITY BANK, N.A.
PRINT NAME: Nancy Emerick
WITNESS: [Signature]
PRINT NAME: Nedely Ullalobos BY: [Signature]
DAVID M. LUKES



ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David M. Lukes WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President OF FLORIDA COMMUNITY BANK, N.A., A 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 (IF AVAILABLE) 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 January, 2018.

MY COMMISSION EXPIRES: 9-18-2018

NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Stacy Hunt
COMMISSION NUMBER: September 18, 2018 exp #FF154887

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, PRESIDENT OF THE BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS EXECUTIVE DIRECTOR, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 12th DAY OF February, 2018.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PRINT NAME: Deborah Villalba
COMMISSION NUMBER: FF233866
ATTEST: [Signature] O'NEAL BARDIN, JR. EXECUTIVE DIRECTOR
BY: [Signature] MATTHEW J. BOYKIN PRESIDENT

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT PURSUANT TO F.S. 177-041, A PROPERTY INFORMATION REPORT AS DEFINED IN F.S. 627-7843 HAS BEEN PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY DISCLOSING THE ENTITY VESTED WITH TITLE AND ALL UNSATISFIED AND UNRELEASED MORTGAGES OF RECORD. THE DEDICATION OF THIS PLAT IS EXECUTED BY ALL PARTIES DISCLOSED IN THE PROPERTY INFORMATION REPORT.

DATE: January 31, 2018 BY: [Signature]
NAME: Ana B. Lundgren
TITLE: Title Operations Manager

SURVEYOR'S CERTIFICATION:

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 PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE 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.

DATE: JANUARY 23, 2018 BY: [Signature]
DAVID C. LIDBERG, P.E.
LICENSE NO. 3613
STATE OF FLORIDA

LIDBERG LAND SURVEYING, INC. (LB No. 4431)
675 WEST INDIANTOWN ROAD, SUITE 200,
JUPITER, FLORIDA 33458

SURVEYOR'S NOTES:

- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF NORTH 01°55'49" EAST ALONG THE EAST LINE OF PRESERVE TRACT "A", BORLAND CENTER REPLAT, AS RECORDED IN PLAT BOOK 109, PAGES 35 THROUGH 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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 THIS COUNTY.
- 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.
- LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THIS INSTRUMENT WAS PREPARED BY RICHARD JEROME WILKIE, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(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 THE PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT MONUMENTATION.

DATE: FEBRUARY 13, 2018

[Signature]
PRINT NAME: DAVID E. ROHAL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4315

CITY OF PALM BEACH GARDENS APPROVALS:

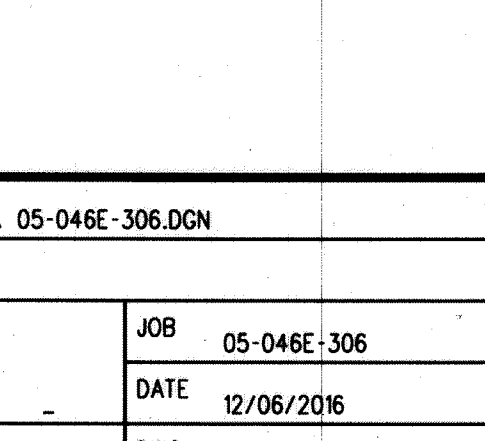
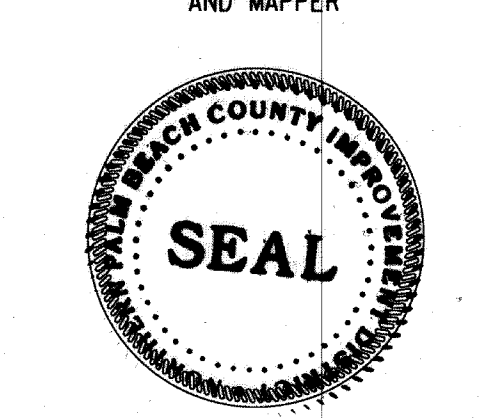
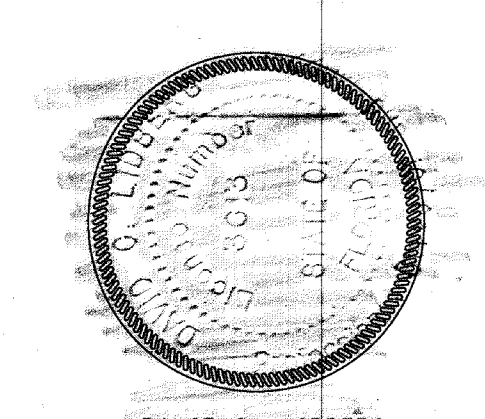
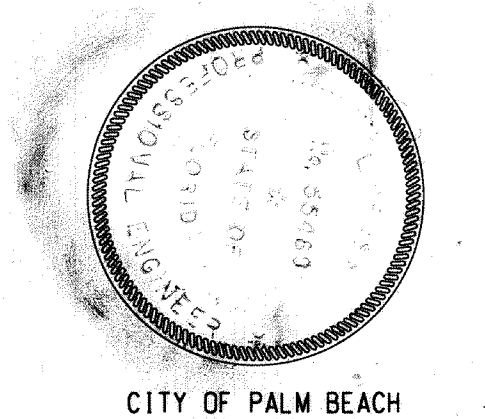
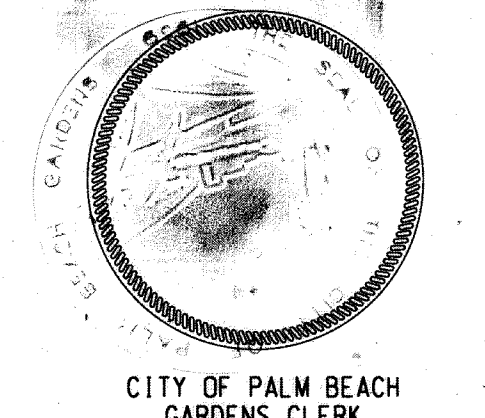
CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF March, 2018.

