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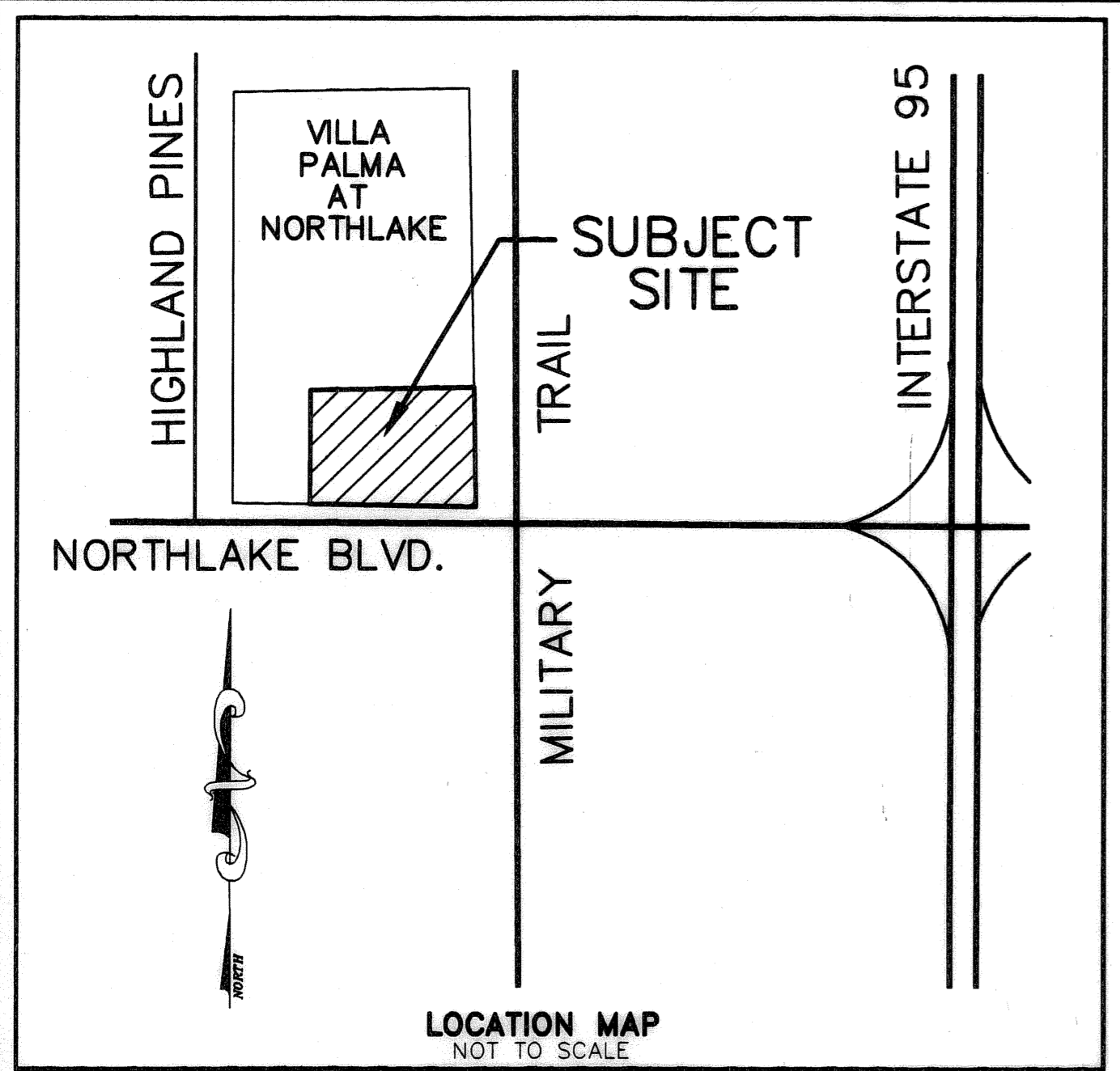
BK 104
Pg 1

STATE OF FLORIDA
COUNTY OF PALM BEACH
This instrument was filed for
record at 9:21 A.M. this
day of February
2005, and duly recorded in
Plat Book No. 1189
on Pages 1 through 2
DOROTHY H. WILKEN
Clerk Circuit Court
By: *[Signature]*



VILLA PALMA PROFESSIONAL PLAZA

BEING A REPLAT OF A PORTION OF TRACT "H" OF THE PLAT OF VILLA PALMA AT NORTHLAKE,
AS RECORDED IN PLAT BOOK 101, AT PAGES 141 THROUGH 143, OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING
IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
AUGUST 2004
SHEET 1 OF 2



