



6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063
PHONE: 954-972-3959 FAX: 954-972-4178

DEC. 2001 990901 JSH

EVERGRENE P.C.D.

EVERGRENE

A PORTION OF THE EAST ONE-HALF OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
TOGETHER WITH A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP
41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 2:41 P.M.
THIS 8th DAY OF February,
2002, AND DULY RECORDED
IN PLAT BOOK 93 ON PAGES
117 THRU 119.
DOROTHY H. WILKEN, CLERK

BY: *[Signature]*

SHEET 1 OF 3

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, BEING A PARCEL OF LAND LYING WITHIN THE EAST ONE-HALF OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "EVERGRENE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 89°51'14" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 130.00 FEET; THENCE SOUTH 01°19'26" WEST, A DISTANCE OF 75.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°19'26" WEST, ALONG THE WEST LINE OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY AS RECORDED IN ROAD PLAT BOOK 4 AT PAGE 222 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 5161.45 FEET; THENCE SOUTH 01°18'45" WEST, ALONG SAID WEST LINE, A DISTANCE OF 861.50 FEET; THENCE NORTH 88°08'04" WEST, A DISTANCE OF 660.03 FEET; THENCE SOUTH 01°18'45" WEST, A DISTANCE OF 660.03 FEET; THENCE NORTH 88°08'04" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF HOOD ROAD, A DISTANCE OF 865.72 FEET; THENCE NORTH 01°13'51" EAST, A DISTANCE OF 361.50 FEET; THENCE NORTH 88°08'04" WEST, A DISTANCE OF 361.50 FEET; THENCE SOUTH 01°13'51" WEST, A DISTANCE OF 325.48 FEET; THENCE NORTH 86°59'19" WEST, A DISTANCE OF 69.06 FEET; THENCE NORTH 83°29'50" WEST, A DISTANCE OF 180.59 FEET; THENCE NORTH 88°08'04" WEST, A DISTANCE OF 307.58 FEET; THENCE NORTH 43°27'14" WEST, A DISTANCE OF 86.26 FEET (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE); THENCE NORTH 01°13'52" EAST, A DISTANCE OF 294.19 FEET; THENCE NORTH 00°18'55" EAST, A DISTANCE OF 250.02 FEET; THENCE NORTH 01°13'52" EAST, ALONG A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID EAST ONE-HALF, A DISTANCE OF 4579.48 FEET; THENCE NORTH 05°01'52" EAST, A DISTANCE OF 250.50 FEET; THENCE NORTH 01°22'07" EAST, A DISTANCE OF 294.29 FEET (THE LAST SEVEN DESCRIBED COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL); THENCE NORTH 45°45'28" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD, A DISTANCE OF 55.96 FEET; THENCE SOUTH 89°51'14" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, LYING 75.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 2430.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 365.579 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

- 1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

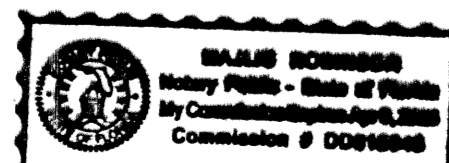
IN WITNESS WHEREOF, COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENTS AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF January, 2002.

COMMUNITIES FINANCE COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: *[Signature]*
Paul T. Angelo, VICE-PRESIDENT
WITNESS: *[Signature]*
Majlis Robinson
PRINT NAME: MAJLIS ROBINSON
WITNESS: *[Signature]*
Tara-Lynn Patton
PRINT NAME: TARA-LYNN PATTON, VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Paul Angelo AND Tara-Lynn Patton, WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENTS OF COMMUNITY FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF January, 2002.
MY COMMISSION EXPIRES: April 3, 2005
NAME: *[Signature]*
Majlis Robinson
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NO. DD015046



APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 17th DAY OF February, 2002.
ATTEST: *[Signature]* BY: *[Signature]*
CAROL GOLD, CITY CLERK JOSEPH R. RUSSO, MAYOR

CITY ENGINEER
THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 5th DAY OF February, 2002.
BY: *[Signature]*
CONART E. LINDAHL, P.E., CITY ENGINEER

REVIEWING SURVEYOR
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA.
BY: *[Signature]* DATE: 20 January 2002
PASQUALE VOLPE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS4873

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID NORTHERN ON THIS PLAT; AND HEREBY ACKNOWLEDGES THAT NORTHERN'S EXISTING DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 2914 AT PAGE 670 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.
DATED THIS 23rd DAY OF January, 2002.
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: *[Signature]* *[Signature]*
PETER L. PIMENTEL, SECRETARY SALLY HAMADEH, PRESIDENT

