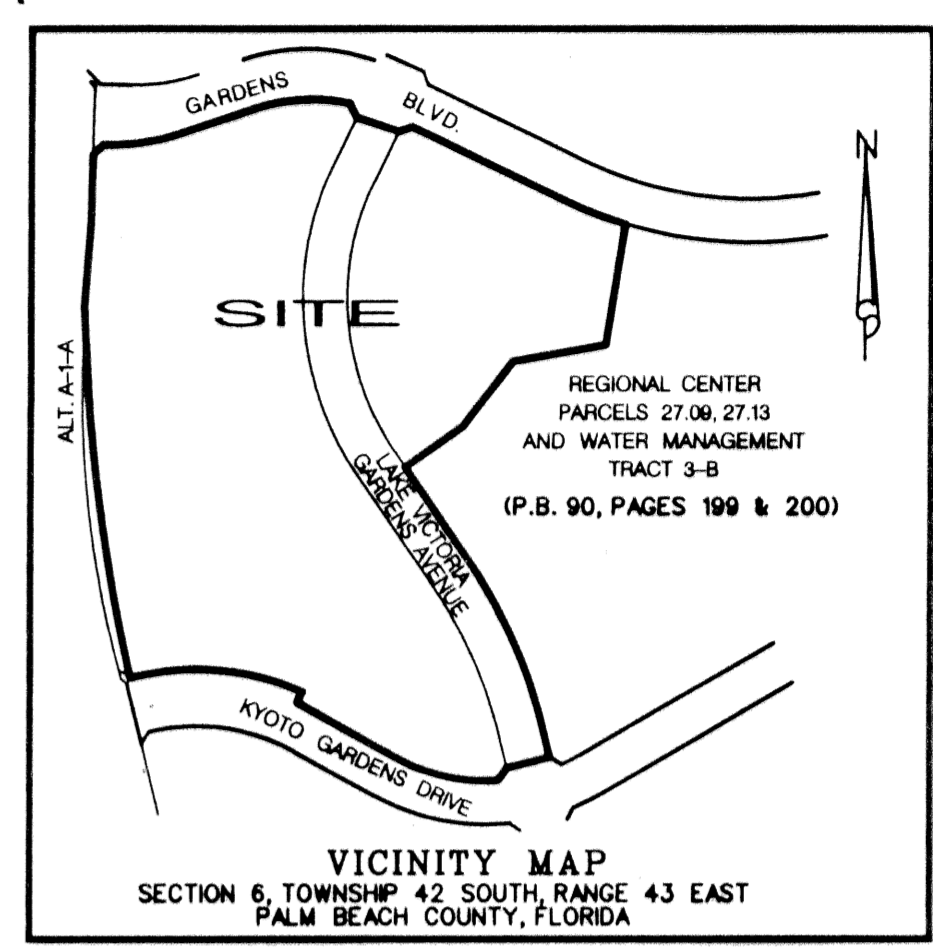
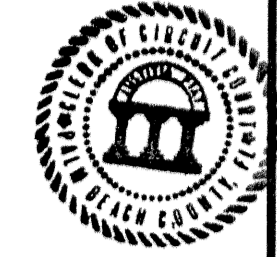


# REGIONAL CENTER PARCELS 27.12, 27.14 AND LAKE VICTORIA GARDENS AVENUE

SITUATE IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
SEPTEMBER, 2001 SHEET 1 OF 3

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 11:20 A.M. on the 12th day of March, 2002.  
and duly recorded in Plat Book No. 94 on page 40 thru 42.  
DOROTHY H. WILKEN, Clerk of Circuit Court.  
by *[Signature]* D.C.



