

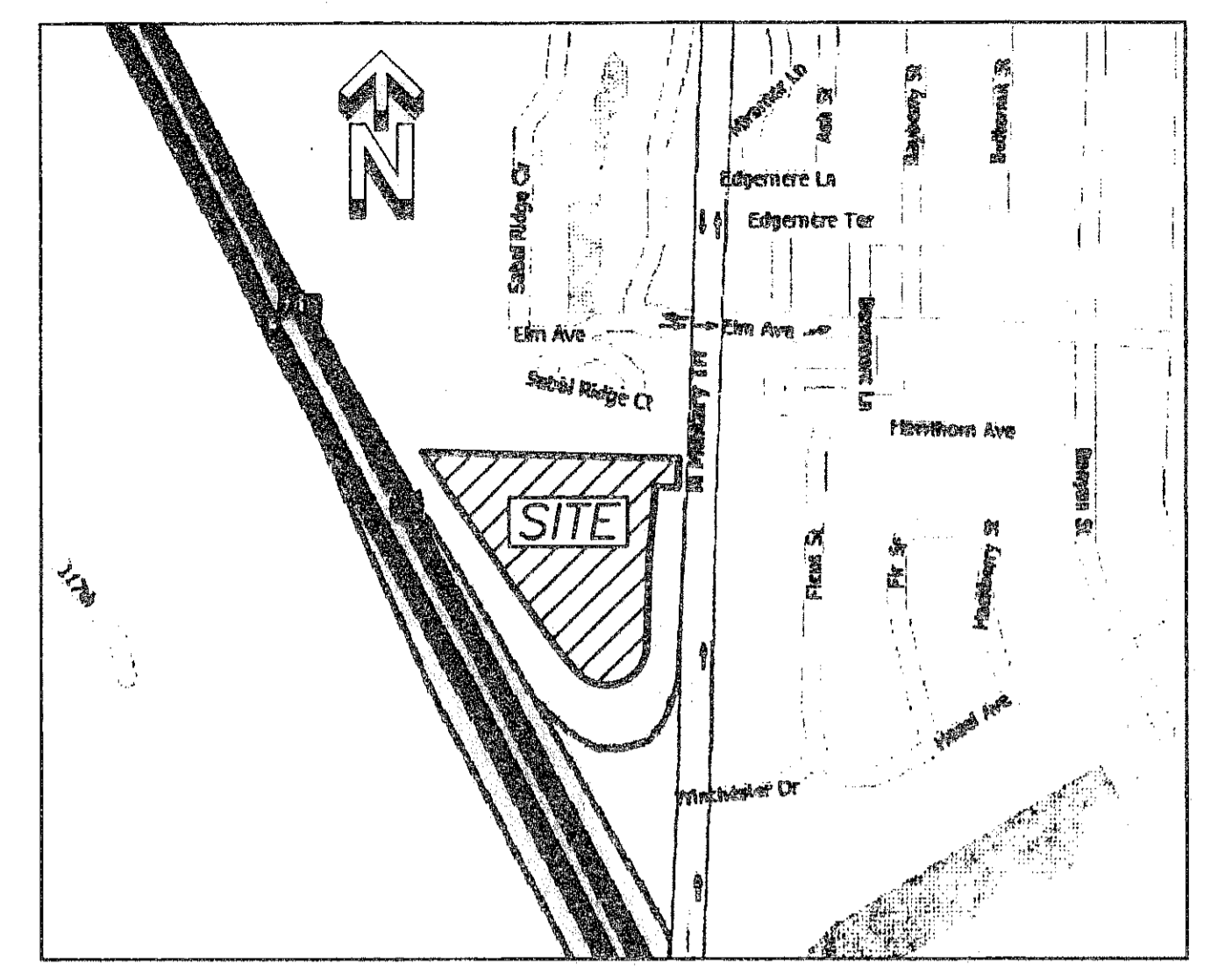
# THE POINTE CORPORATE OFFICE PARK

LYING IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
JUNE, 2008

00052-170

SHEET 1 OF 4

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 2:12 PM,  
this 29th day of July, 2008, by  
and duly recorded in Plat Book 111  
on Page(s) 189-192.  
Sharon R. Bock, Clerk & Comptroller  
By: [Signature] D.C.



