

# "NORTHLAKE PROMENADE SHOPPES, A PUD"

# 130

### DEDICATION:

State of Florida } KNOW ALL MEN BY THESE PRESENTS that Twin Cities  
 County of Palm Beach } ss Investors, Inc., a Florida corporation, Developers of  
 Northlake, Inc., a Florida corporation and Wendy's of NE  
 Florida, Inc., owners of the land shown hereon, being in Section 21, Township 42 South,  
 Range 43 East, Palm Beach County, Florida, shown hereon as NORTHLAKE PROMENADE  
 SHOPPES, A PUD being more particularly described as follows:

A portion of Section 21, Township 42 South, Range 43 East, Palm Beach County,  
 Florida, being more particularly described as follows:

Begin at the Northeast Corner of Addition No. 3 Lake Park, Florida, according to the  
 plat thereof, as recorded in Plat Book 27 at page 76 of the Public Records of Palm  
 Beach County, Florida, said point lying on the south right of way line of Northlake  
 Boulevard (State Road no. 809) as shown on said plat: THENCE run North 88°50'25"  
 East along said right of way line for 1344.44 feet to a point on the west right of way  
 line of U.S. No. 1 (Federal Highway); THENCE run South 11°18'35" East for 235.14 feet;  
 THENCE run South 78°41'25" West for 5.00 feet to a point of intersection with a  
 circular curve concave to the southwest, said point of intersection bearing North  
 78°32'15" East from the center of said circular curve; THENCE run southeasterly along  
 the arc of said circular curve to the right, having for its elements a radius of  
 11394.22 feet and a central angle of 2°24'51" for an arc length of 480.10 feet (the  
 preceding three courses being coincidental with the west right of way line of said U.S.  
 No.1); THENCE run South 89°59'30" West for 637.68 feet; THENCE run South 00°00'25"  
 East for 120.27 feet; THENCE run South 89°59'35" West for 41.00 feet; THENCE run  
 South 00°00'25" East for 152.65 feet; THENCE run South 89°57'59" East for 41.13 feet;  
 THENCE run South 00°01'03" West for 240.37 feet to a point on the north right of way  
 line of Palmetto Road as shown on the Plat of Kelsey City, according to the plat  
 thereof, as recorded in Plat Book 8 at page 35 of the Public Records of Palm Beach  
 County, Florida; THENCE run North 88°38'36" West for 297.97 feet to a point of  
 curvature of a tangent circular curve to the right; THENCE run along the arc of said  
 curve, having for its elements a radius of 146.25 feet and a central angle of 35°00'00"  
 for an arc distance of 89.34 feet to a point of reverse curvature of a circular curve to  
 the left; THENCE run westerly along the arc of said curve, having for its elements a  
 radius of 416.42 feet and a central angle of 43°20'25" for an arc distance of 314.99  
 feet to a point of tangency; THENCE run North 83°00'59" West for 219.69 feet (the  
 preceding 4 courses being coincidental with the north right of way line of said Palmetto  
 Road); THENCE run North 03°16'55" East along the east line of said Addition No.3 Lake  
 Park for 1105.20 feet to the POINT OF BEGINNING. Containing 31.76 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby  
 dedicate as follows:

Parcels R-1, R-2 and R-3, as shown hereon, are hereby reserved for drainage  
 storage and retention purposes. The maintenance shall be the perpetual maintenance  
 obligation of owners.

IN WITNESS WHEREOF, the above-named company 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 22<sup>ND</sup> day of MARCH  
 2004.

Witness: Sarah Jane Bracken  
 Print Name: S. Bracken  
 Witness: Maria Santos  
 Print Name: M. Santos  
 Twin Cities Investors, Inc.  
 a Florida corporation  
 By: Robert Blatt  
 Print Name: Robert Blatt  
 President

### NOTARY-OWNER:

Country of Canada } BEFORE ME personally appeared Robert Blatt, who is  
 Province of Quebec } ss personally known to me, or has produced  
 City of Montreal } as identification, and who  
 executed the foregoing instrument as President of Twin City Investors, Inc., a Florida  
 corporation, and severally acknowledged to and before me that he executed such  
 instrument as such President of said company, and that the seal affixed to the  
 foregoing instrument is the company seal of said corporation and that it is 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 22<sup>ND</sup> day of march 2004.

My commission expires: Lifetime  
 Notary Public  
Philip Friedman  
 Print Name: PHILIP FRIEDMAN

IN WITNESS WHEREOF, the above-named company has caused these presents to be  
 signed by its President and its corporate seal to be affixed hereto by and  
 with the authority of its Board of Directors, this 22<sup>ND</sup> day of MARCH  
 2004.