### DEDICATION & RESERVATIONS:

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 27.12, 27.14 AND LAKE VICTORIA GARDENS AVENUE, 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:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GARDENS BOULEVARD AND THE WESTERLY LINE OF WATER MANAGEMENT TRACT 3-B AS DESCRIBED IN OFFICIAL RECORDS BOOK 5072, PAGE 354, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; PROCEED SOUTH 09°05'10" WEST, ALONG SAID WESTERLY LINE OF SAID WATER MANAGEMENT TRACT 3-B, A DISTANCE OF 303.39 FEET; THENCE SOUTH 80°04'54" WEST, A DISTANCE OF 234.50 FEET; THENCE SOUTH 37°45'07" WEST, A DISTANCE OF 201.89 FEET; THENCE SOUTH 54°53'06" WEST, A DISTANCE OF 175.32 FEET TO A POINT ON THE EASTERLY LINE OF LAKE VICTORIA GARDENS AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 8292, PAGE 1543, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 34°33'17" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 278.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1261.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°30'00", A DISTANCE OF 451.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 14°03'17" EAST, A DISTANCE OF 82.72 FEET TO A POINT ON THE NORTHERLY LINE KYOTO GARDENS DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 8292, PAGE 1543; THENCE SOUTH 75°56'35" WEST, ALONG SAID NORTHERLY LINE OF KYOTO GARDENS DRIVE, A DISTANCE OF 110.00 FEET; THENCE SOUTH 36°10'50" WEST, A DISTANCE OF 436.87 FEET TO A POINT OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 465.87 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 03°35'59" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°32'42", A DISTANCE OF 264.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 61°03'17" WEST, A DISTANCE OF 279.67 FEET; THENCE NORTH 24°53'30" EAST, A DISTANCE OF 29.75 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 643.87 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 24°04'25" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°52'31", A DISTANCE OF 436.87 FEET; THENCE NORTH 58°42'07" WEST, A DISTANCE OF 1.54 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ALTERNATE A-1-A AS DESCRIBED IN OFFICIAL RECORD BOOK 1810, PAGE 1149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 4838.25 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 77°10'17" EAST; THENCE DEPARTING SAID NORTHERLY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°01'53", A DISTANCE OF 593.75 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3848.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°13'33", A DISTANCE OF 216.67 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°34'16" WEST, A DISTANCE OF 115.76 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ALTERNATE A-1-A, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3704, PAGE 1091, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 04°19'55" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 206.45 FEET; THENCE NORTH 01°20'43" EAST, A DISTANCE OF 173.57 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF GARDENS BOULEVARD; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF ALTERNATE A-1-A, NORTH 46°19'52" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GARDENS BOULEVARD, A DISTANCE OF 35.28 FEET; THENCE SOUTH 88°40'08" EAST, A DISTANCE OF 8.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 540.87 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°00'00", A DISTANCE OF 188.80 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°19'52" EAST, A DISTANCE OF 187.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 465.87 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°03'20", A DISTANCE OF 244.38 FEET; THENCE SOUTH 26°23'28" EAST, A DISTANCE OF 39.52 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LAKE VICTORIA GARDENS AVENUE; THENCE SOUTH 71°23'22" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 110.88 FEET; THENCE NORTH 70°49'52" EAST, DEPARTING SAID NORTHERLY LINE, AND CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GARDENS BOULEVARD, A DISTANCE OF 35.36 FEET; THENCE SOUTH 64°10'08" EAST, A DISTANCE OF 425.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1051.45 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°41'02", A DISTANCE OF 159.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.20 ACRES, MORE OR LESS.

DEDICATIONS:  
1) PARCELS 27.12, 27.14 AND LAKE VICTORIA GARDENS AVENUE, AS SHOWN HEREON ARE HEREBY RESERVED FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, CATALFUMO MANAGEMENT AND INVESTMENT, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS DAY 20th of September, 2001.

MALL PROPERTIES, LTD  
A FLORIDA LIMITED PARTNERSHIP  
BY: CATALFUMO MANAGEMENT AND INVESTMENT, INC.,  
FLORIDA CORPORATION, AS GENERAL PARTNER  
BY: *[Signature]*  
(PRINT NAME) DANIEL S. CATALFUMO, PRESIDENT  
WITNESS: *[Signature]*  
KENNETH BLAIN  
(PRINT NAME)

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED DANIEL S. CATALFUMO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CATALFUMO 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 20 DAY OF Sept, 2001.  
MY COMMISSION EXPIRES: *[Signature]* NOTARY PUBLIC  
NOTARY SEAL: *[Signature]*

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 20th DAY OF Sept, 2001, AND HEREBY ACKNOWLEDGES THAT LAKE VICTORIA GARDENS AVENUE AS RECORDED IN OFFICIAL RECORD BOOK 8292, PAGE 1543, IS SHOWN HEREON.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
ATTEST: *[Signature]* BY: *[Signature]*  
PETER L. PIMENTEL, SECRETARY A. SALLY HAMADEH, PRESIDENT  
BOARD OF SUPERVISORS BOARD OF SUPERVISORS  
O'Neal Bardin Jr. Assistant Secretary

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED A. SALLY HAMADEH AND PETER L. PIMENTEL, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE 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 9th of October, 2001.  
MY COMMISSION EXPIRES: 2/15/2003  
NOTARY SEAL: *[Signature]* NOTARY PUBLIC  
NOTARY SEAL: *[Signature]*

### 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 11006, 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 20th DAY OF Sept, 2001.

