

**OLD PALM PLAT TWO**  
 A REPLAT OF A PORTION OF PARCEL 1, OLD PALM PLAT 1 AS RECORDED IN  
 PLAT BOOK 96, PAGES 31 THROUGH 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
 LYING IN THE WEST HALF OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
 CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
 SHEET No.2 OF 7 MARCH 2003

**TITLE CERTIFICATION**

I, HUGH W. PERRY, 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 COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: March 26, 2003  
 ATTORNEY AT LAW: Hugh W. Perry  
 PRINT NAME: HUGH W. PERRY  
 FLORIDA BAR NO.: 95026800

**APPROVALS**

CITY OF PALM BEACH GARDENS SS  
 COUNTY OF PALM BEACH, FLORIDA SS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10<sup>th</sup> DAY OF April 2003.

BY: Eric Jablin ATTEST: Patricia Swider  
 ERIC JABLIN, MAYOR CITY CLERK  
 PRINT NAME: PATRICIA SWIDER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 6 DAY OF April 2003.

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

**SURVEYOR'S CERTIFICATION**

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.Ms), HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.Ps), AND MONUMENTS ACCORDING TO SEC. 177.091 (b), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE 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.

THIS 26<sup>th</sup> DAY OF March 2003  
 MANUEL A. GUTIERREZ  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA CERTIFICATE No. 4102

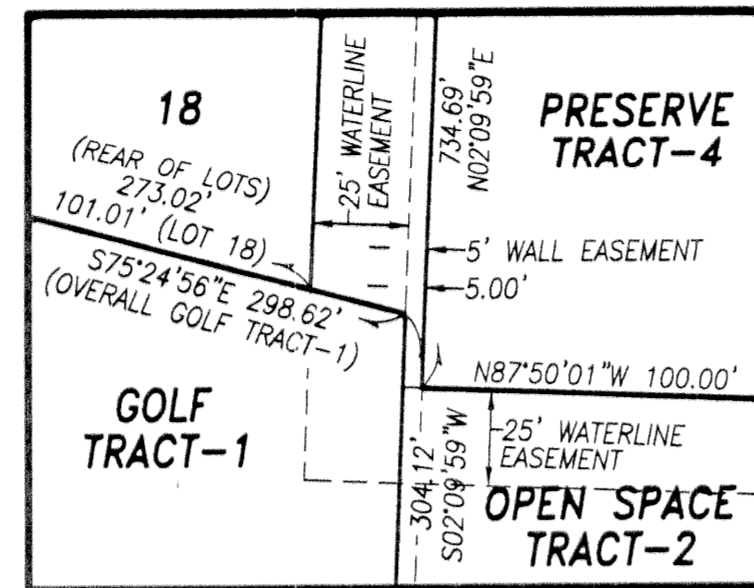
**REVIEWING SURVEYOR**

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 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 MONUMENTS AT LOT CORNERS.

