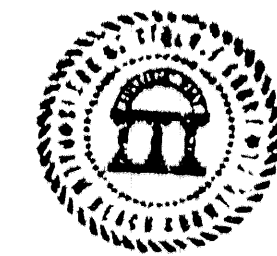


PLAT OF NORTHLAKE SQUARE
LYING IN SECTION 18, TOWNSHIP 42 SOUTH,
RANGE 43 EAST, CITY OF PALM BEACH GARDENS
PALM BEACH COUNTY, FLORIDA
JANUARY 1996 SHEET 1 OF 1

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COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 1:28 P.M.
this 23 day of February 1996
and duly recorded in Plat Book No. 76
on page 160-161
DOROTHY H. WILKEN, Clerk of Circuit Court
by Lawrence A. M... D.C.

DEDICATIONS AND RESERVATIONS
CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT:
McPHAIL ASSOCIATES, L.P., LIMITED PARTNERSHIP, A GEORGIA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITHIN THE MUNICIPAL LIMITS OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH 453.00 FEET OF SAID SECTION 18 LYING EASTERLY OF THE EAST RIGHT OF WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-17 CANAL, LESS AND EXCEPT THEREFROM THE EAST 647.00 FEET OF THE SOUTH 453.00 FEET OF SAID SECTION 18, ALSO LESS AND EXCEPTING THEREFROM THE RIGHT OF WAY OF NORTHLAKE BOULEVARD.

ALSO DESCRIBED AS:

A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 88°26'21" WEST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 507.00 FEET TO A POINT ON THE WEST LINE OF EAST 507.00 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 01°35'11" EAST ALONG SAID WEST LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 88°26'21" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 155.79 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 01°33'39" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 88°26'21" WEST, A DISTANCE OF 438.90 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S C-17 CANAL; THENCE NORTH 01°31'19" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 228.85 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 12°28'29" EAST, A DISTANCE OF 151.88 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 453.00 FEET OF SAID SOUTHEAST ONE-QUARTER; THENCE SOUTH 88°26'21" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 566.35 FEET TO A POINT ON THE WEST LINE OF THE EAST 507.00 FEET OF SAID SOUTHEAST ONE-QUARTER; THENCE SOUTH 01°35'11" WEST ALONG SAID WEST LINE, A DISTANCE OF 393.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

LESS THE EAST 140.00 FEET OF THE ABOVE-DESCRIBED PARCEL.

SHOWN HEREON AS:
PLAT OF NORTHLAKE SQUARE

DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- 1. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED BY McPHAIL ASSOCIATES, L.P., LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATES, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- 2. TRACT "NL" AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR ADDITIONAL RIGHT-OF-WAY OF NORTHLAKE BOULEVARD.

IN WITNESS WHEREOF, McPHAIL ASSOCIATES, L.P., LIMITED PARTNERSHIP, A GEORGIA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER UNDER SEAL, THIS 19 DAY OF January, 1996.

McPHAIL ASSOCIATES, L.P., LIMITED PARTNERSHIP, A GEORGIA LIMITED PARTNERSHIP

BY: H. Ray McPhail
H. RAY McPHAIL,
GENERAL PARTNER.
WITNESS: Spring C. Cook
WITNESS: H. Ray McPhail

ACKNOWLEDGEMENT
STATE OF GEORGIA
COUNTY OF DEKALB

BEFORE ME PERSONALLY APPEARED H. RAY McPHAIL, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF THE ABOVE-NAMED McPHAIL ASSOCIATES, L.P., LIMITED PARTNERSHIP, A GEORGIA LIMITED PARTNERSHIP; HE DID NOT TAKE AN OATH; AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH GENERAL PARTNER OF SAID LIMITED PARTNERSHIP; AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF January, 1996.

Belinda L. Rose
NOTARY PUBLIC
Fulton County
Expires May 9, 1998

COMMISSION NUMBER:

MORTGAGEE'S CONSENT
STATE OF GEORGIA
COUNTY OF FULTON

THE UNDERSIGNED CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8924, PAGE 976, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

SOUTHRUST BANK OF GEORGIA, N.A., A NATIONAL BANKING ASSOCIATION

BY: Steven T. Hyde
STEVEN T. HYDE
VICE-PRESIDENT
BY: Steven G. Deaton
STEVEN G. DEATON
GROUP VICE-PRESIDENT

ACKNOWLEDGEMENT
STATE OF GEORGIA
COUNTY OF FULTON

BEFORE ME PERSONALLY APPEARED STEVEN T. HYDE AND STEVEN G. DEATON, TO ME PERSONALLY KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED SIGNATORIES OF THE ABOVE-NAMED SOUTHRUST BANK OF GEORGIA, N.A., A NATIONAL BANKING ASSOCIATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF January, 1996.

