

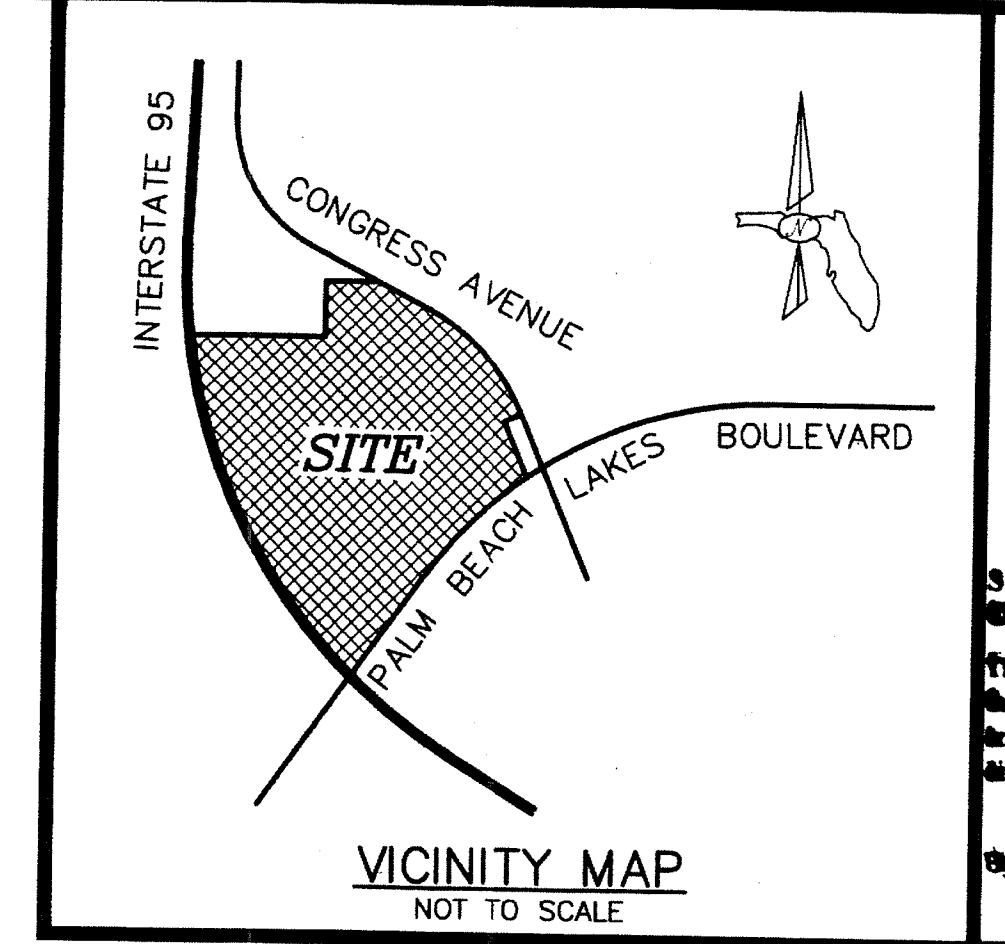
20140025960

# PALM BEACH OUTLETS REPLAT 1

A COMMERCIAL PLANNED DEVELOPMENT

LYING IN SECTIONS 17, 18 & 19 TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF PALM BEACH OUTLETS, RECORDED IN PLAT BOOK 116, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3



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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was Filed For 10:55 A.M.  
This 23<sup>rd</sup> day of Jan 2014.  
and duly recorded in Plat Book 116  
this Page(s) 136-138  
Shaded Book, Clerk & Comptroller  
By: [Signature] B.C.

### DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH MALL HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTIONS 17, 18 & 19 TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF PALM BEACH OUTLETS, RECORDED IN PLAT BOOK 116, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS:

### PALM BEACH OUTLETS REPLAT 1

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE PLAT OF PALM BEACH OUTLETS, RECORDED IN PLAT BOOK 116, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

LESS A PARCEL OF LAND FOR RIGHT-OF-WAY OF CONGRESS AVENUE, RECORDED IN OFFICIAL RECORD BOOK 26271, PAGE 1808, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT OF PALM BEACH OUTLETS; THENCE ALONG THE EAST BOUNDARY OF SAID PLAT, S57°00'00"E FOR 98.13 FEET TO THE POINT OF BEGINNING;  
THENCE S41°30'05"E FOR 56.13 FEET TO A LINE LYING 15.00 FEET SOUTHWESTERLY OF, AND PARALLEL WITH, THE SAID EAST PLAT BOUNDARY;  
THENCE ALONG SAID PARALLEL LINE, S57°00'00"E FOR 157.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCENTRIC WITH SAID EAST PLAT BOUNDARY AND HAVING A RADIUS OF 1030.00 FEET;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°35'25" FOR 82.52 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 122.00 FEET, WHERE A RADIAL LINE BEARS S44°55'21"W;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°01'18" FOR 59.67 FEET TO A NON-TANGENT CURVE, CONCENTRIC WITH THE SAID EAST PLAT BOUNDARY, AND HAVING A RADIUS OF 1010.00 FEET;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°11'55" FOR 144.52 FEET;  
THENCE S75°21'26"E FOR 60.06 FEET TO THE SAID EAST PLAT BOUNDARY, BEING A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1045.00 FEET;  
THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°38'03" FOR 339.88 FEET TO A POINT OF TANGENCY;  
THENCE CONTINUE ALONG SAID PLAT BOUNDARY, N57°00'00"W FOR 211.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,315 SQUARE FEET (0.26 ACRES), MORE OR LESS.