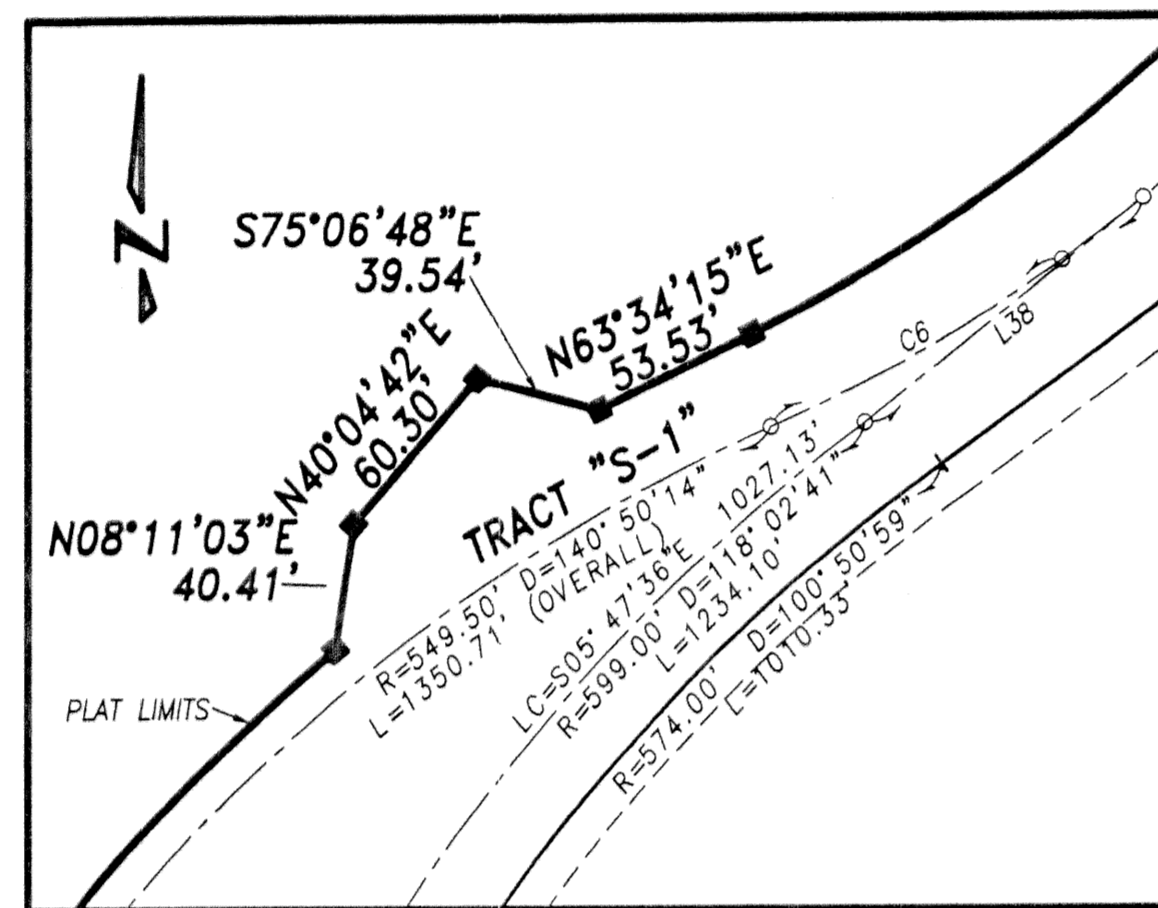
THIS 9<sup>th</sup> DAY OF April 2003  
 O. HOWARD DUKES  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA CERTIFICATE No. 4533

