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104

# PALM BEACH GARDENS MUNICIPAL COMPLEX CENTER

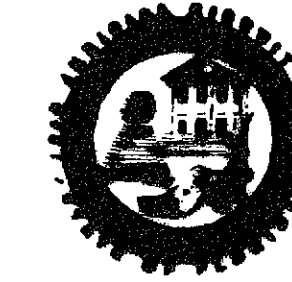
A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

MAY 2010

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD  
5:00 PM THIS 28  
DAY OF JUNE, 2010, AND  
DULY RECORDED IN PLAT BOOK 113.  
PAGES 104-106

SHARON R. BOCK, CLERK & COMPTROLLER  
BY: [Signature] D.C.



(CIRCUIT COURT SEAL)

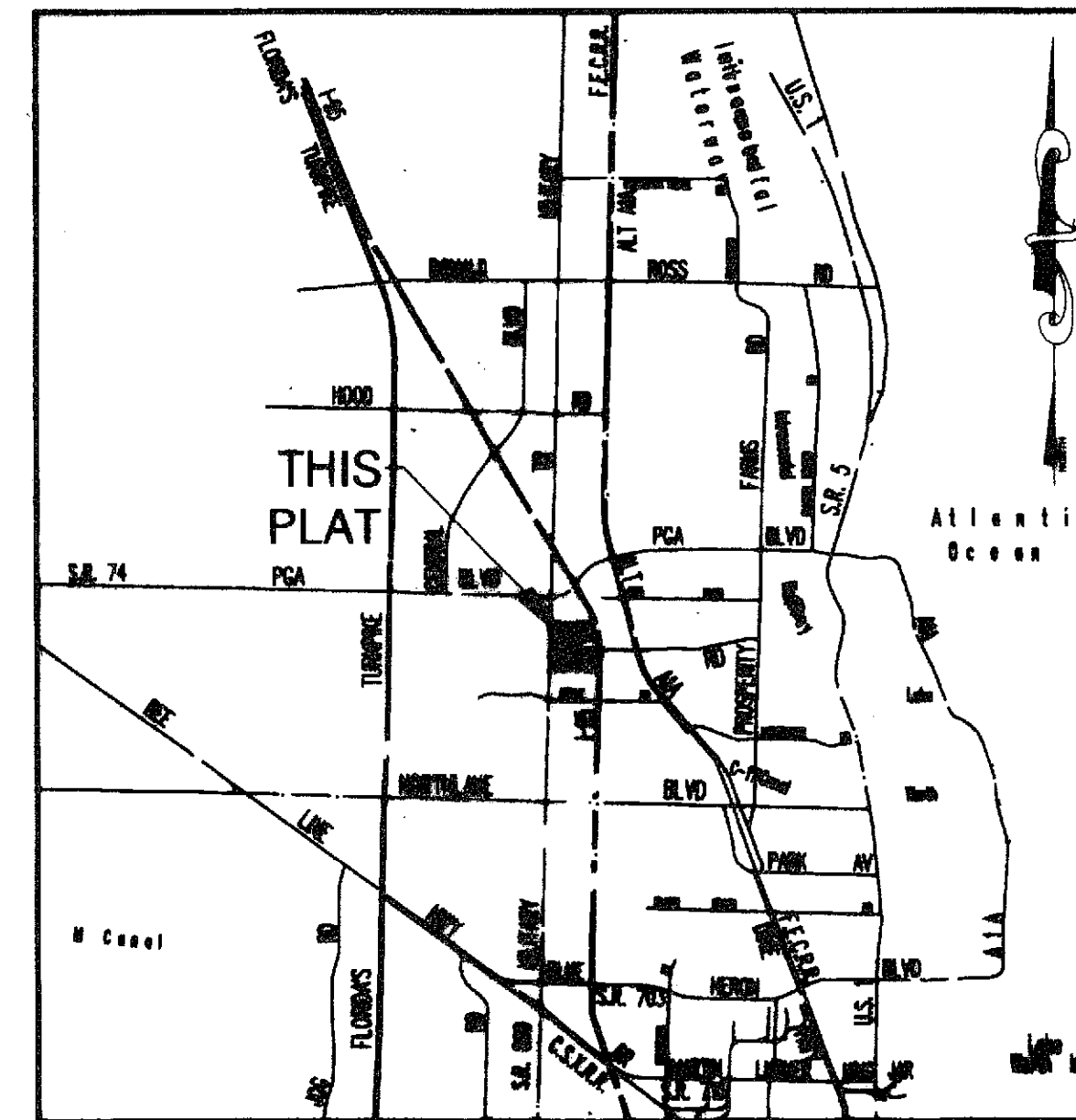
00052-182

### DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: THAT CITY OF PALM BEACH GARDENS, FLORIDA, IS THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS "CITY OF PALM BEACH GARDENS MUNICIPAL COMPLEX CENTER", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 12, ALSO BEING THE CENTERLINE INTERSECTION OF MILITARY TRAIL (STATE ROAD NO. 5-808) AND BURNS ROAD; THENCE SOUTH 88°29'38" EAST ON THE SOUTH LINE OF SAID NORTHEAST ONE QUARTER (NE 1/4) AND CENTERLINE OF BURNS ROAD, A DISTANCE OF 70.03 FEET; THENCE NORTH 01°30'22" EAST, A DISTANCE OF 30.00 FEET, A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BURNS ROAD, SAID INTERSECTION ALSO BEING THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2694, PAGE 500 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE ON SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:  
1. NORTH 43°28'14" WEST, A DISTANCE OF 14.15 FEET;  
2. NORTH 01°33'11" EAST, A DISTANCE OF 1,257.45 FEET;  
3. NORTH 46°29'58" EAST, A DISTANCE OF 14.13 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF JOHNSON DAIRY ROAD AS REFERENCED IN OFFICIAL RECORDS BOOK 1786, PAGE 1574 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE LYING 25 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF (S. 1/2) OF SAID NORTHEAST ONE QUARTER (N.E. 1/4); THENCE SOUTH 88°33'15" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 1,252.25 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE QUARTER (S.E. 1/4) OF THE SAID NORTHEAST ONE QUARTER (N.E. 1/4); THENCE CONTINUE SOUTH 88°33'15" EAST ON SAID LINE, A DISTANCE OF 87.00 FEET; THENCE NORTH 01°33'32" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ONE QUARTER (S.E. 1/4) OF THE NORTHEAST ONE QUARTER (N.E. 1/4), A DISTANCE OF 50.00 FEET TO A 5/8" CAPPED IRON ROD LABELED "LB 4165"; THENCE SOUTH 88°33'15" EAST, A DISTANCE OF 605.