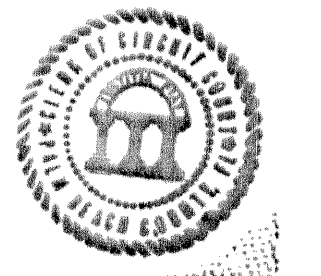


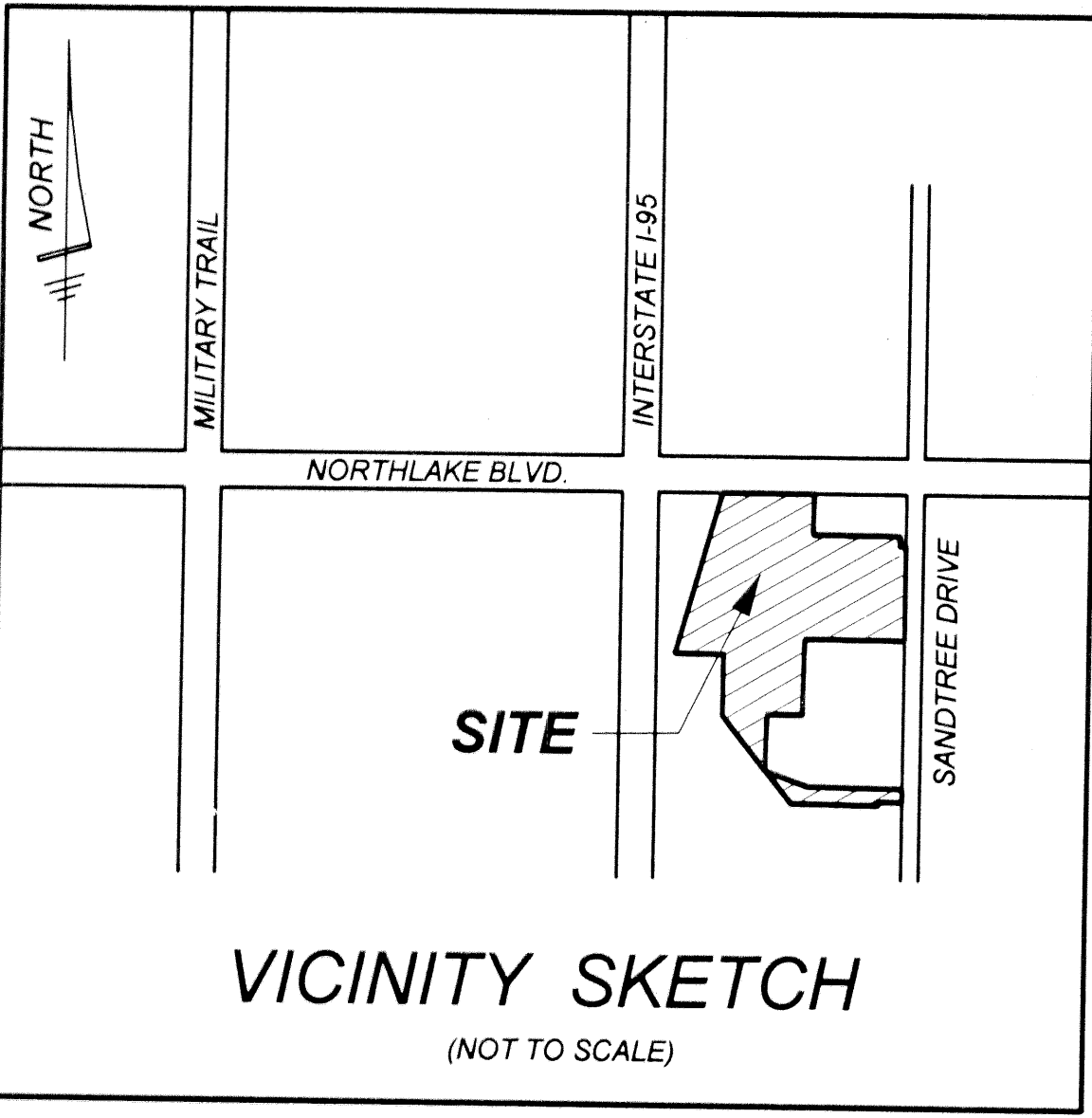
COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 11:18 A.M.,  
This day of November, 2001,  
and duly recorded in Plat Book No. 92  
on pages 128 & 129  
DOROTHY H. WILKEN, Clerk of Circuit Court  
Palm Beach, Florida



