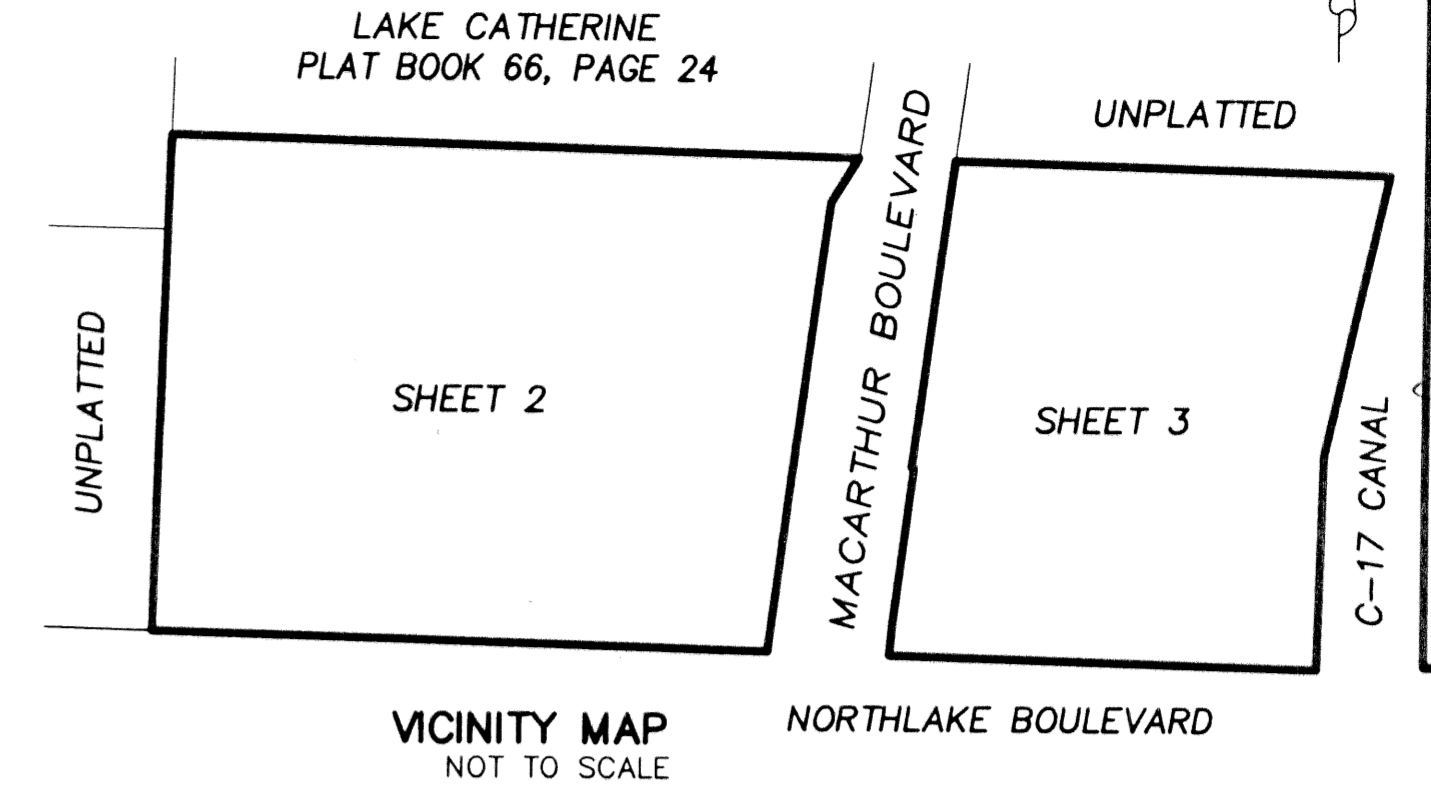


# MACARTHUR PARCELS 12.04 & 12.05, A P.U.D.

LYING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
JANUARY, 2002 SHEET 1 OF 3

2620203667

154



COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 11:38 A.M.  
this 22nd day of April, 2002.  
and duly recorded in Plat Book No. 99  
at page 154-156  
DOROTHY H. WILKIN, Clerk of Circuit Court  
D.C.

### DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS THAT JAMES E. JACOBY, AS TRUSTEE UNDER FLORIDA STATUTES 689.071, AND NORTHLAKE EAST, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS "MACARTHUR PARCELS 12.04 & 12.05, A P.U.D.", LYING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 18, LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF MACARTHUR BOULEVARD, FORMERLY GARDENS BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1332, PAGE 6 AND OFFICIAL RECORDS BOOK 6738, PAGE 43; LYING SOUTHERLY OF THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 6356, AT PAGE 1768; AND LYING NORTHERLY OF THE NORTH RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 18, LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF THE C-17 CANAL; LYING SOUTHERLY OF THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 6377, AT PAGE 310; LYING EASTERLY OF THE EAST RIGHT OF WAY LINE OF MACARTHUR BOULEVARD, FORMERLY GARDENS BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1332, PAGE 6 AND OFFICIAL RECORDS BOOK 4418, PAGE 788, AND LYING NORTHERLY OF THE NORTH RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD.

CONTAINING 550,238 SQUARE FEET, OR 12.632 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED.