Witness: Sarah Jane Bracken  
 Print Name: S. Bracken  
 Witness: Maria Santos  
 Print Name: M. Santos  
 Developers of Northlake, Inc.  
 a Florida corporation  
 By: Robert Blatt  
 Print Name: Robert Blatt  
 President

## A PORTION OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK AND VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA

### DEDICATION CONTINUES:

### NOTARY-OWNER:

Country of Canada } BEFORE ME personally appeared  
 Province of Quebec } ss Robert Blatt, who is personally  
 City of Montreal } known to me, or has produced  
as identification, and who executed the  
 foregoing instrument as President of Developers of Northlake,  
 Inc. a Florida corporation, and severally acknowledged to and  
 before me that he executed such instrument as such President  
 of said company, and that the seal affixed to the foregoing  
 instrument is the company seal of said corporation and that it  
 is 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 22<sup>ND</sup> day of March 2004.

My commission expires: Lifetime  
 Notary Public  
Philip Friedman  
 Print Name: Philip Friedman

IN WITNESS WHEREOF, the above-named company 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 30<sup>TH</sup> day  
 of APRIL 2004.

Witness: Victor Layne  
 Print Name: VICTOR LAYNE  
 Witness: Robin P. Zelinski  
 Print Name: ROBIN P. ZELINSKI  
 Wendy's of NE Florida, Inc.,  
 a Florida corporation  
 By: Ronald E. Wallace  
 Print Name: RONALD E. WALLACE

### NOTARY-OWNER:

State of Florida } BEFORE ME personally appeared Ronald E. Wallace who is personally known to me, or  
 County of Franklin } ss has produced as identification, and who executed the foregoing  
 instrument as Vice President of Wendy's of NE Florida, Inc., a Florida corporation, and  
 severally acknowledged to and before me that he executed such instrument as such Vice President of said company,  
 and that the seal affixed to the foregoing instrument is the company seal of said corporation and that it is 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 30<sup>TH</sup> day of April 2004.

My commission expires:  
 Notary Public  
Robin P. Zelinski  
 Print Name: ROBIN P. ZELINSKI

### MORTGAGE ACKNOWLEDGMENT:

State of California } ss The undersigned hereby certifies that it is the holder of a mortgage, upon the  
 County of Los Angeles } 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  
 shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF: We hereto set our hands and affix our corporate seals this 15<sup>TH</sup> day of April, 2004.

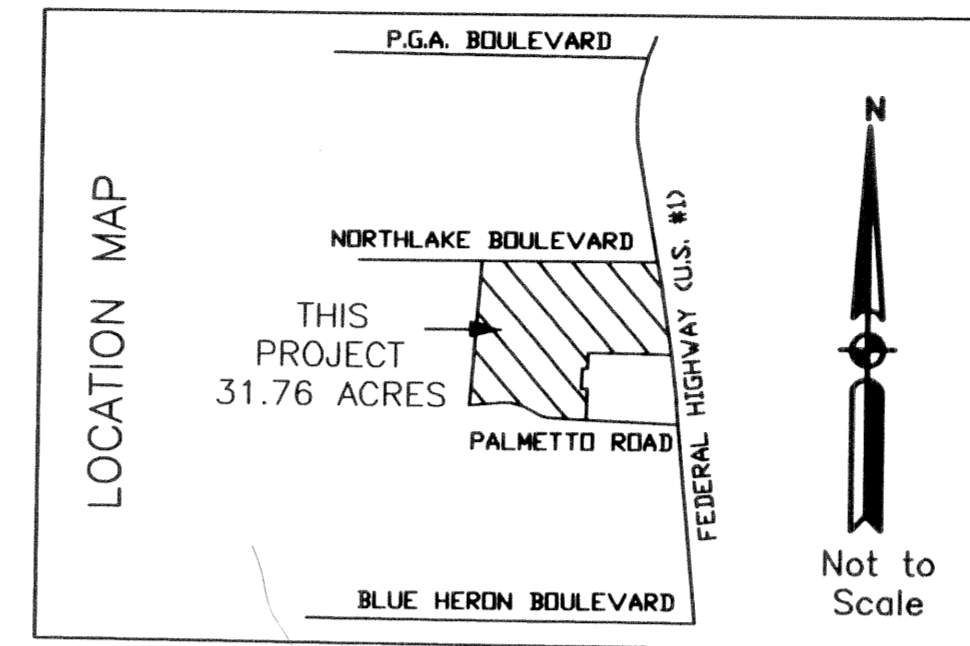
Witness: William M. Petak  
 Print Name: WILLIAM M. PETAK  
 Witness: John M. Brown  
 Print Name: JOHN M. BROWN  
 The United States Life Insurance Company in  
 the City of New York, a New York corporation  
 By: William M. Petak  
 Print Name: WILLIAM M. PETAK Senior Vice President  
 MANAGING DIRECTOR

### ACKNOWLEDGMENT:

State of California } BEFORE ME personally appeared William M. Petak, who is personally known to  
 County of Harris } ss me, or has produced as identification, and who  
 executed the foregoing instrument as Senior Vice President of The United States Life  
 Insurance Company in the City of New York, a New York corporation, and severally acknowledged to and before me  
 that he executed such instrument as such Senior Vice President of said association, and that the seal affixed to the  
 foregoing instrument is the seal of said corporation and that it is 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<sup>TH</sup> day of APRIL 2004.

