

REGIONAL CENTER PARCELS 27.09, 27.13 AND WATER MANAGEMENT TRACT 3-B

SITUATE IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

DEDICATION:

MAY, 2001

SHEET 1 OF 3

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT MALL PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS REGIONAL CENTER PARCELS 27.09, 27.13 AND WATER MANAGEMENT TRACT 3-B, SITUATE 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 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF THAT CERTAIN WATER MANAGEMENT TRACT 3-B, AS RECORDED IN OFFICIAL RECORDS BOOK 5072, PAGE 354, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE SOUTHERLY RIGHT OF WAY LINE OF GARDENS PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 5072, PAGE 354, AND AS SHOWN ON ROAD PLAT BOOK 7, PAGES 195 THROUGH 200, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1051.45 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 17°08'51" EAST; PROCEED EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°34'15", A DISTANCE OF 505.96 FEET TO THE POINT OF TANGENCY; THENCE NORTH 70°34'36" EAST, A DISTANCE OF 145.48 FEET; THENCE SOUTH 53°55'11" EAST, A DISTANCE OF 35.05 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FAIRCHILD GARDENS AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 5072, PAGE 354 AND AS SHOWN ON ROAD PLAT BOOK 7, PAGES 195 THROUGH 200, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF FAIRCHILD GARDENS AVENUE SOUTH 11°24'59" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF FAIRCHILD GARDENS AVENUE A DISTANCE OF 178.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 470.87 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'00", A DISTANCE OF 105.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°25'01" WEST, A DISTANCE OF 574.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 570.87 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°15'01", A DISTANCE OF 42.34 FEET; THENCE SOUTH 38°18'32" WEST, A DISTANCE OF 32.90 FEET TO A POINT ON THE NORTHERLY LINE OF KYOTO GARDENS DRIVE DESCRIBED IN OFFICIAL RECORDS BOOK 8292, PAGE 1543 AND AS SHOWN ON ROAD PLAT BOOK 7, PAGES 195 THROUGH 200, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF FAIRCHILD GARDENS AVENUE SOUTH 79°27'03" WEST, ALONG SAID NORTHERLY LINE OF KYOTO GARDENS DRIVE, A DISTANCE OF 128.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 575.87 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°30'20", A DISTANCE OF 186.05 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 59°56'43" WEST, A DISTANCE OF 556.81 FEET TO A POINT OF TANGENCY CONCAVE TO THE NORTH, HAVING A RADIUS OF 465.87 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°06'14", A DISTANCE OF 49.63 FEET; THENCE NORTH 58°41'21" WEST, A DISTANCE OF 35.68 FEET ON THE WESTERLY LINE OF SAID WATER MANAGEMENT TRACT 3-B; THENCE DEPARTING SAID NORTHERLY LINE OF KYOTO GARDENS DRIVE, NORTH 14°03'17" WEST, ALONG SAID WESTERLY LINE OF THAT CERTAIN WATER MANAGEMENT TRACT 3-B, A DISTANCE OF 82.72 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1261.23 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°30'00", A DISTANCE OF 451.26 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY LINE NORTH 34°33'17" WEST, A DISTANCE OF 278.53 FEET; THENCE NORTH 54°53'06" EAST, A DISTANCE OF 175.32 FEET; THENCE NORTH 37°45'01" EAST, A DISTANCE OF 201.89 FEET; THENCE NORTH 80°04'54" EAST, A DISTANCE OF 234.50 FEET; THENCE NORTH 09°05'10" EAST, A DISTANCE OF 303.39 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID GARDENS PARKWAY AND THE POINT OF BEGINNING.

CONTAINING 24.83 ACRES, MORE OR LESS.

DEDICATIONS:

1) PARCELS 27.09 AND 27.13 AS SHOWN HEREON ARE HEREBY RESERVED FOR FUTURE DEVELOPMENT.

2) WATER MANAGEMENT TRACT 3-B AS SHOWN HEREON, IS HEREBY RESERVED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT PURPOSES AND SHALL BE THEIR PERPETUAL MAINTENANCE RESPONSIBILITY WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

3) THE 7 FOOT PEDESTRIAN EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR USE BY THE PUBLIC FOR PEDESTRIAN ACCESS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, CATALFUMD MANAGEMENT AND INVESTMENT, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS DAY 15 OF MAY, 2001.