**SURVEYOR'S NOTES**

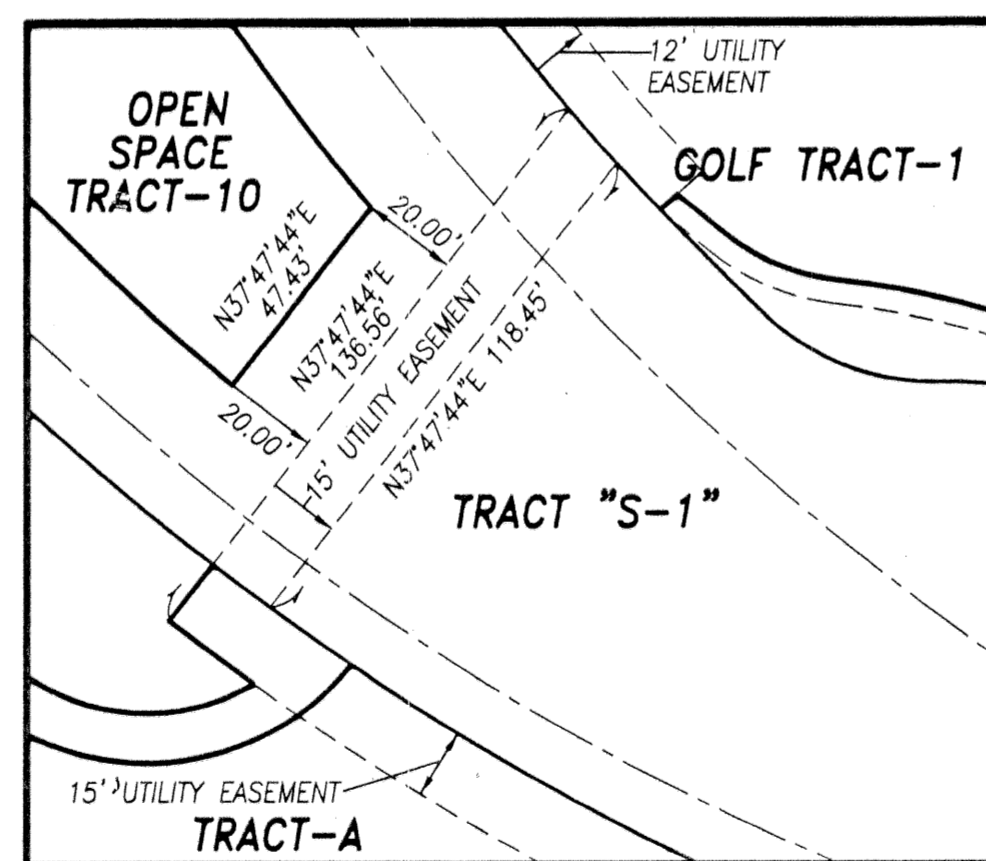
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA.
- 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.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
- LOT LINES ARE NON-RADIAL UNLESS NOTED (RADIAL).
- BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE SOUTH LINE OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, ALSO THE CENTERLINE OF PGA BOULEVARD AS SHOWN IN OLD PALM PLAT 1 RECORDED IN PLAT BOOK 96, PAGES 31 THROUGH 34 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS NORTH 88°22'39" WEST.
- DIMENSIONS AND DIRECTIONAL INFORMATION ALONG PLAT BOUNDARY LINES THAT DIFFER FROM THE ORIGINAL BOUNDARY LINES OF PARCEL 1, OLD PALM PLAT 1 AS RECORDED, ARE DUE TO REVISED MATHEMATICAL CLOSURES. DETAILED COMPARISONS BETWEEN (PLAT) AND (CALCULATED) ANNOTATIONS ARE TO BE FOUND ON THE BOUNDARY SURVEY ACCOMPANYING THIS PLAT.
- THE LANDS ENCOMPASSED BY THIS PLAT LIE WHOLLY WITHIN THE LIMITS OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT'S UNIT OF DEVELOPMENT No.2.



DETAIL-3A  
SCALE: 1"=50'



DETAIL-3B  
SCALE: 1"=60'