# CROSSROADS AT NORTHLAKE

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 19,  
TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS  
PALM BEACH COUNTY, FLORIDA  
OCTOBER, 2001

SHEET 1 OF 2



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Massachusetts Mutual Life Insurance Company, a Massachusetts corporation, licensed to do business in Florida, owner of the land shown hereon being in Section 19 Township 42 South, Range 43 East, City of Palm Beach Gardens, Palm Beach County, Florida, shown hereon as CROSSROADS AT NORTHLAKE, being more particularly described as follows:

### LEGAL DESCRIPTION:

A parcel of land in the Northwest quarter of Section 19, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 19; thence South 88° 01' 16" East, along the North line of said Section 19, (the North line of Section 19 is assumed to bear South 88° 01' 16" East and all other bearings are relative thereto) a distance of 408.24 feet to a point; thence South 01° 58' 44" West a distance of 100.00 feet to the Southerly Right-of-Way line of Northlake Boulevard and the POINT OF BEGINNING of the hereinafter described parcel; thence South 88° 01' 16" East, along said Southerly Right-of-Way line, a distance of 430.00 feet to a point; thence departing from said Right-of-Way line, South 02° 04' 12" West a distance of 218.82 feet to a point; thence South 87° 55' 48" East a distance of 421.11 feet to a point on a line parallel with and 80.00 feet West of the East line of the West half of said Northwest quarter of Section 19; thence South 02° 04' 12" West along said parallel line a distance of 55.51 feet to a point; thence South 88° 01' 16" East a distance of 10.00 feet to a point; thence South 02° 04' 12" West a distance of 515.00 feet to a point; thence North 87° 55' 48" West a distance of 456.00 feet to a point; thence South 02° 04' 12" West a distance of 406.33 feet to a point; thence North 87° 55' 48" West a distance of 177.50 feet to a point; thence South 02° 04' 12" West a distance of 230.00 feet to a point on the Easterly Right-of-way line of Interstate 95; thence North 15° 00' 20" East, along said Easterly Right-of-Way line, a distance of 898.62 feet to a point on said Southerly Right-of-Way line of Northlake Boulevard and the POINT OF BEGINNING.

TOGETHER WITH the following described parcel shown hereon as Tract W-2:

COMMENCE at said Reference Point "A"; thence South 33° 16' 24" East a distance of 18.15 feet to the POINT OF BEGINNING of said Tract W-2; thence South 65° 46' 34" East a distance of 219.18 feet to a point; thence South 87° 29' 22" East a distance of 430.00 feet to a point on the West Right-of-Way line of Sandtree Drive (as now laid out and in use); thence South 02° 04' 12" West along said Right-of-Way line, a distance of 74.16 feet to a point; thence North 87° 29' 22" West, departing from said Right-of-Way line, a distance of 100.00 feet to a point; thence South 02° 04' 12" West a distance of 20.00 feet to a point; thence North 87° 29' 22" West a distance of 408.05 feet to a point; thence North 33° 16' 24" East a distance of 216.02 feet to the POINT OF BEGINNING.

Containing in all 20.949 acres, more or less.

Has caused the same to be surveyed and platted as shown hereon, and do hereby reserve and/or dedicate as follows:

### 1. PARCEL "A" and PARCEL "B"

Parcel "A" and Parcel "B", as shown hereon, are hereby reserved by Massachusetts Mutual Life Insurance Company, a Massachusetts corporation, licensed to do business in Florida, their successors and assigns, or subsequent owners of Parcel "A" and Parcel "B" in the event of a transfer of ownership, for commercial development and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said Massachusetts Mutual Life Insurance Company, a Massachusetts corporation, licensed to do business in Florida, their successors and assigns, or subsequent owners of Parcel "A" and Parcel "B" in the event of a transfer of ownership, without recourse to the City of Palm Beach Gardens.