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
I, ROBERT M. GRAHAM, 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 TO COMMUNITY FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY; 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.
JANUARY 14, 2002
DATE
BY: *[Signature]*
ROBERT M. GRAHAM
ATTORNEY AT LAW
FLORIDA BAR NO. 273562

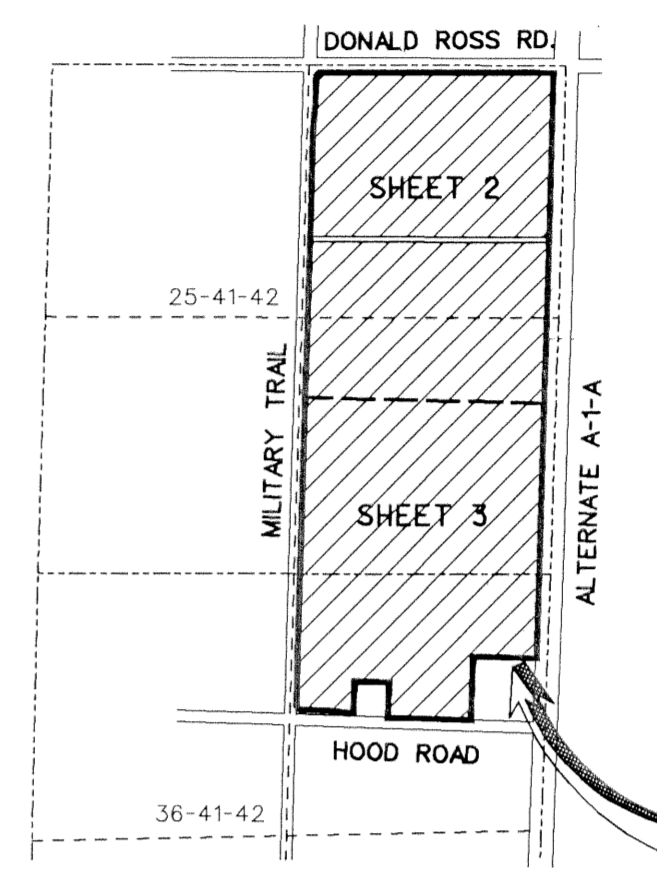
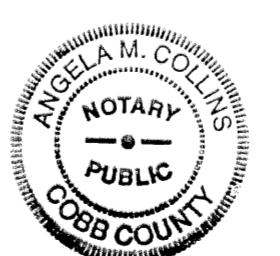
MORTGAGEE CONSENT

FLEET NATIONAL BANK (formerly known as BANKBOSTON, N.A.), a national banking association, as Agent (the "Mortgagee"), the holder of that certain Second Consolidated, Amended and Restated Mortgage and Security Agreement and Notice of Future Advance, Dated April 26, 2000, and recorded on May 01, 2001 in Official Records Book 11748, Page 117, of the Public Records of Palm Beach County, Florida (the "Mortgage"), which Mortgage constitutes a lien upon the herein described property, hereby consents to the Dedications by COMMUNITIES FINANCE COMPANY, LLC, a Delaware Limited Liability Company, shown hereon, and joins in for the purpose of agreeing that the lien and encumbrance of the Mortgage shall be subordinate to the dedications shown hereon.
The subordination set forth herein is limited strictly to the dedications created by this plat and the subordination contained in the preceding paragraph shall not constitute a subordination to the rights of any other person or entity that holds any interest in the property, as defined herein.

Witnesses: FLEET NATIONAL BANK, As Agent
[Signature] *[Signature]*
Print name: OLIVIA A. NARR Steve Selbo
Director
[Signature]
Deborah Parker
Print name: DEBORAH PARKER

MORTGAGEE ACKNOWLEDGEMENT

STATE OF GEORGIA) SS
COUNTY OF COBB)
The foregoing instrument was acknowledged before me this 10th day of January, 2002, by Steve Selbo, Director of FLEET NATIONAL BANK, a national banking association, who is personally known to me.
My commission expires: 1/19/02
Name: *[Signature]*
Angela M. Collins
Notary Public - State of Georgia
Commission No.



LOCATION SKETCH
NOT TO SCALE

NOTES:

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST HAVING A BEARING OF NORTH 89°51'14" WEST, ACCORDING TO THE STATE PLANE COORDINATE SYSTEM, USING THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, AS ESTABLISHED BY THE PALM BEACH COUNTY SURVEY SECTION.
- 02. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N-R.)
- 03. 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 PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 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.
[Signature]
JEFF S. HODAPP, 103-02
DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111
CARNAHAN PROCTOR CROSS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB2936

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
CITY OF PALM BEACH GARDENS
REVIEWING SURVEYOR
SURVEYOR

