

GARDENS CORPORATE CENTER

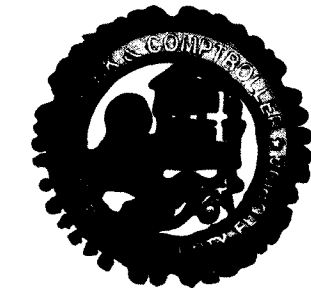
BEING A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

JUNE 2017

SHEET 1 OF 3

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD
AT 14:30 P.M. THIS
19th DAY OF July 2017
AND DULY RECORDED IN PLAT BOOK
124 ON PAGES 34
THRU 36



SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *Manuel R. Y...* D.C.

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT GARDENS CORPORATE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THE CITY OF PALM BEACH GARDENS, FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS GARDENS CORPORATE CENTER, BEING A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, LYING IN SECTION IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, SOUTH 88°45'08" EAST, A DISTANCE OF 365.04 FEET TO A POINT ON THE BASELINE OF SURVEY FOR STATE ROAD 811 (ALTERNATE A-1-A) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 93001-2503; THENCE ALONG SAID BASELINE OF SURVEY, SOUTH 14°24'24" EAST, A DISTANCE OF 375.16 FEET; THENCE DEPARTING SAID BASELINE OF SURVEY, NORTH 75°35'36" EAST, A DISTANCE OF 132.47 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF STATE ROAD 811 (ALTERNATE A-1-A), AS DESCRIBED IN OFFICIAL RECORD BOOK 11810, PAGE 1162, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 59°04'23" EAST, A DISTANCE OF 28.28 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE FOR P.G.A. BOULEVARD (STATE ROAD 786), AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 11810, PAGE 1162; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 75°56'43" EAST, A DISTANCE OF 42.32 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 14°03'17" WEST, A DISTANCE OF 41.79 FEET; THENCE NORTH 62°48'43" WEST, A DISTANCE OF 46.78 FEET; THENCE NORTH 23°04'13" WEST, A DISTANCE OF 29.72 FEET; THENCE NORTH 13°50'51" WEST, A DISTANCE OF 836.34 FEET; THENCE NORTH 31°21'16" EAST, A DISTANCE OF 45.55 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 17,364.23 FEET AND A CHORD BEARING OF NORTH 16°52'57" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°02'42", A DISTANCE OF 13.62 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF KYOTO GARDENS DRIVE, AS SHOWN ON ROAD PLAT BOOK 7, PAGES 195 THROUGH 200, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 501.87 FEET AND A CHORD BEARING OF SOUTH 81°33'37" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 41°00'40", A DISTANCE OF 359.23 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, SOUTH 61°03'17" EAST, A DISTANCE OF 62.57 FEET TO THE NORTHWEST CORNER OF PARCEL "B", AS SHOWN ON SAID PLAT; THENCE ALONG THE WEST LINE OF SAID PARCEL "B", SOUTH 14°03'17" EAST, A DISTANCE OF 285.75 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "C"; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "C", NORTH 75°56'43" EAST, A DISTANCE OF 440.73 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LAKE VICTORIA GARDENS AVENUE, AS SHOWN ON THE FOREMENTIONED ROAD PLAT BOOK 7, PAGES 195 THROUGH 200, THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 14°03'17" EAST, A DISTANCE OF 60.01 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 30°56'43" WEST, A DISTANCE OF 62 FEET TO A POINT ON THE FOREMENTIONED EXISTING NORTH RIGHT OF WAY LINE FOR P.G.A. BOULEVARD (STATE ROAD 786), AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 11810, PAGE 1162; THENCE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE OF P.G.A. BOULEVARD THROUGH THE FOLLOWING FOUR COURSES: SOUTH 75°56'43" WEST, A DISTANCE OF 11.17 FEET; THENCE SOUTH 78°26'44" WEST, A DISTANCE OF 180.17 FEET; THENCE SOUTH 74°34'53" WEST, A DISTANCE OF 193.66 FEET; THENCE SOUTH 75°56'43" WEST, A DISTANCE OF 393.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 393,163 SQUARE FEET OR 9.026 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1) TRACT "A", (DEVELOPMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED BY GARDENS CORPORATE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