My commission expires: 6/1/05  
 Notary Public  
Tara MacNeill  
 Print Name: TARA MACNEILL



### TITLE CERTIFICATION:

State of Florida } I, Samuel J. Cantor, P.A., as  
 County of Palm Beach } ss duly licensed attorney in the  
 State of Florida, do hereby  
 certify that I have examined the title to the hereon  
 described property that we find the title to the property is  
 vested to Twin City Investors, Inc., a Florida corporation,  
 Developers of Northlake, Inc., a Florida corporation and  
 Wendy's of NE Florida, Inc., a Florida corporation; that all  
 current taxes have been paid; 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.  
 Dated: 3/25/04  
 Print Name: Samuel J. Cantor

### TOWN OF LAKE PARK

This is to certify that this plat has been accepted and approved for record by the  
 Commission of the Town of Lake Park, Florida, in and by Resolution No. 24-05-04  
 duly adopted by said Commission, this 5<sup>TH</sup> day of May 2004.

BY: Paul W. Castro  
 Paul W. Castro, Mayor

BY: Carol Simpkins  
 Carol Simpkins, Town Clerk

This plat has been reviewed for conformity in accordance with Chapter 177.081(1) of the  
 Florida Statutes and ordinances of the Town of Lake Park. This review does not include  
 the verification of the geometric data or monuments at lot/tract corners.

Date: 5/5/04 By: Derek G. Zeman  
 Derek G. Zeman, Professional Surveyor and Mapper  
 Registration No. 5655, State of Florida

### VILLAGE OF NORTH PALM BEACH APPROVAL:

This is to certify that this plat has been accepted and approved for record by the Village  
 Council of the Village of North Palm Beach, Florida, in and by Resolution No. 28-2004  
 duly adopted by said Village Council, this 7<sup>TH</sup> day of JUNE 2004.

BY: Donna Noel  
 Donna Noel, Mayor

BY: Kathleen Kelly  
 Kathleen Kelly, Village Clerk

BY: Kristine Frazell  
 Kristine Frazell, Director of Public Services

This is to certify that the PLANNING COMMISSION OF THE VILLAGE OF NORTH PALM BEACH,  
 Florida has recommended APPROVAL this plat this 16<sup>TH</sup> day of JUNE, 2004.

BY: Tim Hullahan  
 Tim Hullahan, Chair

This plat has been reviewed for conformity in accordance with Chapter 177.081(1) of the  
 Florida Statutes and Sec. 36-15 of the Village of North Palm Beach Code. This review does  
 not include the verification of monuments at lot/tract corners.

Date: 5/5/04 By: Derek G. Zeman  
 Derek G. Zeman, Professional Surveyor and Mapper  
 Registration No. 5655, State of Florida

### SURVEYORS CERTIFICATION:

We hereby certify that the attached plat is a true and correct representation of the lands  
 recently surveyed, subdivided and platted under our responsible direction and supervision,  
 that the survey data shown conforms to the applicable requirements of Chapter 177, Part  
 1, Florida Statutes, and with the applicable sections of Chapter 61G17-6, Florida  
 Administrative Code and the ordinances of the Town of Lake Park and the Village of North  
 Palm Beach, Florida. The Permanent Reference Monuments (P.R.M.'s) were set.

Keith & Associates, Inc. Florida Department of Business and Professional Regulation  
 Certificate of Authorization number LB 6860.

Date: 3/16/04 For the Firm By: Gregory Mire  
 Gregory Mire Professional Surveyor and Mapper  
 Registration No. 4437, State of Florida

This instrument was prepared by Gregory S. Mire of Keith & Associates, Inc.  
 located at 301 East Atlantic Boulevard, Pompano Beach, Florida 33060

TWIN CITY INVESTORS, INC.	NOTARY-TWIN CITY INVESTORS	DEVELOPERS OF NORTHLAKE, INC.	NOTARY-DEVELOPERS OF NORTHLAKE, INC.	WENDY'S OF NE FLORIDA, INC.	NOTARY-WENDY'S OF NE FLORIDA, INC.	The United States Life Insurance Company in the City of New York	NOTARY-The United States Life Insurance Company	VILLAGE OF NORTH PALM BEACH SURVEYOR	TOWN OF LAKE PARK	TOWN OF LAKE PARK SURVEYOR	SURVEYOR

PREPARED BY:  
**KEITH & ASSOCIATES**  
 consulting engineers  
 301 EAST ATLANTIC BOULEVARD  
 POMPANO BEACH, FLORIDA 33060-6643  
 (954)788-3400 FAX(954)788-3500  
 EMAIL:mail@keith-associates.com LB NO. 6860

DATE RECORDED: 03/25/04  
 COUNTY: PALM BEACH  
 BOOK: 2004-0377707  
 PAGE: 130  
 PUD NAME: