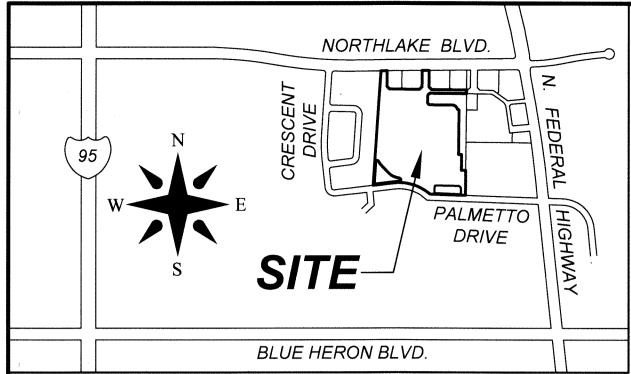
COUNTY OF PALM BEACH

RECORD AT 3:34 PM

CLERK AND COMPTROLLER

SHEET 1 OF 3



THIS INSTRUMENT WAS PREPARED BY: ROBERT J. CAJAL, PSM WALLACE SURVEYING CORPORATION **VICINITY SKETCH** LICENSED BUSINESS NUMBER 4569 *5553 VILLAGE BOULEVARD* 

WEST PALM BEACH, FL 33407

#### (NOT TO SCALE) **DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT NORTHLAKE PROMENADE SHOPPES LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BEING A REPLAT OF A PORTION OF PARCEL 7, NORTHLAKE PROMENADE SHOPPES, A PUD. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 130 AND 131, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK AND THE VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### **DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF PARCEL 7, NORTHLAKE PROMENADE SHOPPES, A PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 130 AND 131, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 7: THENCE NORTH 89°24'28" EAST, ALONG THE NORTH LINE OF SAID PARCEL 7 (SAID

NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD AS SHOWN ON SAID PLAT), A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, CONTINUE ALONG THE LIMITS OF SAID PARCEL 7 THROUGH THE FOLLOWING FIVE (5) COURSES SOUTH 00°34'03" WEST A DISTANCE OF 152.69 FEET: THENCE SOUTH 44°25'57" EAST A DISTANCE OF 35.36 FEET: THENCE SOUTH 89°25'57" EAST A DISTANCE OF 291.00 FEET; THENCE NORTH 45°34'03" EAST A DISTANCE OF 35.36 FEET; THENCE NORTH 00°34'03" EAST A DISTANCE OF 159.59 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTHLAKE BOULEVARD; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE LIMITS OF SAID PARCEL 7, NORTH 89°24'28" EAST, A DISTANCE OF 68.00 FEET: THENCE DEPARTING SAID RIGHT-OF-WAY LINE, CONTINUE ALONG THE LIMITS OF SAID PARCEL 7 THROUGH THE FOLLOWING THREE (3) COURSES; SOUTH 00°34'03" WEST A DISTANCE OF 160.97 FEET; THENCE SOUTH 44°25'57" EAST A DISTANCE OF 35.36 FEET; THENCE SOUTH 89°25'57" EAST A DISTANCE OF 333.36 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, SAID EAST LINE ALSO BEING THE CORPORATE LIMITS BETWEEN THE TOWN OF LAKE PARK AND THE VILLAGE OF NORTH PALM BEACH; THENCE SOUTH 01°37'50 ON SAID PLAT OF NORTHLAKE PROMENADE SHOPPES, A PUD; THENCE DEPARTING SAID EAST LINE, CONTINUE ALONG THE COMMON LINE FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 29.50 FEET AND A CENTRAL ANGLE OF 90°00'00" AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°25'57" EAST A DISTANCE OF 218.76 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 44.50 FEET, A CENTRAL ANGLE OF 72°24'17" AND A CHORD BEARING OF SOUTH 53°13'48" EAST: THENCE EASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.23 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 19.50 FEET, A CENTRAL ANGLE OF 72°24'17" AND A CHORD BEARING OF SOUTH 53°13'48" EAST THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°25'57" EAST A DISTANCE OF 2.49 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 21438. PAGE 1854. SAID PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA: THENCE DEPARTING SAID COMMON LINE. CONTINUE ALONG THE WEST LINE OF SAID PARCEL SOUTH 00°43'35" WEST A DISTANCE OF 429.49 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID PARCEL, SOUTH 89°26'22" EAST A DISTANCE OF 30.65 FEET TO A CORNER POINT ON THE EASTERLY LIMITS OF SAID PARCEL 7; THENCE CONTINUE ALONG THE EASTERLY LIMITS OF SAID PARCEL 7 THROUGH THE FOLLOWING THREE (3) COURSES: SOUTH 00°33'38" WEST A DISTANCE OF 152.65 FEET: THENCE SOUTH 89°23'56" EAST A DISTANCE OF 41.13 FEET; THENCE SOUTH 00°35'06" WEST A DISTANCE OF 240.37 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 7; THENCE NORTH 88°04'33" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 297.97 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 146.25 FEET, A CENTRAL ANGLE OF 35°00'00" AND A CHORD BEARING OF NORTH 70°34'33" WEST; THENCE WESTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SOUTH LINE OF SAID PARCEL 7, A DISTANCE OF 89.34 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 416.42 FEET, A CENTRAL ANGLE OF 43°20'25" AND A CHORD BEARING OF NORTH 74°44'45" WEST: THENCE NORTHWESTERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE AND SOUTH LINE OF SAID PARCEL 7, A DISTANCE OF 314.99 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 83°35'02" WEST, A DISTANCE OF 219.69 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 7; THENCE NORTH 03°51'25" EAST, ALONG THE WEST LINE OF SAID PARCEL 7, A DISTANCE OF 1105.23 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 7 AND THE POINT OF BEGINNING

LESS AND EXCEPT PARCELS R-2 AND R-3, NORTHLAKE PROMENADE SHOPPES, A PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 130 AND 131, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL, 16.68 ACRES, MORE OR LESS.

