

MARINA GARDENS PLAT III

SHEET 1 OF 3

BEING A REPLAT OF A PORTION OF MARINA GARDENS PLAT II AS RECORDED IN PLAT BOOK 91, PAGE 121, PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS,

PALM BEACH COUNTY, FLORIDA

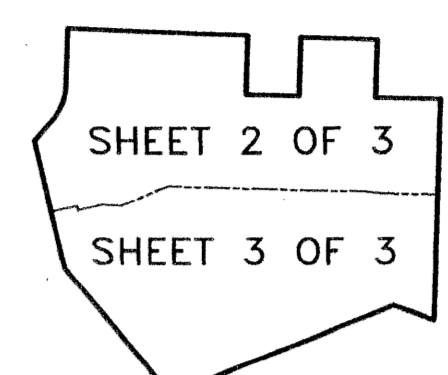
NOVEMBER, 2003

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT THIS 19th DAY OF December A.D. 2003 AND DULY RECORDED IN PLAT BOOK 100 ON PAGES 170 THROUGH 172

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT

BY: Marie P. Palmer DEPUTY CLERK



KEY MAP
N.T.S.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Mutual Land Development Co., a Florida corporation licensed to do business in Florida, owner of the land shown hereon, being in Section 5, Township 42 South, range 43 East, Palm Beach County, Florida, shown herein as, Marina Gardens Plat III, being further described as follows:

DESCRIPTION:

LOTS 13, 14, 15, 16, 17, 25, 26, 27, 40, 41, 42, 43, 44, 45, AND TRACTS C, H, G, J AND L, MARINA GARDENS PLAT II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE 121, 122 AND 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACTS AND EASEMENTS

1. UTILITY EASEMENTS:

The utility easements as shown hereon and designated as Utility Easements are hereby dedicated in perpetuity to all governmental entities and public utilities with the right to enter upon the property herein described to install, operate and maintain their respective utility facilities. The installation of cable television systems shall not interfere with the installation, operation and/or maintenance of other utility facilities.

2. SEWER LINE EASEMENTS

Easements for sewer purposes as shown hereon and designated as S.L.E. are hereby dedicated to Seacoast Utility Authority, its successors and/or assigns, for installation, operation and maintenance of sewer facilities.

3. WATER LINE EASEMENTS

Easements for water purposes as shown hereon and designated as W.L.E. are hereby dedicated to Seacoast Utility Authority, its successors and/or assigns for installation, operation and maintenance of water facilities.

4. WATER AND SEWER EASEMENTS

Easements for water and sewer purposes as shown hereon and designated as W.S.E. are hereby dedicated to Seacoast Utility Authority, its successors and/or assigns for installation, operation and maintenance of water and sewer facilities.

5. COMMON PROPERTIES TRACT:

Tracts "C", "H", "G", "J", "L" and "R", as shown hereon, are hereby reserved for the Marina Gardens Property Owners Association Inc., A Florida Not-For-Profit Corporation its successors and assigns, as Common Properties and ingress and egress for lot owners and it is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Palm Beach Gardens.

6. LANDSCAPE EASEMENT:

Easements for landscape purposes as shown hereon and designated as L.E. are hereby reserved for Marina Gardens Property Owners Association Inc., A Florida Not-For-Profit Corporation its successors and assigns, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Palm Beach Gardens.

7.

Tract "P" as shown hereon, are hereby dedicated to the owner of Lot 7, its successors and assigns, and evidenced by a Warranty Deed as recorded in O.R.B. 16202, PG.1898 of the Public Records of Palm Beach County, Florida.

8.

Tract "Q" as shown hereon, are hereby dedicated to the owner of Lot 12, its successors and assigns, and evidenced by a Warranty Deed as recorded in O.R.B. 16202, PG.1913 of the Public Records of Palm Beach County, Florida.