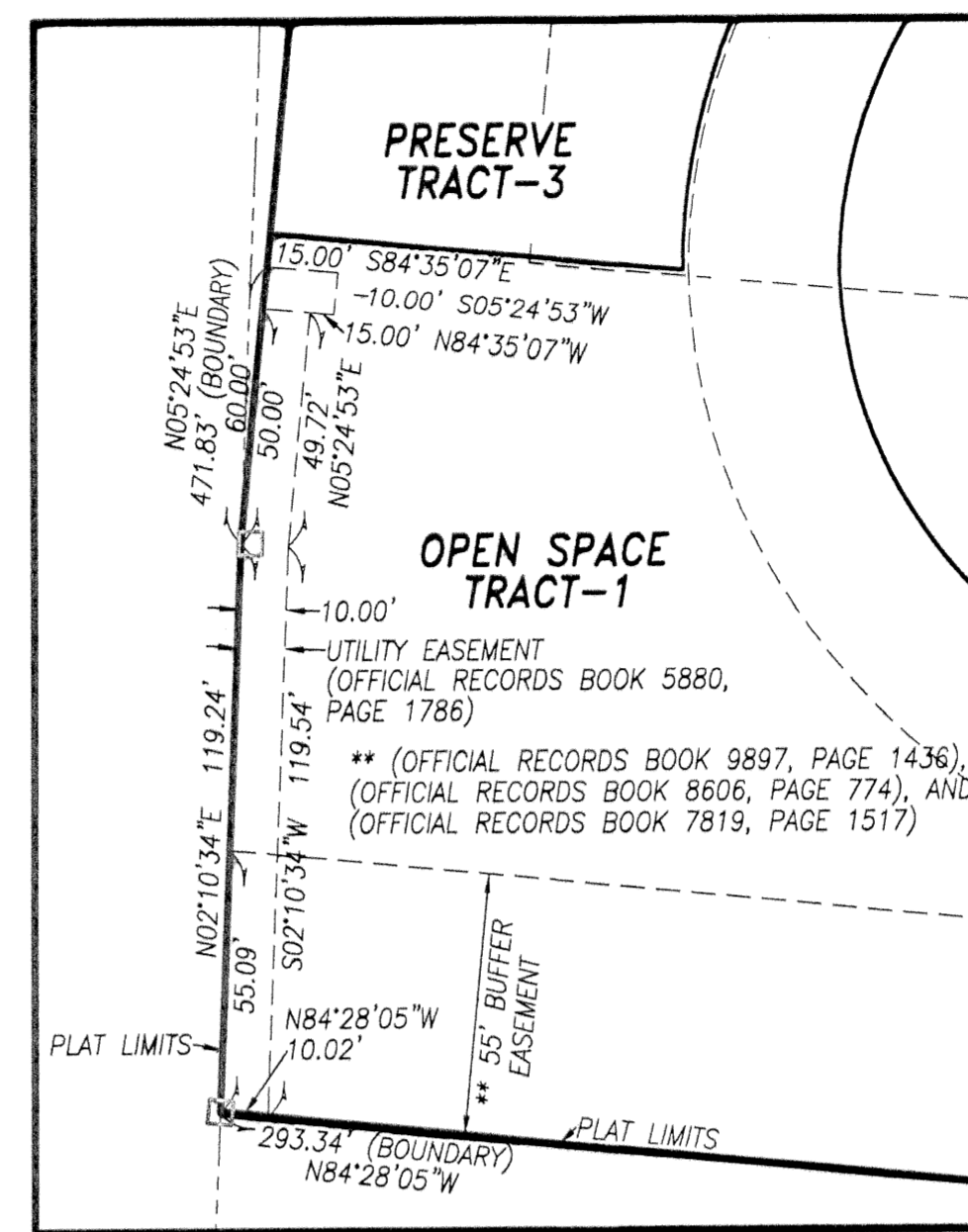
DETAIL-3C  
SCALE: 1"=40'

