

P.157  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record  
at 165 this 6  
day of April, 2005,  
and duly recorded in Plat Book  
165, Pages 157. Through  
165

SHARON R. BOCK  
Clerk of Circuit Court  
By Sharon R. Bock

# PARADISE SQUARE PROFESSIONAL PLAZA, M.U.P.D.

LYING IN TRACTS 121 AND 122, BLOCK 23, PALM BEACH FARMS COMPANY PLAT No. 3  
PLAT BOOK 2, PAGES 45 - 54, PALM BEACH COUNTY, FLORIDA  
SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA.

FEBRUARY 2005

SHEET 1 OF 2

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT GKK - LAKE WORTH, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS PARADISE SQUARE PROFESSIONAL PLAZA, M.U.P.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN TRACTS 121 AND 122, BLOCK 23, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 122, BLOCK 23 OF THE REFERENCED PALM BEACH FARMS COMPANY, PLAT NO. 3, THENCE NORTH 90°00'00" WEST, ALONG THE NORTH LINE OF SAID TRACTS 121 AND 122, A DISTANCE OF 625.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NASSAU ROAD (80' WIDE AS NOW LAID OUT AND IN USE) AS DESCRIBED IN OFFICIAL RECORD BOOK 1217, PAGE 371, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°00'00" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF NASSAU ROAD, A DISTANCE OF 572.92 FEET; THENCE SOUTH 44°59'20" EAST, A DISTANCE OF 42.43 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 127, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°58'41" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD, A DISTANCE OF 175.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 5669.58 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°35'39", A DISTANCE OF 157.75 FEET, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE NORTH 88°25'40" EAST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 62.26 FEET; THENCE NORTH 00°00'00" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 128.10 FEET; THENCE SOUTH 89°57'13" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 125.98 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD; THENCE NORTH 88°25'40" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD, A DISTANCE OF 62.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5789.58 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°37'00", A DISTANCE OF 62.30 FEET, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 00°00'00" EAST, ALONG THE EAST LINE OF SAID TRACT 122, A DISTANCE OF 594.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 365,281.06 SQUARE FEET (8.39 ACRES) MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 00°00'00" EAST ALONG THE EAST LINE OF TRACT 122, BLOCK 23 OF THE REFERENCED PALM BEACH FARMS COMPANY, PLAT NO. 3.

SAID LANDS ALL LYING WITHIN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

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

THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKE WORTH COMMERCIAL ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKE WORTH COMMERCIAL ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREET, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE PRESERVATION TRACT, AS SHOWN HEREON, IS HEREBY RESERVED TO LAKE WORTH COMMERCIAL ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR VEGETATION PRESERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THIS PERPETUAL MAINTENANCE OBLIGATION IS SET FORTH IN THE PRESERVE MANAGEMENT PLAN AS REQUIRED BY PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, ARTICLE 14.C., THIS PLAN SHALL BE APPROVED PRIOR TO SITE DEVELOPMENT. THE PRESERVATION TRACT IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1738B, PAGE 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, PDG II, INC., A FLORIDA CORPORATION, THIS 24th DAY OF FEBRUARY, 2005.

GKK - LAKE WORTH, LTD., A FLORIDA LIMITED PARTNERSHIP  
BY PDG II, INC.  
A FLORIDA CORPORATION, ITS GENERAL PARTNER

ATTEST: M. Bridget Blake SECRETARY BY: Michael T. Wagner VICE PRESIDENT  
PRINT NAME: M. Bridget Blake

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH PINELLAS

BEFORE ME PERSONALLY APPEARED MICHAEL T. WAGNER AND M. BRIDGET BLAKE, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY RESPECTIVELY OF PDG II, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 FEBRUARY, 2005.

MY COMMISSION EXPIRES: 3/1/06 Teresa L. Duncan NOTARY PUBLIC

DD051980 COMMISSION NUMBER TERESA L. DUNCAN PRINT NAME

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH PINELLAS

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 17105, PAGE 165 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 24th DAY OF FEBRUARY, 2005.

ASSOCIATION: BANK OF AMERICA, N.A. A NATIONAL BANKING

WITNESS: Patricia Karlik BY: Michael Duncan VICE PRESIDENT  
PRINT NAME: PATRICIA KARLIK

WITNESS: Jean T. Baker  
PRINT NAME: Jean T. Baker

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH PINELLAS

BEFORE ME PERSONALLY APPEARED MICHAEL DUNCAN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ALLA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF FEBRUARY, 2005.

MY COMMISSION EXPIRES: June 7, 2005 Sandra L. Cox NOTARY PUBLIC  
CC 999812 COMMISSION NUMBER Sandra L. Cox PRINT NAME

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH PINELLAS

LAKE WORTH COMMERCIAL ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24th DAY OF FEBRUARY, 2005.

LAKE WORTH COMMERCIAL ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Teresa L. Duncan BY: Michael P. Connor PRESIDENT  
PRINT NAME: TERESA L. DUNCAN

WITNESS: Spiro A. Comitos  
PRINT NAME: SPIRO A. COMITOS

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH BROWARD

BEFORE ME PERSONALLY APPEARED Michael Connor, WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED ALLA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LAKE WORTH COMMERCIAL ASSOCIATION, INC., 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 23rd DAY OF February, 2005.

MY COMMISSION EXPIRES: 10-26-05 Shelbi D'Auignon NOTARY SEAL  
DD057217 COMMISSION NUMBER Shelbi D'Auignon PRINT NAME

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH PINELLAS

I, ROBERT A. FORLIZZO, 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 GKK - LAKE WORTH, LTD.; 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.