IN WITNESS WHEREOF, I, JAMES E. JACOBY, AS TRUSTEE UNDER FLORIDA STATUTES 689.071, DO HEREBY SET MY HAND AND SEAL THIS 11 DAY OF JANUARY, 2002.

WITNESS: [Signature] BY: [Signature] TRUSTEE  
FONNIE B. BLAIN JAMES E. JACOBY, AS TRUSTEE  
RYAN JOHNSTON UNDER FLORIDA STATUTES 689.071

### ACKNOWLEDGEMENT

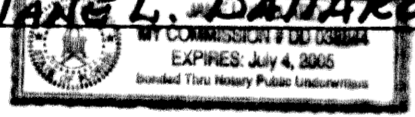
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JAMES E. JACOBY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF JANUARY, 2002.

MY COMMISSION EXPIRES: July 4, 2005 BY: [Signature] NOTARY PUBLIC

MY COMMISSION NUMBER: DD 038844 PRINTED NAME: JANE L. BALLARD



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, THIS 11 DAY OF JANUARY, 2002.

WITNESS: [Signature] BY: CATALFUMO MANAGEMENT AND INVESTMENT, INC. A FLORIDA CORPORATION, AS GENERAL PARTNER  
FONNIE B. BLAIN DANIEL S. CATALFUMO, PRESIDENT  
RYAN JOHNSTON

### 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 11 DAY OF JANUARY, 2002.

MY COMMISSION EXPIRES: July 4, 2005 BY: [Signature] NOTARY PUBLIC

MY COMMISSION NUMBER: DD 038844 PRINTED NAME: JANE L. BALLARD



### MORTGAGEES CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11023, PAGE 591, AND MODIFIED IN OFFICIAL RECORD BOOK 12510, PAGE 1225, 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 PRESIDENT AND C.E.O. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF JANUARY, 2002.

WITNESS: [Signature] GRAND BANK OF FLORIDA  
ROGER P. SAYRELL FLORIDA CORPORATION  
BY: [Signature]  
RUSSELL GREENE  
PRESIDENT AND C.E.O.  
WITNESS: [Signature]  
DANN CALDER

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED J. RUSSELL GREENE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND C.E.O. OF GRAND BANK OF FLORIDA, 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 14th DAY OF JANUARY, 2002.

MY COMMISSION EXPIRES: April 27, 2004 BY: [Signature] NOTARY PUBLIC

MY COMMISSION NUMBER: CC 925578 PRINTED NAME: MARLENE M. STARK

### 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 JAMES E. JACOBY, AS TRUSTEE UNDER FLORIDA STATUTES 689.071, AND NORTHLAKE EAST, LTD., A FLORIDA 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.

WITNESS: [Signature] BY: [Signature]  
RYAN JOHNSTON JAMES E. JACOBY, P.A.  
ATTORNEY AT LAW, LICENSED IN FLORIDA  
FLORIDA BAR NO. 369578

### APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF MAY, 2002.

BY: [Signature]  
JOSEPH B. RUGG, MAYOR

ATTEST: [Signature]  
DANIEL SOLO, CITY CLERK

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 18th DAY OF FEBRUARY, 2002.

BY: [Signature]  
LENNART 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 VERIFICATION OF THE GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT THE LOT CORNERS.

[Signature]  
O. HOWARD DUKES  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 4533

### SURVEYOR'S NOTES:

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.

BEARINGS SHOWN HEREON ARE BASED ON AND ARE RELATIVE TO THE BEARING OF SOUTH 88°26'21" EAST ALONG THE SOUTH ONE-QUARTER SECTION LINE OF SECTION 18, TOWNSHIP 42 SOUTH RANGE 43 EAST.

LINE WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.

BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF PALM BEACH GARDENS ZONING REGULATIONS. 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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

IN THOSE INSTANCES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

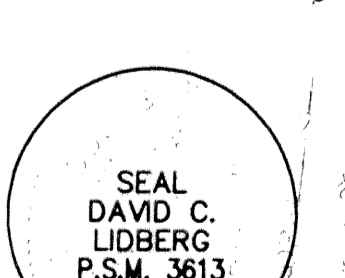
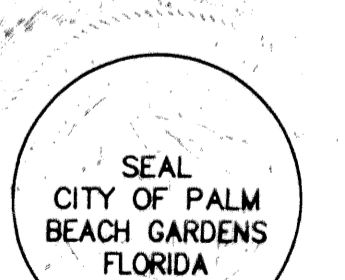
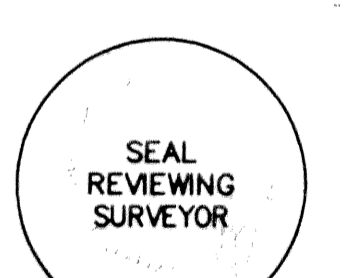
THIS INSTRUMENT WAS PREPARED BY DAVID C. LIBBERG, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454. CERTIFICATE OF AUTHORIZATION NUMBER LB4431.

### 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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

[Signature] 1/9/02  
DAVID C. LIBBERG DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 3613



<b>LIBBERG LAND SURVEYING, INC.</b> 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454		CAD K:\AUTOCAD\01-174\1741306.DWG	
		REF K:\AUTOCAD\98-063\	
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OFF D.LIBBERG			DATE 09/21/01
CKD D.C.L.	SHEET 1 OF 3	DWG D01-174P	