

PLAT OF
Fairway Office Center

LYING IN SECTION 10, TOWNSHIP 42 SOUTH, RANGE 42 EAST
 CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
 SEPTEMBER 2000



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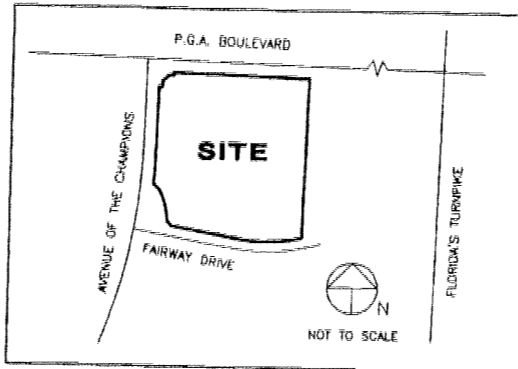
DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF AVENUE OF THE CHAMPIONS, PER PGA RESORT COMMUNITY PLAT NO. 1, AS RECORDED IN PLAT BOOK 36, PAGES 198 THROUGH 200 OF THE PALM BEACH COUNTY PUBLIC RECORDS, WITH THE SOUTH RIGHT-OF-WAY OF PGA BOULEVARD (STATE ROAD 786); THENCE S88°27'03"E, ALONG SAID SOUTH RIGHT-OF-WAY, 42.59 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S88°27'03"E, ALONG THE ULTIMATE SOUTH RIGHT-OF-WAY OF SAID PGA BOULEVARD, SAID LINE BEING 60 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 10, 642.16 FEET; THENCE S01°32'57"W, 756.03 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 12°16'25" W FROM SAID POINT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF FAIRWAY DRIVE, PER THE PLAT OF FAIRWAY DRIVE AND FAIRWAY LANE, AS RECORDED IN PLAT BOOK 58, PAGES 21 THROUGH 22, PALM BEACH COUNTY PUBLIC RECORDS; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 822.50 FEET, THROUGH A CENTRAL ANGLE OF 22°13'18", 319.00 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, N80°03'07"W, 307.06 FEET; THENCE N41°13'50"W, 31.34 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S87°35'27"W FROM SAID POINT BEING FURTHER DESCRIBED AS BEING ON THE EAST RIGHT-OF-WAY OF THE SAID AVENUE OF THE CHAMPIONS; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 362.00 FEET, THROUGH A CENTRAL ANGLE OF 20°41'15", 130.71 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 118.00 FEET, THROUGH A CENTRAL ANGLE OF 31°32'57", 63.87 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS BEARS N 84°56'12" W FROM SAID POINT; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2760.00 FEET, THROUGH A CENTRAL ANGLE OF 3°33'07", 171.10 FEET TO THE POINT OF TANGENCY; THENCE N01°30'41"E, ALONG THE EAST RIGHT-OF-WAY OF THE SAID AVENUE OF THE CHAMPIONS, 290.51 FEET; THENCE S88°29'19"E, 15.32 FEET; THENCE N01°33'57"E, 26.90 FEET; THENCE N46°31'49"E, 35.76 FEET; THENCE S88°51'19"E, 26.88 FEET; THENCE N01°32'57"E, 15.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, SUBJECT TO ALL PERTINENT MATTERS OF PUBLIC RECORD, CONTAINING 12.065 ACRES, MORE OR LESS.



LOCATION MAP

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT 7100 FAIRWAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS FAIRWAY OFFICE CENTER AS SHOWN HEREON, AND DO HEREBY DEDICATE AND/OR RESERVE AS FOLLOWS:

1. THE EXISTING UTILITY EASEMENTS AS SHOWN HEREON HAVE BEEN GRANTED TO THE RESPECTIVE AGENCIES AS NOTED.
2. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR THE PURPOSE OF JURISDICTION OVER ACCESS RIGHTS.
3. THE SIDEWALK EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR SIDEWALK MAINTENANCE PURPOSES.

IN WITNESS WHEREOF, 7100 FAIRWAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR AND ON THIS 13th DAY OF October, A.D., 2000.

BY: Richard D. Segal
 MANAGING MEMBER

WITNESS: Janet Colletta PRINT NAME: Janet Colletta
 WITNESS: Barbara M. Rubino PRINT NAME: Barbara M. Rubino

ACKNOWLEDGMENT

STATE OF NEW YORK
 COUNTY OF Westchester

BEFORE ME PERSONALLY APPEARED Richard D. Segal, MANAGING MEMBER OF 7100 FAIRWAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME PERSONALLY WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, HE DID NOT TAKE AN OATH, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL ON BEHALF OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF October, A.D., 2000.

Alexandra D. Tomarovic
 PRINT NAME: Alexandra D. Tomarovic
 NOTARY PUBLIC, STATE OF NEW YORK

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, UNIVERSAL LAND TITLE, INC., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN 7100 FAIRWAY LLC, A FLORIDA LIMITED 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.

DATE Sept 28, 2000 BY: Aileen C. Stos McGraw
 PRINT NAME: Aileen C. Stos McGraw
 PRINT TITLE: Commercial Accounts Manager

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 PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S).

BY: Pasquale Volpe DATE: 7 Nov 2000
 PASQUALE VOLPE
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 4873

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID NORTHERN ON THIS PLAT, AND HEREBY ACKNOWLEDGES THAT NORTHERN'S EXISTING WATER MANAGEMENT EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 4491 AT PAGES 155 THROUGH 263, AND PARTIALLY RELEASED AS RECORDED IN OFFICIAL RECORDS BOOK 11802, AT PAGES 1311 THROUGH 1314, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.

ATTEST: Peter L. Pimentel BY: Resulla Stewart
 PETER L. PIMENTEL, EXECUTIVE DIRECTOR 9/27/00 RESULLA STEWART, PRESIDENT 9/27/00

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF September, A.D. 2000.

BY: R. Russo ATTEST: Carol Q. D.
 R. RUSSO, MAYOR CAROL Q.D., CITY CLERK

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 7th DAY OF October, A.D. 2000.

CITY ENGINEER: Lennart E. Lindahl, P.E.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION; 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.

BY: Robert P. Blaszyk DATE: 10-26-00
 ROBERT P. BLASZYK, PROFESSIONAL SURVEYOR & MAPPER, REGISTRATION NO. 4133

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.

SURVEYOR'S NOTES:

NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

COUNTY OF PALM BEACH)
 STATE OF FLORIDA)
 This Plat was filed for record at 10:48 A.M.
 this 11th day of October, 2000.
 and duly recorded in Plat Book No. 89
 on page 18-99.
 DOROTHY H. WALKER, Clerk of Circuit Court
 D. Barbara D. Platt

- CITY SEAL
- REVIEWING SURVEYORS SEAL
- 7100 FAIRWAY LLC SEAL
- NOTARY SEAL
- TITLE COMPANY SEAL
- N.P.B.C.L.D. SEAL
- SURVEYOR'S SEAL

FORM NO. 00-009
 REV. 1 OF 2
 PRINT DATE 9-25-00

PREPARED BY ROBERT P. BLASZYK, PSM, IN THE OFFICES OF
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