PLAT AREA = 86.17 ACRES, MORE OR LESS.

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

TRACTS 1 AND 2, AS SHOWN HEREON ARE HEREBY RESERVED BY PALM BEACH MALL HOLDINGS LLC, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES CONSISTENT WITH THE APPROVED SITE PLAN, AS AMENDED.

IN WITNESS WHEREOF, PALM BEACH MALL HOLDINGS LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Manager, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18<sup>th</sup> DAY OF December, 2013.

WITNESS: [Signature]  
BY: [Signature] (print name)  
WITNESS: [Signature]  
BY: [Signature] (print name)  
BY: NED PBM LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER  
BY: NED MANAGER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER  
BY: [Signature]  
**STEPHEN R. KARP, MANAGER**  
(PRINT NAME AND TITLE)

### ACKNOWLEDGEMENT

STATE OF Massachusetts  
COUNTY OF Middlesex

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> December, 2013 BY [Signature] MANAGER OF NED MANAGER LLC, MANAGER OF NED PBM LLC, MANAGER OF PBM DEVELOPER LLC, MANAGER OF PALM BEACH MALL HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A [Signature] AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18<sup>th</sup> DAY OF December, 2013.

MY COMMISSION EXPIRES: March 11, 2014 COMMISSION NO. \_\_\_\_\_

SIGNER: [Signature] **DELIA A. SANDERS**  
NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE FOREMENTIONED  
PRINTED NAME:

### MORTGAGEE'S CONSENT

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 OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 24808, PAGE 1392, AS ASSIGNED AND MODIFIED AND AS AMENDED AND RESTATED IN OFFICIAL RECORD BOOK 26475, PAGE 1147, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WELLS FARGO BANK, NATIONAL ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President, THIS 7<sup>th</sup> DAY OF January, 2014.

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT

BY: [Signature]  
**Frederick G. Bright** (PRINT NAME)  
Senior Vice President (PRINT TITLE)

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Frederick G. Bright, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President OF WELLS FARGO BANK, NATIONAL ASSOCIATION, AND separately ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH Senior Vice President OF SAID WELLS FARGO BANK, NATIONAL ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7<sup>th</sup> DAY OF January, 2014

MY COMMISSION EXPIRES: 311618 COMMISSION NO. \_\_\_\_\_

[Signature] **Dorothy Anne Galvin**  
NOTARY PUBLIC PRINTED NAME

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 IN PALM BEACH MALL HOLDINGS 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.

[Signature]  
ROBERT M. GRAHAM, ESQ.  
ATTORNEY-AT-LAW LICENSED IN FLORIDA  
DATED: 11-27-13 @ 11AM

### 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 WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

[Signature]  
VINCENT J. NOEL, P.S.M.  
FLORIDA CERTIFICATE NO. 4169

PALM BEACH MALL HOLDINGS LLC SEAL  
PALM BEACH MALL HOLDINGS LLC NOTARY SEAL  
WELLS FARGO BANK SEAL  
WELLS FARGO BANK NOTARY SEAL  
SURVEYOR'S SEAL  
CITY OF WPB SEAL  
CITY OF WPB SEAL

### SURVEYOR'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), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

[Signature]  
**JOHN E. PHILLIPS, III, P.S.M.**  
License No. 4826  
State of Florida

### CITY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 18<sup>th</sup> DAY OF January, 2013.

BY: [Signature]  
**GERALDINE MUDRO, MAYOR**

### CITY PLANNING BOARD APPROVAL

BY: [Signature]  
**STEVEN MAYANS, CHAIR**

### NOTES:

- BEARINGS ARE BASED ON BEARING OF S36°57'36"W ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF PALM BEACH LAKES BOULEVARD, PER THE PLAT OF PALM BEACH OUTLETS, PLAT BOOK 116, PAGE 98.
- PERMANENT REFERENCE MONUMENT (P.R.M.) No. "LB6473" SET.  
 PERMANENT REFERENCE MONUMENT (P.R.M.) No. "LB6473" FOUND.  
 MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP SET.
- NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- PLAT AREA = 86.17 ACRES, MORE OR LESS.  
TRACT 1 = 58.49 ACRES, MORE OR LESS  
TRACT 2 = 27.68 ACRES, MORE OR LESS
- 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 PREPARED BY  
JOHN E. PHILLIPS III, P.S.M. 4826

**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE ROAD, SUITE 509  
WEST PALM BEACH, FLORIDA 33409 561-615-3988, 615-3991 FAX  
561-615-3988, 615-3991 FAX E-Mail: info@brown-phillips.com