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

PARCELS 8, 9, 10 AND 10A, AS SHOWN HEREON, ARE HEREBY RESERVED BY NORTHLAKE PROMENADE SHOPPES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THEIR RESPECTIVE MUNICIPALITIES, THE VILLAGE OF NORTH PALM BEACH AND THE TOWN OF LAKE PARK, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID NORTHLAKE PROMENADE SHOPPES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH AND THE TOWN OF LAKE PARK.

IN WITNESS WHEREOF THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE 

PRINTED NAME

NORTHLAKE PROMENADE SHOPPES LLC, A FLORIDA LIMITED LIABILITY COMPANY

SORAYA TYRIVÉR, VICE PRESIDENT

tech P. NZZSZ PRINTED NAME

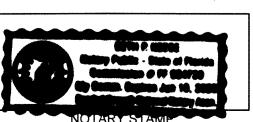
# **ACKNOWLEDGEMENT**

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SORAYA TYRIVER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NORTHLAKE PROMENADE SHOPPES LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2017.

6.18.2020 MY COMMISSION EXPIRES: MY COMMISSION NO.:



SIMK NUX SIGNATURE OF NOTARY PUBLIC PRINTED NAME OF NOTARY PUBLIC

# NORTHLAKE PROMENADE SHOPPES, A PUD, REPLAT No. 1

Being a replat of a portion of Parcel 7, NORTHLAKE PROMENADE SHOPPES, a PUD, according to the Plat thereof, as recorded in Plat Book 102, Pages 130 and 131, of the Public Records of Palm Beach County, Florida, lying in Section 21, Township 42 South, Range 43 East, Town of Lake Park and the Village of North Palm Beach, Palm Beach County, Florida.

#### **MORTGAGEE'S JOINDER AND CONSENT**

STATE OF FLORIDA COUNTY OF BROWN

THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 28816 AT PAGE 1605, OF THE PUBLIC RECORDS OF PALM BEACH

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF MAY

#### **ACKNOWLEDGEMENT**

STATE OF FLORIDA COUNTY OF Broward

CORPORATION, AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID

-1101202! MY COMMISSION EXPIRES: Donated Thru Holley Addit Uniformation **NOTARY STAMP** 

Melissa Chung-Rhale PRINTED NAME OF NOTARY PUBLIC

# TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF \_\_\_\_

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS 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 IN NORTHLAKE PROMENADE SHOPPES LLC, 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 ENCUMBRANCES OF RECORD. BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE SUBDIVISION DEPICTED BY THIS

# **SURVEYOR & MAPPER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE PLAT 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) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., 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 THE ORDINANCES OF THE TOWN OF LAKE PARK AND THE VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA.

CRAIG L. WALLACE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NUMBER LS 3357 WALLACE SURVEYING CORPORATION **LICENSED BUSINESS NUMBER 4569** 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407

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

VILLAGE OF NORTH PALM BEACH APPROVAL

STATE OF FLORIDA COUNTY OF PALM BEACH

ÉNISÈ MALONE. DIRECTOR OF COMMUNITY DEVELOPMENT DEPARTMEN™

THIS IS TO CERTIFY THAT THE PLANNING COMMSSION OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA HAS RECOMENDED APPROVAL OF THIS PLAT THIS 6/ DAY OF JUNE

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND SECTION 36-15 OF

DATED THIS WEDAY OF MAY

# TOWN OF LAKE PARK APPROVA

STATE OF FLORIDA

COUNTY OF PALM BEACH THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SECTION

177.071(1)(a), FLORIDA STATUŢES, THIS \_\_\_\_, OF \_\_\_\_\_\_, 2017. PATRICK FIGURELLA, P.E., TOWN ENGINEER MICHAEL D'ROURKE, MAYOR

VIVIAN MENDEZ, TOWN CLERK

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LAKE PARK, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

7.O.N.P.B. REVIEWING

DAVID E. RÖHAL, P.S.M. FLORIDA CERTIFICATE NUMBER 4315

# NOTES:

BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE EAST LINE OF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WHICH BEARS SOUTH 01°37'50" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR

WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE COMMUNITY DEVELOPMENT DIRECTOR. ALL EASEMENTS SHOWN HEREON ARE RECORDED EXISTING EASEMENTS AND ARE NOT REITERATED. REAFFIRMED OR DEDICATED BY THIS PLAT. THEY ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT. THERE MAY BE ADDITIONAL DEEDS AND

EASEMENTS, RECORDED OR UNRECORDED, WHICH COULD AFFECT THIS PLAT. THIS OFFICE HAS MADE NO SEARCH OF THE PUBLIC 4. 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 EASEMENT SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. IN ACCORDANCE WITH F.S. CHAPTER 177.091(28) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION.

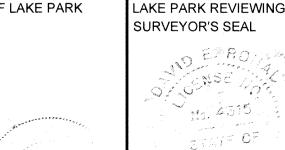
INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF LAKE PARK AND VILLAGE OF NORTH PALM BEACH ZONING

THE TOWN OF LAKE PARK AND THE VILLAGE OF NORTH PALM BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE TOWN/VILLAGE DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.



TOWN OF LAKE PARK





1000



VILLAGE OF NORTH

SURVEYOR'S SEAL Jan Jan Baller 7 No 10153 P · And Sandard



SURVEYOR'S SEAL

NORTHLAKE PROMENADE SHOPPES, A PUD, REPLAT No. 1