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED EUGENE F. FRANCAVILLA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER, OF GIARDINA DI VILLA PALMA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7 DAY OF January 2005

MY COMMISSION EXPIRES: June-July 2005
MY COMMISSION NUMBER: 144
PRINT NAME: LAURA-JANE ZAYAS
COMM.# CC 996277
EXP. MAY 24, 2005

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, FLORIDA HOME TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO GIARDINA DI VILLA PALMA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; 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 NO OTHER ENCUMBRANCES OF RECORD.
DATE: Jan. 6, 2005 BY: Gary I. Handin, President

MORTGAGEE'S CONSENT

STATE OF Florida
COUNTY OF Martin
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 17208 AT PAGE(S) 1492 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Executive Vice President AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF January, 2005.

FIRST NATIONAL BANK AND TRUST COMPANY OF TREASURE COAST
A NATIONAL BANKING ASSOCIATION

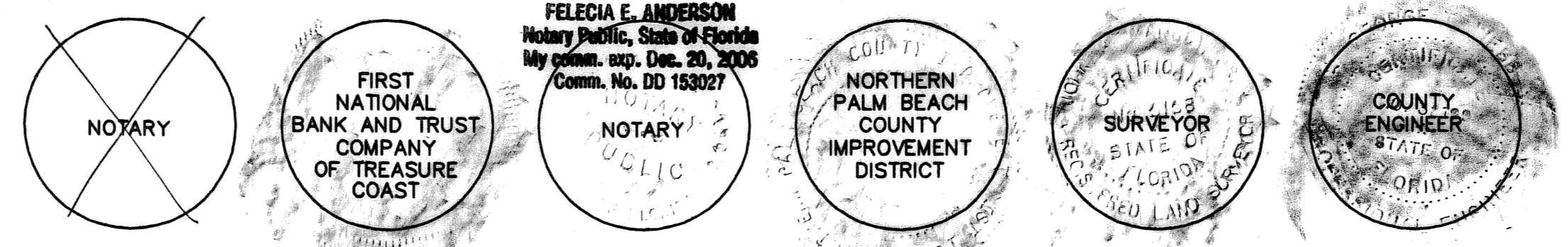
WITNESS: Christina J. Bradley
PRINT: Christina J. Bradley BY: [Signature]
WITNESS: Holly Jo Sabia
PRINT: Holly Jo Sabia TITLE: Executive Vice President

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Martin
BEFORE ME PERSONALLY APPEARED Thomas H. Wilkinson, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Exec. Vice Pres. OF FIRST NATIONAL BANK AND TRUST COMPANY OF TREASURE COAST, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF January 2005

MY COMMISSION EXPIRES: 12/20/06
MY COMMISSION NUMBER: DD 19 3027
PRINT NAME: Felicia E. Anderson



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.
IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY HUGO P. UNRUH, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS SECRETARY, BOARD OF SUPERVISORS, THIS 11th DAY OF January, 2005.
BY: Pamela M. Rauch ATTEST: Laura J. Quicel
HUGO P. UNRUH, PRESIDENT O'NEAL BARDIN, JR., SECRETARY
Pamela M. Rauch VP Laura J. Quicel

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 01'45"06" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- IN THOSE CASES 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 THE USE OF RIGHTS GRANTED.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).
- 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.
- COORDINATES SHOWN HEREON ARE GRID DATUM AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, SCALE FACTOR = 1.000037713, ALL DISTANCES ARE GROUND DISTANCES, GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE, THE BEARINGS ARE ON THE SAME ALIGNMENT, NO ROTATION REQUIRED. LINEAR UNIT IS THE U.S. SURVEY FOOT.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS IS TO CERTIFY THAT THE PLAT AS 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), PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
BY: John H. Manucy, Jr., P.S.M. DATE: 12/27/04
PROFESSIONAL SURVEYOR AND MAPPER, REG. LS#5158
STATE OF FLORIDA

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT GIARDINA DI VILLA PALMA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "VILLA PALMA PROFESSIONAL PLAZA", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "H", OF THE PLAT OF VILLA PALMA AT NORTHLAKE, AS RECORDED IN PLAT BOOK 101, AT PAGES 141 THROUGH 143, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT-OF-WAY OF NORTHLAKE BOULEVARD, PER OFFICIAL RECORD BOOK 17147, PAGE 1357, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 2.23 ACRES, MORE OR LESS.