DATE: 2/23/05  
PRINT NAME: ROBERT A. FORLIZZO LICENSED IN FLORIDA

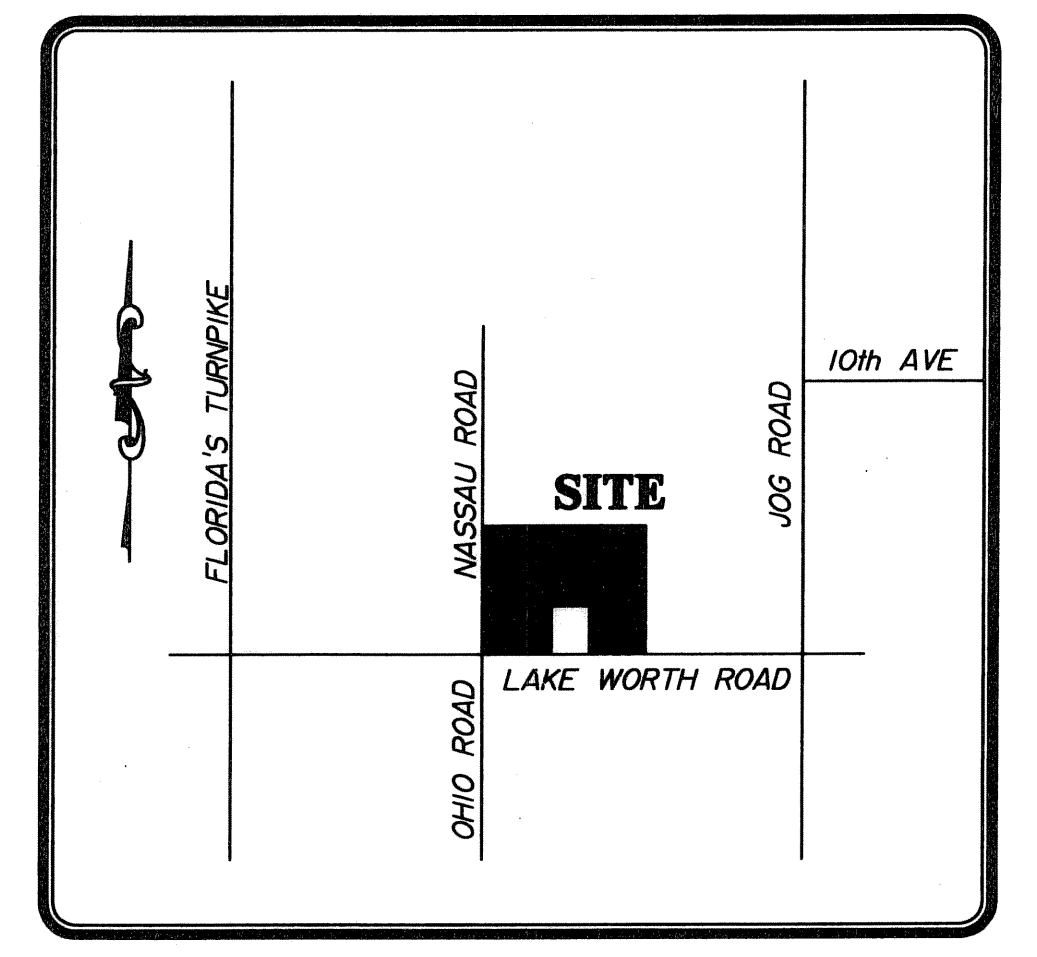
### PALM BEACH COUNTY APPROVAL

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 6 DAY OF APRIL, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1) F.S.

George T. Webb, P.E.  
COUNTY ENGINEER

### SITE PLAN DATA

ZONING PETITION NUMBER	PDD 2003-087
PROJECT NUMBER	5004-000
TRACT A	6.76 ACRES
PRESERVATION TRACT	0.60 ACRES
WATER MANAGEMENT TRACT	1.03 ACRES
TOTAL AREA	8.39 ACRES ±



LOCATION MAP  
N.T.S.

### SURVEYOR AND MAPPER'S CERTIFICATE

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") AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

William D. O'Connor 3/01/05  
WILLIAM D. O'CONNOR, P.S.M.  
LICENSE NO. 4563  
STATE OF FLORIDA  
MILLER LEGG & ASSOCIATES, INC.  
2005 VISTA PARKWAY, SUITE 100  
WEST PALM BEACH, FLORIDA 33411-2719  
CERTIFICATE OF AUTHORIZATION No. LB 6680

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF TRACT 122, BLOCK 23, AS SHOWN ON PALM BEACH FARMS COMPANY PLAT No. 3, SAID LINE HAVING A BEARING OF NORTH 00°00'00" EAST.
  - COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990/1998 ADJUSTMENT) FLORIDA EAST ZONE  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000235  
ROTATION = 00°57'48" CLOCKWISE (GRID BEARING TO PLAT BEARING)
  - COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.
  - THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY.
  - "NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
  - ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE CANCELED AND SUPERSEDED.
- 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.

THIS INSTRUMENT WAS PREPARED BY MARK E. HUMMEL, PSM, IN THE OFFICES OF MILLER LEGG AND ASSOCIATES, INC.

MILLER LEGG  
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West Palm Beach, Florida - 33411-2719  
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Certificate of Authorization: LB6680

INTERSECTION PARADISE SQUARE PROFESSIONAL PLAZA  
BLOCK 157  
BLK 157  
SECTION 28  
M.U.P.D.  
TRACT 121 & 122  
TWP 44S  
RNG 42E  
PLAT NO. 3