MALL PROPERTIES, LTD.
A FLORIDA LIMITED PARTNERSHIP
BY: CATALFUMD MANAGEMENT AND INVESTMENT, INC.,
A FLORIDA CORPORATION, AS GENERAL PARTNER

WITNESS: [Signature]
(PRINT NAME) Daniel S. Catalfumd
BY: [Signature]
(PRINT NAME) Daniel S. Catalfumd, PRESIDENT

ACKNOWLEDGEMENT:

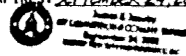
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL S. CATALFUMD, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE OFFICER OF CATALFUMD MANAGEMENT AND INVESTMENT, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF MAY, 2001.

MY COMMISSION EXPIRES: SEPTEMBER 24, 2002

NOTARY SEAL:



COMMISSION # CC 746374

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED BY ITS SECRETARY AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 15 DAY OF MAY, 2001, AND HEREBY ACKNOWLEDGES THAT ITS WATER MANAGEMENT TRACT AS RECORDED IN OFFICIAL RECORD BOOK 5072, PAGE 354, IS SHOWN HEREON.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: [Signature] BY: [Signature]
PETER L. PIMENTEL, SECRETARY TESULA N. STEWART, PRESIDENT
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

ACKNOWLEDGEMENT:

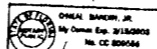
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TESULA N. STEWART AND PETER L. PIMENTEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY 15 OF MAY, 2001.

MY COMMISSION EXPIRES: 2/15/2003

NOTARY SEAL:



NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF BROWARD

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 11008, PAGE 935, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF MAY, 2001.

WITNESS: [Signature] BANK ATLANTIC
A FEDERAL SAVINGS BANK

(PRINT NAME) Julie Ryan

WITNESS: [Signature] BY: [Signature]
(PRINT NAME) Karen H. Hittson
KAREN H. HITTSON, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

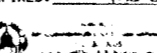
STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED KAREN H. HITTSON, 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 BANK ATLANTIC, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF MAY, 2001.

MY COMMISSION EXPIRES: 7-20-03

NOTARY SEAL:



NOTARY PUBLIC

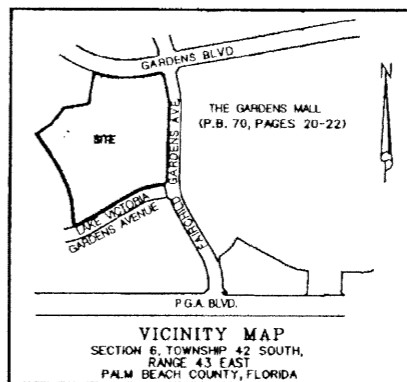
TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES E. JACOBY, 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 MALL PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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: 5/15/02

JAMES E. JACOBY
ATTORNEY AT LAW BAR NO. 369578



199



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 10:03 AM
This Day of May, 2001
and duly recorded in Plat Book No. 912
on page 199 thru 201
DANIEL S. CATALFUMD, Clerk of Court
[Signature]

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO 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 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. 177.091(9), F.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 THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

APPROVALS:

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF June, 2001.

ATTEST: [Signature] BY: [Signature]
CAROL GOLD, CITY CLERK VICE MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 15 DAY OF June, 2001.

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

REVIEWING SURVEYOR:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.'s), PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS AT LOT CORNERS.

[Signature] DATE: June 7, 2001
D. HOWARD DUKES
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4533

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF SOUTH 88°45'08" EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43, PALM BEACH COUNTY, FLORIDA.
- 2) DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- 3) DENOTES A SET PK NAIL & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- 4) LINES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 5) 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.
- 6) THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454. BUILDING SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING CODE.

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

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FLD. B.D.	FB. PG.
OFF. L.J.C.	JOB 00-250(306)
CKD. D.C.L.	DATE 12/21/00
	SHEET 1 OF 3
	DWG. 000-250P