LINE	LENGTH	BEARING
L38	111.80'	S51°11'02"W

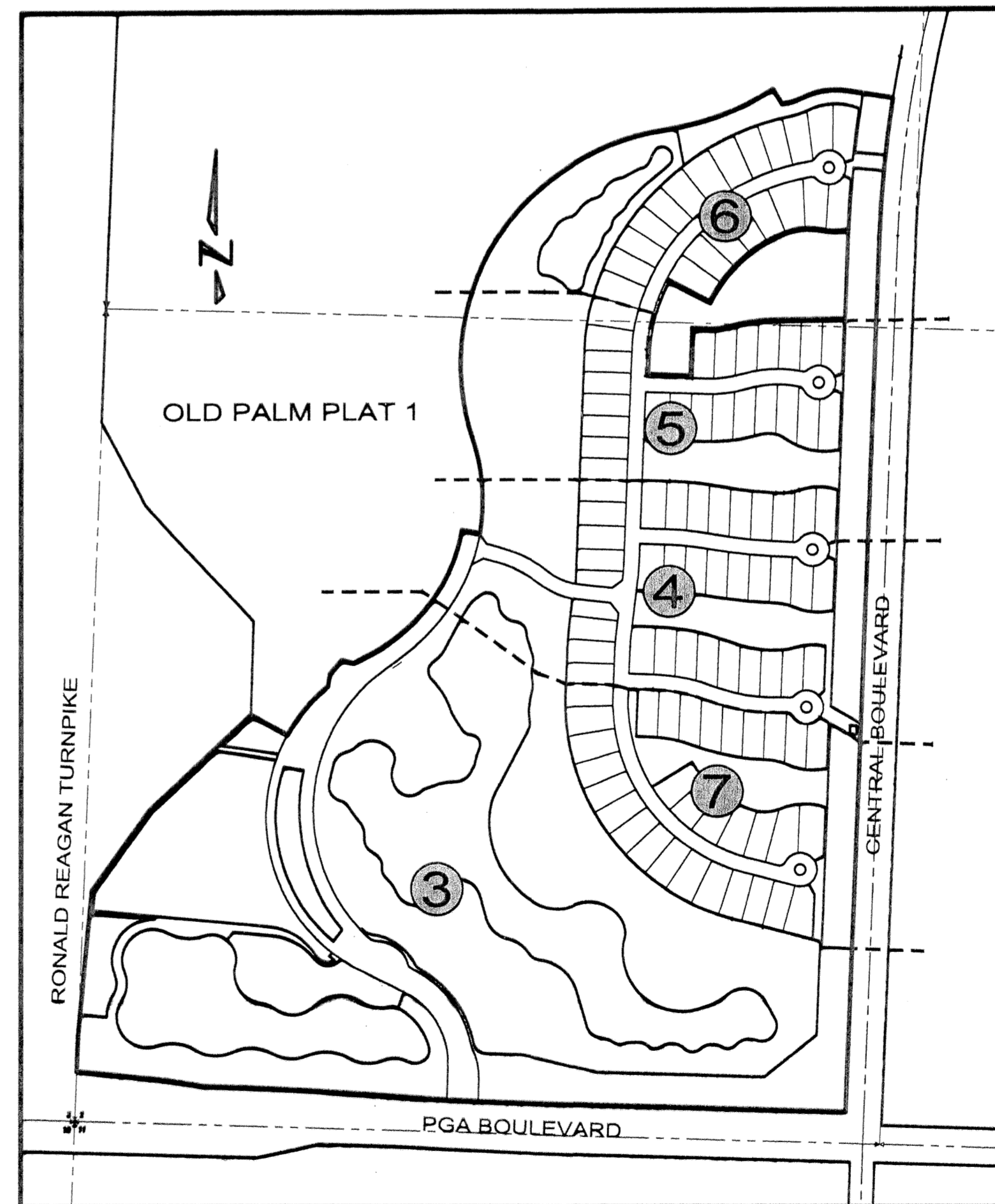
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C6	105.29'	500.00'	12°03'54"	N60°15'53"E	105.09'

**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.



DETAIL-3D  
SCALE: 1"=50'



INDEX SHEET MAP  
NOT TO SCALE

**SYMBOLS LEGEND**

■	SET PERMANENT REFERENCE MONUMENT (P.R.M.) "L.B.4897"
○	PERMANENT CONTROL POINT (P.C.P.)
NPBCID	NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
R	RADIUS
D	CENTRAL ANGLE
L	ARC LENGTH
INT	INTERSECTION
C	CENTERLINE
E	BASELINE OF RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
+	CHANGE IN DIRECTION
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.	POINT OF CURVATURE
NR	NON-RADIAL LOT LINE
□	FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) "L.B.4431"
■	FOUND 8"x6" STATE ROAD DEPARTMENT PERMANENT REFERENCE MONUMENT
LC	CHORD BEARING AND DISTANCE

\*NOTE: ALL LOT LINES ARE RADIAL UNLESS OTHERWISE SPECIFIED.



**Keshavarz & Associates, Inc.**  
 CONSULTING ENGINEERS - SURVEYORS  
 711 N. Dixie Highway, Suite 201  
 West Palm Beach, Florida 33401  
 Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897  
 THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 4102  
 IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.