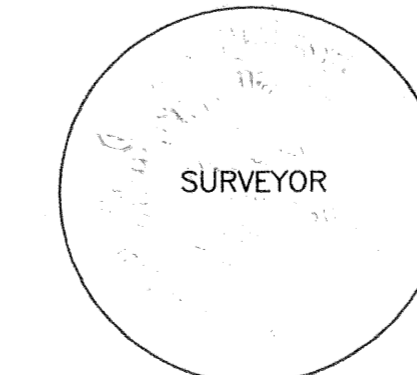
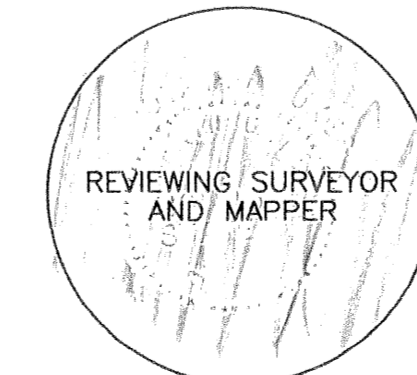
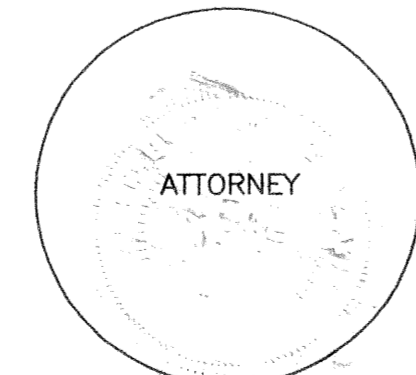
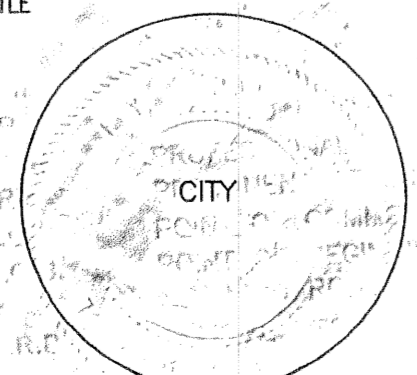
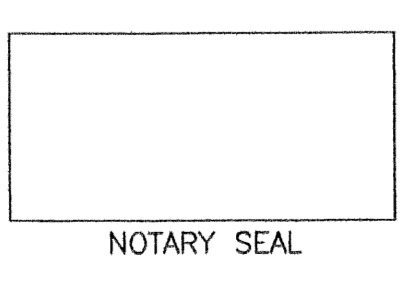
In Witness Whereof, Mutual Land Development Co., a Florida Corporation has caused these presents to be signed by its President and attested by two witnesses, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 24 day of NOVEMBER, 2003

Mutual Land Development Co., Florida Corporation

BY: H. Max Fricker H. Max Fricker, President

Sabrina Meecker SIGNATURE OF THE FIRST WITNESS
PRINTED NAME: Sabrina Meecker
TITLE: WITNESS

Andrew D. Naylor SIGNATURE OF THE SECOND WITNESS
PRINTED NAME: Andrew D. Naylor
TITLE: WITNESS



ACKNOWLEDGMENT

County of Palm Beach

BEFORE ME personally appeared H. Max Fricker who is personally known to me, or has produced Florida Drivers License as identification, and who executed the foregoing instrument as President of Mutual Land Development Co., a Florida 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 24th day of NOV. 2003

Brigitte H. Schaffner
BRIGITTE H. SCHAFFNER
Notary Public, State of Florida
My Comm. expires June 20, 2007
No. 00222926
Bonded thru Ashton Agency, Inc. (800)451-4854

MORTGAGEE'S 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 11536 at page 200, as modified in Official Record Book 12871 at Page 94, as modified in Official Record Book 13299, at Page 1332 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 Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 25th day of NOVEMBER, 2003.

WITNESS my hand and official seal this 25th day of NOVEMBER, 2003

James D. Davis
JAMES D. DAVIS
By: D. Bruce Hartman
D. BRUCE HARTMAN
Vice President
Wachovia Bank, National Association
1st National Bank

ACKNOWLEDGMENTS

(CORPORATION)

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME personally appeared D. Bruce Hartman who is personally known to me or has produced as identification, and who executed the foregoing instrument as Vice President of Wachovia Bank, National Association, 1st National Bank, a Florida 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 25 day of November, 2003

My commission expires: June 20, 2007

Karla J. Biss
KARLA J. BISS
Notary Public
(Seal)

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

Marina Gardens Property Owners Association, Inc., A Florida Not-For-Profit Corporation does hereby consent to and join in those dedications of land, easements, restrictions and covenants by the owner thereof and does further consent to and join in the filing and recordation of a plat affecting said property and all matters appearing thereon.

DATED THIS 24 DAY OF NOVEMBER, 2003

MARINA GARDENS PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: H. Max Fricker
H. Max Fricker
President

Sabrina Meecker SIGNATURE OF THE FIRST WITNESS
PRINTED NAME: Sabrina Meecker
TITLE: WITNESS

Andrew D. Naylor SIGNATURE OF THE SECOND WITNESS
PRINTED NAME: Andrew D. Naylor
TITLE: WITNESS

CORPORATE ACKNOWLEDGMENT CERTIFICATE

BEFORE ME personally appeared H. Max Fricker who is personally known to me, or has produced Florida Drivers License as identification, and who executed the foregoing instrument as President of Marina 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 24th day of NOV. 2003

County of Palm Beach

Brigitte H. Schaffner
BRIGITTE H. SCHAFFNER
Notary Public, State of Florida
My Comm. expires June 20, 2007
No. 00222926
Bonded thru Ashton Agency, Inc. (800)451-4854

TITLE CERTIFICATION

State of Florida
County of Palm Beach

MARINA GARDENS PLAT II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE 121, 122 and 123

I, Michael M. Glesser Esquire, 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 Mutual Land Development Co., a Florida corporation; that the Marina Gardens Property Owners Association, Inc., A Florida Not-For-Profit Corporation has an interest in Tracts "C", "H", "G", "J" and "L", that the current taxes have been paid; that there are 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.