VICINITY SKETCH  
NOT TO SCALE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Pointe Property Development, LLC., a Florida limited liability company, owner of the land shown hereon as THE POINTE CORPORATE OFFICE PARK, said land lying in Section 1, Township 42 South, Range 42 East, City of Palm Beach Gardens, Palm Beach County, Florida, being more particularly described as follows:

### DESCRIPTION:

A portion of the Southeast quarter (SE 1/4) of the Northwest quarter (NW1/4) of Section 1, Township 42 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Tract "B" of GARDEN LAKES AND GARDEN SQUARE SHOPS according to the plat thereof recorded in Plat Book 34, Page 139, Public Records of Palm Beach County, Florida;

- thence North 00° 59'20" East a distance of 9.00 feet to a point;
- thence North 01°43'57" East a distance of 733.64 feet to a point on the North line of said South half (S 1/2), Southeast quarter (SE 1/4), Northwest quarter (NW 1/4);
- thence continue North 01°43'24" East a distance of 633.61 feet to the POINT OF BEGINNING of the hereinafter described parcel;
- thence North 88°16'36" West a distance of 81.42 feet to a point;
- thence South 01°43'24" West a distance of 71.37 feet to a point;
- thence South 05°32'14" West a distance of 180.40 feet to a point;
- thence South 01°43'24" West a distance of 303.13 feet to the beginning of a curve concave to the Northwest having a radius of 136.00 feet and a central angle of 135°52'47";
- thence Southerly, Westerly and Northerly, along the arc of said curve, a distance of 322.53 feet to the beginning of a compound curve concave to the Northeast, having a radius of 1051.92 feet and a central angle of 8°31'29";
- thence Northerly, along the arc of said curve, a distance of 156.51 feet;
- thence North 33°52'20" West a distance of 707.12 feet to the beginning of a curve concave to the Northeast having a radius of 3180.05 feet and a central angle of 01°08'22";
- thence Northerly, along the arc of said curve, a distance of 61.39 feet to a point in the North line of said Southeast quarter (SE 1/4) of the Northwest quarter (NW1/4);
- thence South 88°32'02" East, along said North line, a distance of 874.11 feet to a point on a line 107.00 feet West of, and parallel with, the East line of the Northwest quarter (NW1/4) of said Section 1;
- thence South 01°43'24" West, along said parallel line, a distance of 100.04 feet to the POINT OF BEGINNING.

Bearings recited herein are based upon the East line of the Northwest quarter (NW 1/4) having a bearing of N. 01°43'24" E. and all other bearings are relative thereto.

Containing in all 9.184 acres, more or less.

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

### WATER MANAGEMENT TRACT

Tract WM-1, The Water Management Tract as shown hereon, is hereby dedicated in fee simple to the The Pointe Corporate Office Park Property Owners Association, Inc. a Florida nonprofit corporation, its successors and assigns, for water management purposes and shall be the perpetual maintenance responsibility of said association, its successors and assigns, without recourse to the Northern Palm Beach County Improvement District and without recourse to the City of Palm Beach Gardens.

### WATER MANAGEMENT EASEMENT (W.M.E.)

Water Management Easement (W.M.E.) over all of Tract WM-1, as shown hereon, is hereby dedicated to Northern Palm Beach County Improvement District (NPBCID) for the construction, operation, inspection and maintenance of water management facilities. The lands therein and thereunder being the perpetual maintenance responsibility of The Pointe Corporate Office Park Property Owners Association, Inc. a Florida nonprofit corporation, its successors and assigns, without recourse to said Northern Palm Beach County Improvement District and without recourse to the City of Palm Beach Gardens. Said Northern Palm Beach County Improvement District shall have the right, but not the obligation, to construct, operate, inspect and maintain water management facilities within this easement.

### WATER MANAGEMENT MAINTENANCE EASEMENT (W.M.M.E.)

The Water Management Maintenance Easement (W.M.M.E.) as shown hereon, is hereby dedicated to the Northern Palm Beach County Improvement District (N.P.B.C.I.D.) for pedestrian or vehicular ingress and egress, including temporary parking or storage usage thereof, to and for the maintenance of adjacent or nearby water management and other Northern Palm Beach County Improvement District facilities, said easement being the perpetual maintenance obligation of The Pointe Corporate Office Park Property Owners Association, Inc. a Florida nonprofit corporation, its successors and assigns, without recourse to the Northern Palm Beach County Improvement District.