2) TRACT "B", AS SHOWN HEREON, IS OWNED IN FEE SIMPLE BY THE CITY OF PALM BEACH GARDENS PER OFFICIAL RECORD BOOK 28777, PAGE 1489 AND IS HEREBY RESERVED BY THE CITY OF PALM BEACH GARDENS, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR USE BY THE PUBLIC FOR PEDESTRIAN ACCESS, LANDSCAPE BUFFER, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GARDENS CORPORATE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

3) THE 22 FOOT ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO GARDENS CORPORATE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR PUBLIC VEHICULAR ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA. THE SUBJECT PUBLIC VEHICULAR ACCESS EASEMENT SHALL NOT BE IMPEDED OR CLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF PALM BEACH GARDENS.

4) THE SEACOAST UTILITY AUTHORITY WATER LINE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

5) THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR GARDENS CORPORATE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

IN WITNESS WHEREOF, GARDENS CORPORATE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 31st DAY OF MAY, 2017.

GARDENS CORPORATE CENTER, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *John M. John*

PRINT NAME: Lisa M. Johansen

WITNESS: *Ray Bole*

PRINT NAME: Phillip Brandt

BY: *Diane Stephanos*
DIANE STEPHANOS
MANAGER

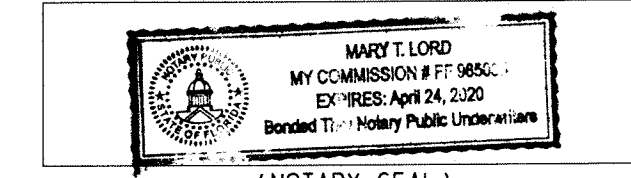
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DIANE STEPHANOS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GARDENS CORPORATE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF MAY, 2017.

MY COMMISSION EXPIRES: 4-24-2020



BY: *Mary T. Lord*
MARY T. LORD
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Mary T. Lord
COMMISSION NUMBER: FF 985058

IN WITNESS WHEREOF, THE CITY OF PALM BEACH GARDENS, FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND CITY CLERK, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO THIS 13th DAY OF July, 2017.

CITY OF PALM BEACH GARDENS

BY: *Maria G. Marino*
MARIA G. MARINO
MAYOR

ATTEST: *Patricia Snider*
PATRICIA SNIDER, CMC
CITY CLERK

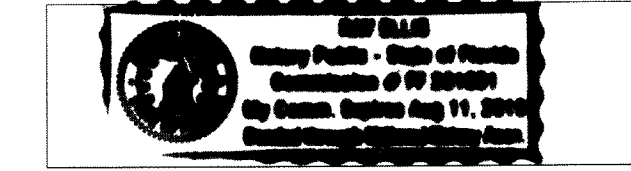
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARIA G. MARINO AND PATRICIA SNIDER WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVER'S LICENSES AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK OF THE CITY OF PALM BEACH GARDENS, FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CITY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF July, 2017.

MY COMMISSION EXPIRES: 8/1/19



BY: *Ray Ellis*
RAY ELLIS
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: RAY ELLIS
COMMISSION NUMBER: FF231081

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JACK B. OWEN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GARDENS CORPORATE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THE CITY OF PALM BEACH GARDENS, 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: 5/31/17 BY: *Jack B. Owen*
JACK B. OWEN
FLORIDA BAR NO. 472920

CITY OF PALM BEACH GARDENS APPROVALS:

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF July, 2017.

BY: *Maria G. Marino*
MARIA G. MARINO
MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 13th DAY OF July, 2017.

ATTEST: *Patricia Snider*
PATRICIA SNIDER, CMC
CITY CLERK
BY: *Todd Engle*
TODD ENGLE, P.E.
CITY ENGINEER

CITY OF PALM BEACH GARDENS APPROVALS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT MONUMENTATION.