SUBJECT TO AN INGRESS AND EGRESS EASEMENT 65 FEET IN WIDTH, LYING IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID EASEMENT BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 809A, ALSO KNOWN AS NORTHLAKE BOULEVARD; BOUNDED ON THE NORTH BY A LINE 196.26 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 13; BOUNDED ON THE EAST BY THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; BOUNDED ON THE WEST BY A LINE 65 FEET WEST OF SAID EAST LINE.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF TRACT "H", WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER OF TRACT "H", FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER OF TRACT "H", WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, GIARDINA DI VILLA PALMA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY EUGENE F. FRANCAVILLA, AS MANAGING MEMBER OF SAID COMPANY, THIS 7th DAY OF January, 2005.

WITNESS: Garnett Williams
PRINT: Garnett Williams
WITNESS: John Barton
PRINT: John Barton
GIARDINA DI VILLA PALMA, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
PRINT: EUGENE FRANCAVILLA
TITLE: managing member

COUNTY APPROVAL - COUNTY ENGINEER

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 11th DAY OF February, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.
BY: George T. Webb, P.E.
COUNTY ENGINEER

LEGEND

- - DENOTES SET PERMANENT REFERENCE MONUMENT, LB 6557
- N.T.S. - DENOTES NOT TO SCALE
- P.B. - DENOTES PLAT BOOK
- O.R.B. - DENOTES OFFICIAL RECORD BOOK
- PGS. - DENOTES PAGES
- U.E. - DENOTES UTILITY EASEMENT
- P.S.M. - DENOTES PROFESSIONAL SURVEYOR & MAPPER
- (R.L.) - DENOTES RADIAL LINE
- ⊙ - DENOTES PERMANENT CONTROL POINT
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT
- L.B.E. - DENOTES LANDSCAPE BUFFER EASEMENT
- W.S.E. - DENOTES WATER AND SEWER EASEMENT
- C.B. - DENOTES CHORD BEARING
- C.D. - DENOTES CHORD DISTANCE
- Δ - DENOTES DELTA OR CENTRAL ANGLE
- R - DENOTES RADIUS DISTANCE
- L - DENOTES LENGTH OF CURVE ARC
- ⊕ - DENOTES CENTERLINE
- N - DENOTES NORTH
- S - DENOTES SOUTH
- E - DENOTES EAST
- W - DENOTES WEST
- D.E. - DENOTES DRAINAGE EASEMENT

SITE DATA FROM SITE PLAN

PROJECT AREA: 2.31 ACRES
PETITION NUMBER: 22002-053
PROJECT NUMBER: 5072-000
NAME OF DEVELOPMENT: VILLA PALMA PROFESSIONAL PLAZA
PROJECT USE: GENERAL RETAIL
FUTURE LAND USE: COMMERCIAL HIGH (CH-8)
ZONING: CG
SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST
PCN: 00-42-42-13-00-000-7200
TRAFFIC ANALYSIS ZONE: 97
BCC APPROVAL DATE: 2-27-03
RESOLUTION: 02-352
MANAGEMENT GROWTH TIER: URBAN/SUBURBAN TIER
TOTAL GROSS ACREAGE: 2.31 ACRES
NET ACREAGE: 2.27 ACRES
TOTAL GROSS FLOOR AREA: 21,000 S.F. (20%)
COMMERCIAL (RETAIL): 21,000 S.F.
FLOOR TO AREA RATIO: 0.21
BUILDING LOT COVERAGE: 21%
IMPERVIOUS AREA: 1.6 ACRES (69%)
PERVIOUS AREA: 0.71 ACRE (31%)
BUILDING HEIGHT: MAXIMUM HEIGHT 35'
NUMBER OF STORIES: ONE
FINISH FLOOR ELEVATION: 18" ABOVE CENTERLINE OF NORTHLAKE BLVD.

THIS INSTRUMENT WAS PREPARED BY
JOHN H. MANUCY, JR. P.S.M. 5158 STATE OF FLORIDA
FORD, ARMENTEROS & MANUCY, INC. (LB 6557)
1695 W. INDIANTOWN ROAD, SUITE 14
JUPITER, FLORIDA 33458
561-743-2210

SUBDIVISION Villa Palma Professional Plaza
BOOK 104
FLOOD MAP # 130 B
QUAD # 28
SE
TAZ 097
FUD NAME