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE I-95 (STATE ROAD NO. 9), BEING A 1/2" CAPPED IRON PIPE LABELED "LS 1578"; THENCE SOUTH 31°29'26" EAST ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 140.92 FEET TO AN "X" CUT ON A 4" SQUARE POST, BEING A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH THE CENTER OF RADIUS OF SAID CURVE BEARS SOUTH 64°27'47" WEST; THENCE SOUTHERLY, ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,869.83 FEET, A CENTRAL ANGLE OF 11°55'25", AND A DISTANCE OF 763.71 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING A 1/2" CAPPED IRON PIPE LABELED "LS 3613"; THENCE NORTH 88°29'38" WEST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 724.18 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED IN OFFICIAL RECORDS BOOK 1826, PAGE 1352 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A 5/8" CAPPED IRON ROD LABELED "LB 4585"; THENCE CONTINUE NORTH 88°29'38" WEST ON THE NORTH LINE OF SAID CERTAIN PARCEL OF LAND, A DISTANCE OF 280.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 01°33'32" WEST ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 505.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BURNS ROAD SAID POINT LYING 25 FEET NORTH OF THE SOUTH LINE OF AFORESAID NORTHEAST ONE QUARTER (N.E. 1/4) OF SECTION 12, BEING A 5/8" CAPPED IRON ROD LABELED "LB 4569"; THENCE NORTH 88°29'38" WEST ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO THE WEST LINE OF THE SOUTHEAST ONE QUARTER (S.E. 1/4) OF THE SAID NORTHEAST ONE QUARTER (N.E. 1/4); THENCE NORTH 01°33'32" EAST, ON SAID WEST LINE, A DISTANCE OF 8.00 FEET; THENCE NORTH 88°29'38" WEST ON THE NORTH RIGHT-OF-WAY LINE OF BURNS ROAD, 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF AFORESAID NORTHEAST ONE QUARTER (N.E. 1/4), A DISTANCE OF 1,252.09 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND BEING IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND HAVING A TOTAL OF 2,380,234 SQUARE FEET (54.8428 ACRES) MORE OR LESS.



VICINITY MAP  
NOT TO SCALE

### CITY APPROVAL:

CITY OF PALM BEACH GARDENS  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3<sup>RD</sup> DAY OF JUNE, 2010.

ATTEST: [Signature] BY: [Signature]  
PATRICIA SNIDER, CMC, CITY CLERK DAVID J. LEVY, MAYOR

### REVIEWING SURVEYOR AND MAPPER:

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH } SS

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, PERMANENT CONTROL POINTS (PCP'S) OR MONUMENTS AT LOT CORNERS.

[Signature]

SCOTT F. BRYSON  
PROFESSIONAL SURVEYOR AND MAPPER No. 5991

### CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 3<sup>RD</sup> DAY OF JUNE, 2010.

[Signature]

MASSIMO "MAX" BOSSO, P.E.  
CITY ENGINEER

### CERTIFICATE OF SURVEYOR AND MAPPER:

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"), PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.081(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEYED DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 28 DAY OF May, 2010.