DATE: July 14th 2017 BY: *David C. Libberg*
DAVID C. LIBBERG
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO.: 4315

ACKNOWLEDGEMENT NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT - UNIT 19

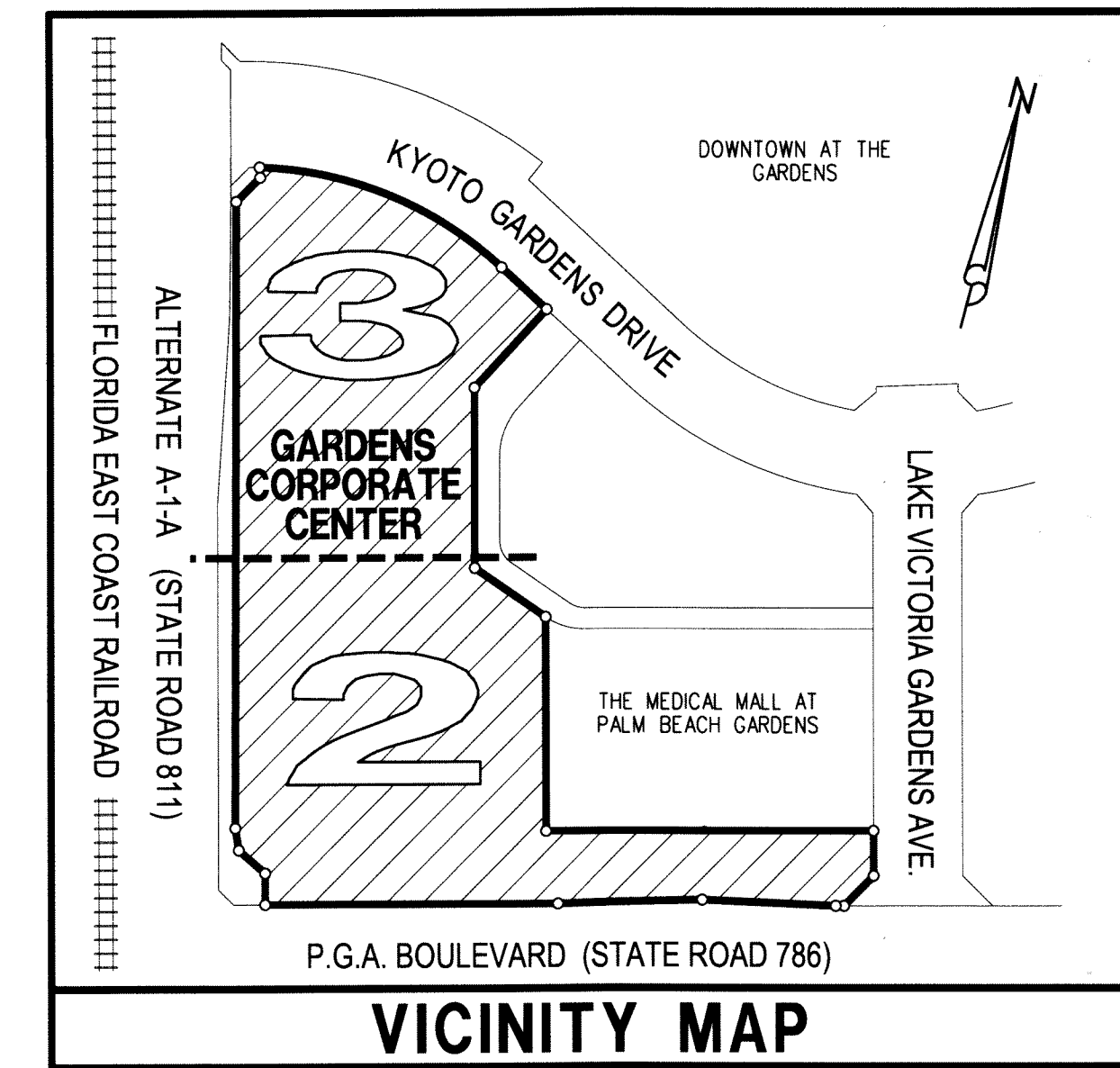
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

DATED THIS 7 DAY OF June, 2017.

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT
UNIT NO. 19

ATTESTED BY: *Matthew J. Borkin*
MATTHEW J. BORKIN
PRESIDENT
BOARD OF SUPERVISORS



AREA TABULATION		
DESCRIPTION	SQUARE FEET	ACREAGE
TRACT "A"	287,389	6.598
TRACT "B"	105,774	2.428
TOTAL	393,163	9.026

SURVEYOR'S NOTES:

- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- BEARINGS SHOWN HEREON ARE REFERENCED TO AN ASSUMED BEARING OF SOUTH 88°45'08" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
- 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.
- 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.
- INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