Dated: NOVEMBER 24, 2003

Michael M. Glesser
Michael M. Glesser, Esquire
Attorney-at-law licensed in Florida
Florida Bar No. 435200

APPROVALS

City of Palm Beach Gardens
State of Florida
County of Palm Beach

This plat is hereby approved for record this 18th day of December, 2003.

BY: Eric Jablon
Eric Jablon, Mayor

ATTESTED: Patricia Snider
Patricia Snider, City Clerk

This plat is hereby accepted for record this 7th day of December, 2003.

BY: Daniel P. Clark
Daniel P. Clark, P.E., City Engineer

REVIEWING SURVEYOR AND MAPPER

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 permanent control points (P.C.P.) and monuments at lot corners.

BY: Howard Dukes Date: December 4, 2003

H. HOWARD DUKES P.S.M.
Professional Surveyor and Mapper
License No. 4533
State of Florida

SURVEYOR'S CERTIFICATE

This is to certify that the replat 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 monuments according to section 177.091(9), F.S., will be set under the guarantees posted with the City of Palm Beach Gardens Board of City Commissioners for the required improvements; and further, that the survey data and Plat data complies with all the requirements of Chapter 177, Florida Status, as amended, and the Ordinances of the City of Palm Beach Gardens, Florida.

Jovica B. Malesic
Jovica B. Malesic
Professional Surveyor and Mapper #5681
State of Florida

LEGEND:

- CB CHORD BEARING
- CA CENTRAL ANGLE
- P.C.P. PERMANENT CONTROL POINT
- DE DRAINAGE EASEMENT
- R RADIUS
- L ARC LENGTH
- ECA EXCLUSIVE COMMON AREA
- Δ DELTA ANGLE
- U.E. UTILITY EASEMENT
- P.C.P. SET
- 4x4 CONCRETE MONUMENT STAMPED P.R.M., LB 6770
- WLE WATER LINE EASEMENT
- P.B. PLAT BOOK
- PGS PAGES
- ☉ CENTERLINE
- IEE INGRESS EGRESS EASEMENT
- LE LANDSCAPE EASEMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- SLE SEWER LINE EASEMENT
- R/W RIGHT OF WAY
- LB LICENSED BUSINESS
- P.S.&M. PROFESSIONAL SURVEYOR & MAPPER
- PRM PERMANENT REFERENCE MONUMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SET IRON ROD AND CAP (LB 6770)
- O.R.B. OFFICIAL RECORD BOOK
- W.S.E. WATER AND SEWER EASEMENT

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 this plat that may be found in the public records of Palm Beach County, Florida
2. Bearings shown hereon are based on the easterly Right-of-Way line of Prosperity Farms Road which is assumed to bear North 01°32'52" East and all other bearings are relative thereto.
3. 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.
4. No buildings, improvements of any kind, trees, or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable city or county approvals or permits are required for such encroachments.
5. ■ PRM Permanent Reference Monument LB 6770 or Fnd LB 6770
● PCP Permanent Control Point Fnd LB 6770
6. Lines which intersect curves are radial unless otherwise noted.
7. All interior lot lines shown hereon are zero lot lines.
8. This instrument was prepared for Carney-Neuhaus, Inc.

By: Jovica B. Malesic P.S.&M #5681 State of Florida
in and for the office of Carney-Neuhaus Inc.
11911 US Highway One, Suite 120
Palm Beach Gardens, FL 33408

MARINA GARDENS PLAT III

CARNEY-NEUHAUS, INC.
LMB070

11911 U.S. HIGHWAY 1, SUITE 120 PALM BEACH GARDENS, FL 33408
PHONE: (561) 962-1900
FAX: (561) 962-1928

3050 BISCAYNE BOULEVARD, SUITE 200 FORT LAUDERDALE, FL 33309
PHONE: (954) 962-9990
FAX: (954) 962-9924

4101 N. ANDREWS AVE., SUITE 213 FORT LAUDERDALE, FL 33309
PHONE: (954) 962-0330
FAX: (954) 962-3824

FIELD	PROJ. # 99-024	F.B.	PG.
OFFICE JEK/JLG	DATE: 8-12-03	DWG. NO.	COVER
C'DK: J.B.M.	REF:	SHEET:	1 of 3