### WATER MANAGEMENT ACCESS EASEMENT (W.M.A.E.)

The Water Management Access Easement (W.M.A.E.), as shown hereon, is hereby dedicated to the Northern Palm Beach County Improvement District (NPBCID) for access to and from said NPBCID's water management facilities, lands and easements, the land lying under said water management access easements being the perpetual maintenance obligation of the The Pointe Corporate Office Park Property Owners Association, Inc. a Florida nonprofit corporation, its successors and assigns, without recourse to the said NPBCID and without recourse to the City of Palm Beach Gardens.

### BERM EASEMENT (B.E.)

The Berm Easement (B.E.), as shown hereon, is hereby dedicated to Northern Palm Beach County Improvement District (NPBCID) for the construction, operation, inspection and maintenance of berms. The lands therein and thereunder being the perpetual maintenance responsibility of The Pointe Corporate Office Park Property Owners Association, Inc. a Florida nonprofit corporation, its successors and assigns, without recourse to said Northern Palm Beach County Improvement District and without recourse to the City of Palm Beach Gardens. Said Northern Palm Beach County Improvement District shall have the right, but not the obligation, to construct, operate, inspect and maintain berms within this easement.

### DRAINAGE EASEMENT (D.E.)

The Drainage Easement (D.E.) as shown hereon, is hereby dedicated to the The Pointe Corporate Office Park Property Owners Association, Inc. a Florida nonprofit corporation in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to the City of Palm Beach Gardens and without recourse to the Northern Palm Beach County Improvement District.

### PRESERVATION TRACT

The Preservation Tract (P-1) shown hereon is hereby dedicated to The Pointe Corporate Office Park Property Owners Association, Inc. a Florida nonprofit corporation, for upland preservation, and water management. Said Preservation Tract (P-1) shall be the perpetual maintenance responsibility of said corporation, its successors and/or assigns, without recourse to the Northern Palm Beach County Improvement District and without recourse to the City of Palm Beach Gardens, Florida.

### SEACOAST WATER AND SEWER EASEMENT

The Seacoast Water and Sewer Easements (S.W.S.E.) as shown hereon, are hereby dedicated to Seacoast Utility Authority, its successors and assigns, for installation, operation and maintenance of water facilities. Said lands encumbered by said easements shall be the perpetual maintenance obligation of the owner or owners of the fee simple interest in said lands, their successors and assigns.

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Manager this 29th day of July, 2008.

Pointe Property Development, LLC.,  
a Florida limited liability company

WITNESS: Sandra J. Haines

BY: [Signature]  
Timothy J. Page  
Manager

SANDRA J. HAINES  
Printed Name

WITNESS: [Signature]

Juan Torabehi  
Printed Name

### DEDICATIONS AND RESERVATIONS ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

BEFORE me personally appeared Timothy J. Page, who is personally known to me, or has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as the Manager of Pointe Property Development, LLC., a Florida limited liability company, and acknowledged to and before me that he executed such instrument as such Manager of said company, and said instrument is the free act and deed of said company.

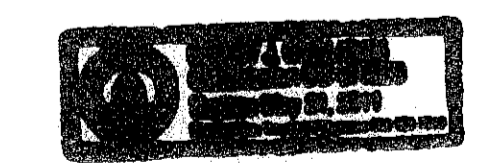
WITNESS my hand and official seal this 29 day of July, 2008.

My Commission Expires: MAY 21, 2011

[Signature]  
Signature of Notary Public

My Commission No.: DD 673223

NANCY J. MULLIGAN  
Printed Name of Notary Public



THE POINTE CORPORATE OFFICE PARK PROPERTY OWNERS ASSOCIATION, INC.	THE POINTE CORPORATE OFFICE PARK PROPERTY OWNERS ASSOCIATION, INC. NOTARY PUBLIC	POINTE PROPERTY DEVELOPMENT, LLC NOTARY PUBLIC	GRAND BANK & TRUST OF FLORIDA	GRAND BANK & TRUST OF FLORIDA NOTARY PUBLIC	NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	SURVEYOR'S SEAL	REVIEWING SURVEYOR'S SEAL
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THE POINTE CORPORATE OFFICE PARK

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FILED: [ ] JUN 29 2008

OFFICE: K.S. DATE: JUNE, 2008 BY: [ ]

BOOK: 85-890-6 SHEET 1 OF 4