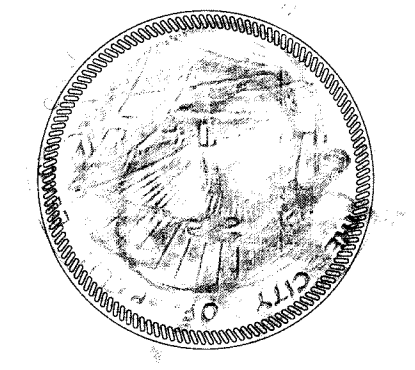
SURVEYOR'S CERTIFICATION:

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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

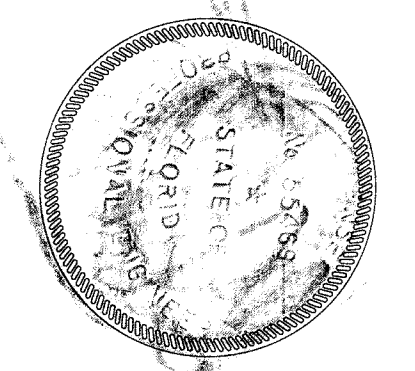
DATE: June 9, 2017 BY: *David C. Libberg*
DAVID C. LIBBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA



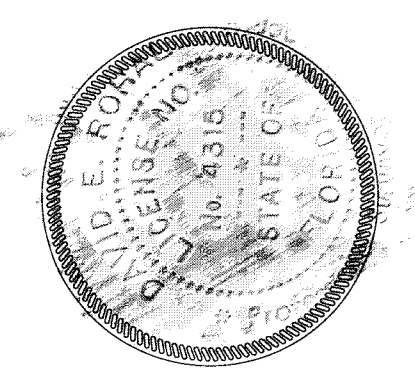
CITY OF PALM BEACH GARDENS
CLERK



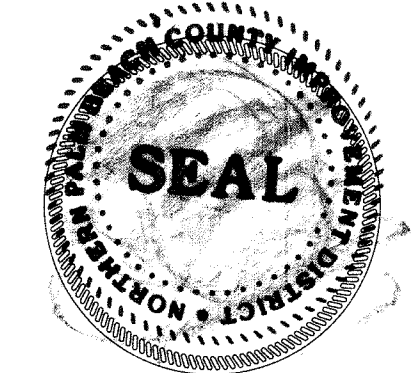
CITY OF PALM BEACH GARDENS
CLERK



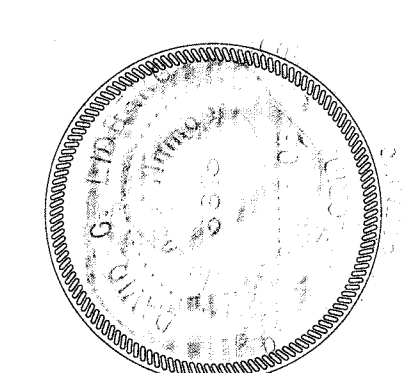
CITY OF PALM BEACH GARDENS
ENGINEER



CITY OF PALM BEACH GARDENS
REVIEWING SURVEYOR



NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT



DAVID C. LIBBERG
PROFESSIONAL SURVEYOR
AND MAPPER

ABBREVIATIONS:

CB = CHORD BEARING	P.B. = PLAT BOOK
D = DELTA	PG. = PAGE
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	P.R.M. = PERMANENT REFERENCE MONUMENT
FPL = FLORIDA POWER & LIGHT CO.	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
L = ARC LENGTH	R = RADIUS
O.R.B. = OFFICIAL RECORD BOOK	S.U.A. = SEACOAST UTILITY AUTHORITY

LEGEND:

- = SET 5/8" IRON ROD & METAL CAP - STAMPED "PRM LB 4431" - PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- ⊙ = SET MAG NAIL & DISK - STAMPED "PRM LB 4431" - PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.

LIBBERG LAND SURVEYING, INC.
 675 West Indiantown Road, Suite 200,
 Jupiter, Florida 33458 TEL: 561-746-8454

CAD. K:\UST \064243 \ 74-80 \ 15-010A-306 \ 15-010A-306.DGN	REF.	FB.	PG.	JOB 15-010A-306
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OFF. CASASUS				DWG. DIS-010P
CKD. D.C.L.	SHEET 1	OF 3		