BY: [Signature]
MARIA G. MARINO
MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 1st DAY OF March, 2018.

ATTEST: [Signature]
PATRICIA SNIDER, CMC
CITY CLERK
BY: [Signature]
TODD ENGLE, P.E.
CITY ENGINEER



AREA TABULATION								
DESCRIPTION	SQUARE FEET	ACREAGE	DESCRIPTION	SQUARE FEET	ACREAGE	DESCRIPTION	SQUARE FEET	ACREAGE
ACCESS TRACT	72,146	1.6563	LOT 20	2,209	0.0507	LOT 47	2,191	0.0503
COMMERCIAL TRACT	99,255	2.2786	LOT 21	2,209	0.0507	LOT 48	3,242	0.0744
OPEN SPACE TRACT 1	4,828	0.1109	LOT 22	2,209	0.0507	LOT 49	3,385	0.0777
OPEN SPACE TRACT 2	10,995	0.2524	LOT 23	2,209	0.0507	LOT 50	2,191	0.0503
OPEN SPACE TRACT 3	12,147	0.2789	LOT 24	3,375	0.0775	LOT 51	2,191	0.0503
OPEN SPACE TRACT 4	3,025	0.0695	LOT 25	3,375	0.0775	LOT 52	2,191	0.0503
OPEN SPACE TRACT 5	2,649	0.0608	LOT 26	2,209	0.0507	LOT 53	3,347	0.0768
RECREATION TRACT	16,609	0.3813	LOT 27	2,209	0.0507	LOT 54	3,347	0.0768
LOT 1	3,586	0.0823	LOT 28	3,450	0.0792	LOT 55	2,191	0.0503
LOT 2	2,193	0.0504	LOT 29	3,242	0.0744	LOT 56	2,191	0.0503
LOT 3	2,192	0.0503	LOT 30	2,191	0.0503	LOT 57	2,191	0.0503
LOT 4	3,349	0.0769	LOT 31	2,191	0.0503	LOT 58	2,191	0.0503
LOT 5	3,349	0.0769	LOT 32	3,347	0.0768	LOT 59	3,347	0.0768
LOT 6	2,192	0.0503	LOT 33	3,347	0.0768	LOT 60	3,347	0.0768
LOT 7	2,192	0.0503	LOT 34	2,191	0.0503	LOT 61	2,191	0.0503
LOT 8	2,192	0.0503	LOT 35	2,191	0.0503	LOT 62	2,191	0.0503
LOT 9	2,192	0.0503	LOT 36	2,191	0.0503	LOT 63	3,399	0.0781
LOT 10	3,349	0.0769	LOT 37	2,191	0.0503			
LOT 11	3,349	0.0769	LOT 38	3,418	0.0785			
LOT 12	2,192	0.0503	LOT 39	3,407	0.0782			
LOT 13	2,192	0.0503	LOT 40	2,191	0.0503			
LOT 14	3,409	0.0783	LOT 41	2,191	0.0503			
LOT 15	3,407	0.0782	LOT 42	2,191	0.0503			
LOT 16	2,191	0.0503	LOT 43	2,191	0.0503			
LOT 17	2,192	0.0503	LOT 44	3,347	0.0768			
LOT 18	3,443	0.0791	LOT 45	3,347	0.0768			
LOT 19	3,325	0.0763	LOT 46	2,191	0.0503			
						TOTAL	390,474	8.9640

LIDBERG LAND SURVEYING, INC.
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD: K:\UST \ 014242 \ 109-35 \ 05-046E-306 \ 05-046E-306.DGN	FB: PG:	JOB: 05-046E-306
REF:		
FLD:		DATE: 12/06/2016
OFF: R.J.W.		DWG: 005-046PP
CKD: D.C.L.	SHEET 2 OF 6	