Belinda L. Rose
NOTARY PUBLIC
Fulton County
Expires May 9, 1998

COMMISSION NUMBER:

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, STEWART TITLE OF PALM BEACH COUNTY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN McPHAIL ASSOCIATES, L.P., LIMITED PARTNERSHIP, A GEORGIA LIMITED PARTNERSHIP; 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: 1-15-96 BY: James W. Quatman
STEWART TITLE OF PALM BEACH COUNTY
1555 PALM BEACH LAKES BLVD., SUITE 100
WEST PALM BEACH, FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

Mark D. Brooks
REGISTERED SURVEYOR NO. 3426
STATE OF FLORIDA

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF February, 1996.

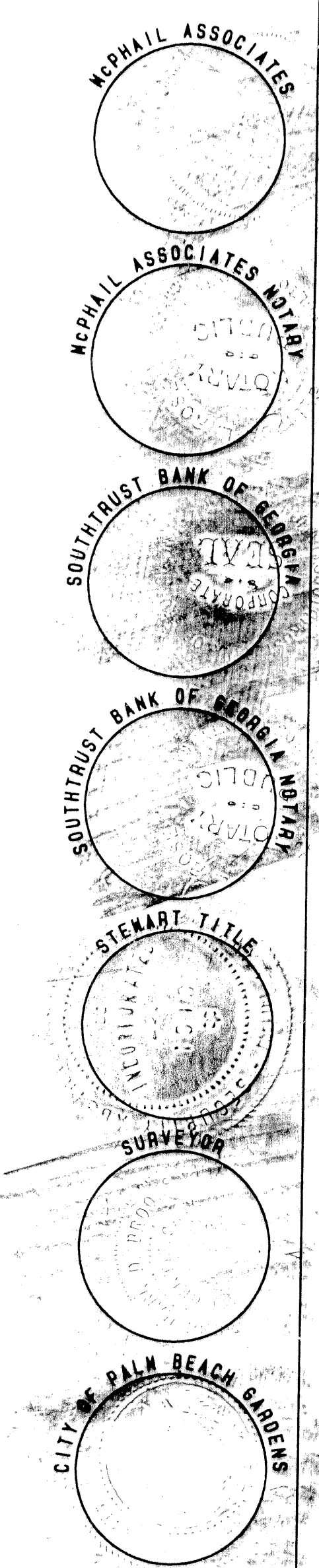
BY: [Signature]
MAYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF Feb, 1996.

BY: [Signature]
LENNART E. LINDAHL, P.E.
CITY ENGINEER

ATTEST: LINDA KOSIER, CITY CLERK
BY: [Signature]
CITY CLERK

- NOTES:
- 1. ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) No. 3426 SET.
 - 2. BEARINGS BASED ON: N01°35'11"E ALONG THE EAST LINE OF SECTION 18.
 - 3. AREA: 3.904 ACRES, MORE OR LESS
 - 4. ABBREVIATIONS:
O.R.B. - OFFICIAL RECORD BOOK
C - CENTERLINE
R - RADIUS
Δ - CENTRAL ANGLE
A - ARC LENGTH
R/W - RIGHT-OF-WAY
[D] - DIMENSION PER LEGAL DESCRIPTION
 - 5. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES, OR SHRUBS SHALL BE PLACED ON ANY SEACAST UTILITY AUTHORITY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF SAID UTILITY AUTHORITY.



SUBDIVISION * NORTHLAKE SQUARE
BOOK 76 PAGE 160
FLOOD ZONE FLOOD MAP *
QUAD * L ZONING
SE ZIP CODE
PUD NAME NORTHLAKE SQUARE
CITY OF PALM BEACH GARDENS

MESSLER & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
3950 RCA BOULEVARD, SUITE 5005, PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE (407) 627-2226 TELEFAX 624-1569

PLAT OF NORTHLAKE SQUARE

PROJECT NO.: 94059
SCALE: 1"=30'
SHEET 1 OF 1

NOTICE:
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:
MARK D. BROOKS
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 3426
FOR: MESSLER & ASSOCIATES
3950 RCA BOULEVARD
SUITE 5005
PALM BEACH GARDENS, FL.