[Signature]

GREGORY J. CLEMENTS  
PROFESSIONAL SURVEYOR AND MAPPER No. LS 4479  
STATE OF FLORIDA

### TITLE CERTIFICATE:

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH } SS

I, R. MAX LOHMAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN THE CITY OF PALM BEACH GARDENS, FL. 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: 25<sup>TH</sup> DAY OF JUNE, 2010 BY: [Signature]

FLORIDA BAR No. 715457 PRINT NAME R. MAX LOHMAN

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON:

IN WITNESS WHEREOF; CITY OF PALM BEACH GARDENS HAS CAUSED THESE PRESENTS TO BE SIGNED BY

Ron Ferris  
AND IT'S SEAL TO BE AFFIXED HERETO THIS 3<sup>RD</sup> DAY OF JUNE, 2010.

[Signature]  
WITNESS  
PRINT NAME: STEPHEN J. STORP

[Signature]  
RON FERRIS, CITY MANAGER

[Signature]  
WITNESS  
PRINT NAME: Sheryl L. Stewart

### ACKNOWLEDGMENT:

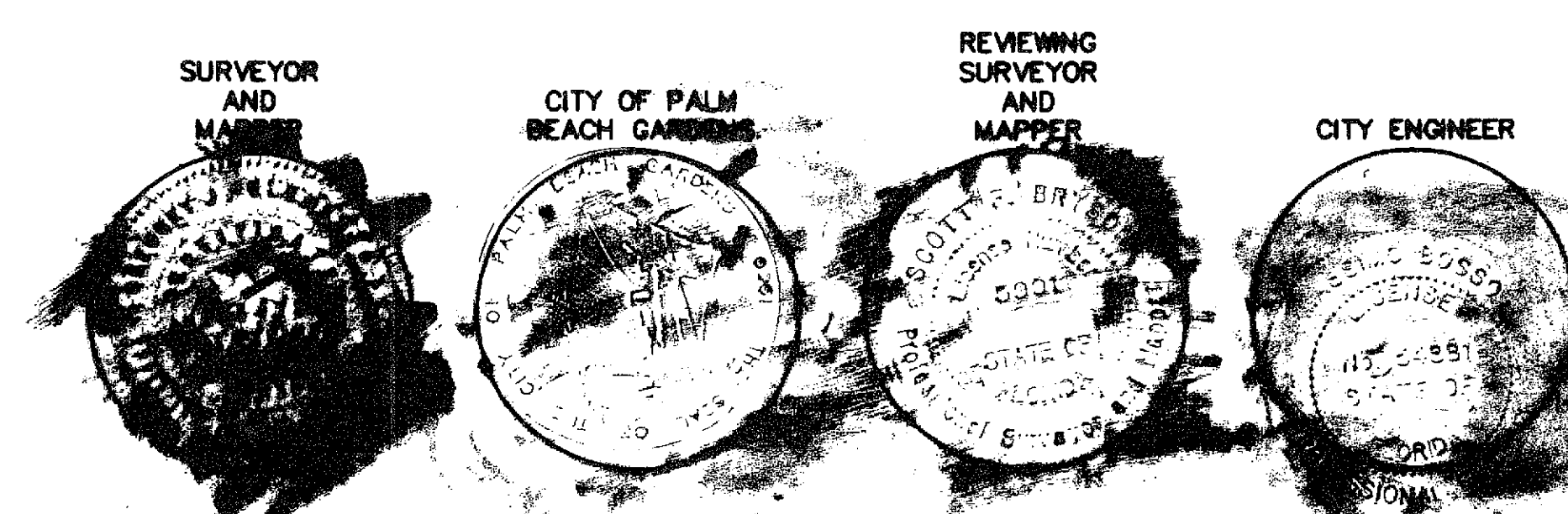
STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH } SS

BEFORE ME HAS PERSONALLY APPEARED RON FERRIS, WHO IS PERSONALLY KNOWN TO ME, AND WHO DID/DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CITY MANAGER OF THE CITY OF PALM BEACH GARDENS AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF THE CITY OF PALM BEACH GARDENS, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS SEAL OF THE CITY OF PALM BEACH GARDENS AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR MAYORAL AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY OF PALM BEACH GARDENS.

WITNESS MY HAND AND OFFICIAL STAMP, THIS 3<sup>RD</sup> DAY OF JUNE, 2010.

MY COMMISSION EXPIRES:  
NOTARY SEAL:

[Signature]  
NOTARY PUBLIC - STATE OF FLORIDA  
Barbara R. Chabre  
PRINT NAME  
Commission # BS 613 2  
Exp. Aug 6, 2011



This Instrument Prepared By:  
Gregory J. Clements, P.S.M.  
Calvin, Giardino & Associates, Inc.  
Engineers Surveyors Planners



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Certificate of Authorization No. LB 0791  
May 2010

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.