WITNESS: *[Signature]* BANK ATLANTIC  
A FEDERAL SAVINGS BANK  
WITNESS: *[Signature]* BY: *[Signature]*  
SHAWN BYRD KAREN H. HITTSON  
(PRINT NAME) 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 25th DAY OF September, 2001.  
MY COMMISSION EXPIRES: *[Signature]* NOTARY PUBLIC  
NOTARY SEAL: *[Signature]*  
SULIE RYAN  
Commission # 26824268  
EXP. 7/20/2003

### 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 HEREOF 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 THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 9/20/01  
JAMES E. JACOBY  
ATTORNEY AT LAW BAR NO. 369578

### 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"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIED 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  
DATE: 9/19/01

### APPROVALS:

CITY OF PALM BEACH GARDENS )  
COUNTY OF PALM BEACH, FLORIDA )

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF February, 2001.

ATTEST: *[Signature]* BY: *[Signature]*  
CAROL GOLD JOSEPH R. RUSSO  
CITY CLERK MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 5th DAY OF Feb, 2002.

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

### REVIEWING SURVEYOR:

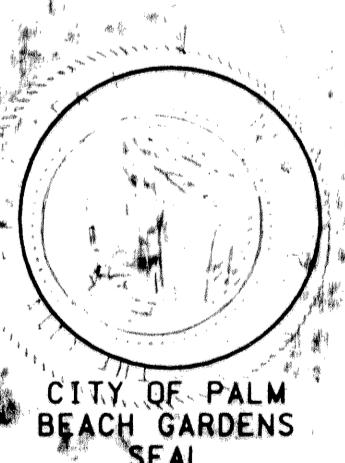
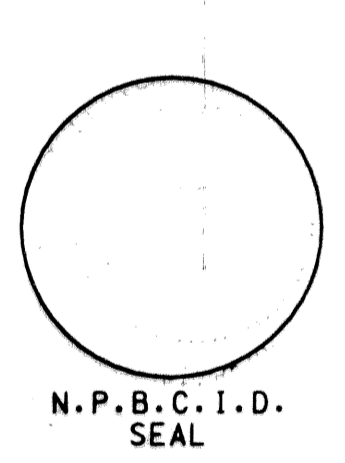
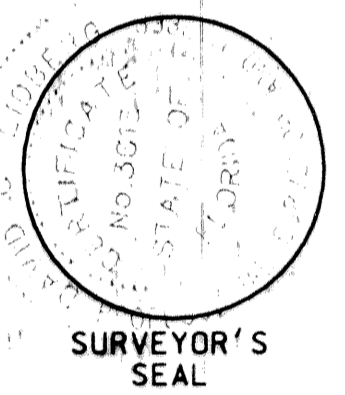
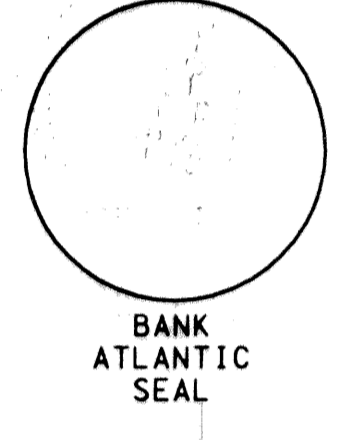
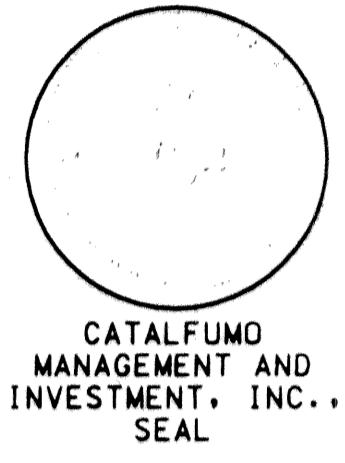
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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 MONUMENTS AT LOT CORNERS.

*[Signature]* DATE: 11 Oct. 2001  
PASQUALE VOLPE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4873

### SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO A LINE SHOWN AS SOUTH 80°04'54" WEST, 234.50 FEET IN THE WESTERLY BOUNDARY LINE OF REGIONAL CENTER PARCEL 27.09, 27.13 & WATER MANAGEMENT TRACT 3-B AS RECORDED IN PLAT BOOK 90, PAGES 199 AND 200, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE ANNOTATED AS SUCH ON SHEET 2 OF 3 OF THIS PLAT.
- 2) DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- 3) DENOTES A FOUND 4"x4" CONCRETE MONUMENT 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.
- 7) BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS ZONING CODES.



**LIDBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454  
LB4431

CAD: K:\USTATION\SECTION\06-42-43\0801306\0801306.DGN			
REF.			
FLD.	FB.	PG.	JOB 01-080(306)
OFF. L.J.C.			DATE 07/03/01
CKD. D.C.L.	SHEET 1	OF 3	DWG. 001-080P