### 2. WATER MANAGEMENT TRACTS

Tract W-1 and Tract W-2, as shown hereon, are hereby reserved by Massachusetts Mutual Life Insurance Company, a Massachusetts corporation, licensed to do business in Florida, their successors and assigns, or subsequent owners of Parcel "A" and Parcel "B" in the event of transfer of ownership, for stormwater management, drainage and landscaping purposes and is the perpetual maintenance obligation of said Massachusetts Mutual Life Insurance Company, a Massachusetts corporation, licensed to do business in Florida, their successors and assigns, or subsequent owners of Parcel "A" and Parcel "B" in the event of transfer of ownership, without recourse to the City of Palm Beach Gardens.

### 3. LIMITED ACCESS EASEMENTS

The Limited Access Easements, as shown hereon, are hereby dedicated to the City of Palm Beach Gardens for the purpose of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Vice-President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 24<sup>th</sup> day of October, 2001.

Massachusetts Mutual Life Insurance Company  
a Massachusetts corporation, licensed to do business in Florida

WITNESS: Vanessa M. Chapman Washington  
Vanessa M. Chapman Washington  
Printed Name  
CRAIG L. WALLACE  
P. ALMATA  
Printed Name

BY: [Signature]  
Benny D. ...  
Printed Name  
Vice President

### ACKNOWLEDGEMENT

Commonwealth of Massachusetts  
County of Hampden

Before me personally appeared Rodney Dillman, who is personally known to me or has produced as identification and who executed the foregoing instrument as Vice-President of Massachusetts Mutual Life Insurance Company, a Massachusetts corporation, licensed to do business in Florida, and severally acknowledged before me that he/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 24<sup>th</sup> day of October, 2001.

My Commission Expires: June 20, 2008

My Commission No.:

[Signature]  
Christine M. Gouin  
Signature of Notary Public  
Christine M. Gouin  
Printed Name of Notary Public

### TITLE CERTIFICATION

I, Steven A. Landy, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property (based upon an examination of title insurance policies, title insurance commitments, computer title updates and surveyor certifications); that I find that based upon said examination, the title to the property is vested to Massachusetts Mutual Life Insurance Company, a Massachusetts corporation, licensed to do business in 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 created by this plat.

Dated this 4<sup>th</sup> day of October, 2001.

[Signature]  
Steven A. Landy  
Attorney-at-Law,  
licensed in Florida  
Florida Bar No. 346020

### 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) have been placed as required by law, and that monuments according to sec. 177.091(9), F.S., will be set under the guarantees posted with the City of Palm Beach Gardens for the required improvements; and further, that the plat was prepared under my supervision and direction and 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: [Signature]  
Craig L. Wallace  
Professional Surveyor and Mapper  
Florida Certificate No. 3357  
901 Northpoint Parkway, Suite 117  
West Palm Beach, Florida 33409  
Licensed Business No. 4569

DATE: OCT. 26, 2001

### 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 the field verification of the monuments at lot corners.

BY: [Signature]  
Pasquale Volpe  
Professional Surveyor and Mapper  
License No. 4873

DATE: 31 OCT 01

### APPROVALS

City of Palm Beach Gardens  
State of Florida  
County of Palm Beach

This plat is hereby approved for record this 15<sup>th</sup> day of November, 2001.

BY: [Signature]  
Joseph R. Russo, Mayor  
ATTEST: [Signature]  
Carol Gold, City Clerk

### CITY ENGINEER

This plat is hereby accepted for record this 12<sup>th</sup> day of Nov. 2001.

BY: [Signature]  
Edward E. Lindahl, P.E., City Engineer

### NOTES

- 1. 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.
- 2. Bearings shown hereon are based on the North line of the Northwest quarter of Section 19, Township 42 South, Range 43 East, which bears South 88° 01' 16" East and all other bearings are relative thereto.
- 3. This instrument prepared by:

Craig L. Wallace  
Wallace Surveying Corporation  
901 Northpoint Parkway, Suite 117  
West Palm Beach, Florida 33407  
561/640-4551

PLAT OF CROSSROADS AT NORTHLAKE				
WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569 901 NORTHPOINT PARKWAY, SUITE 117 WEST PALM BEACH, FLORIDA 33407 (561) 640-4551				
FIELD:	JOB No.: 85-197 "WW"	F.B.:	PG.:	
OFFICE R.C.	DATE: JULY, 2001	DWG No.:	85-197-3	
C/K'D:	REF:	SHEET 1 OF 2		