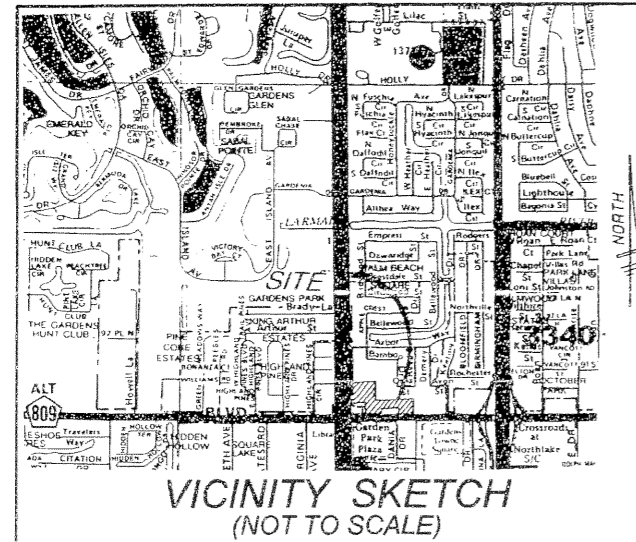




135

# NORTHMIL PLAZA PLAT

BEING A PORTION OF SECTION 13, TOWNSHIP 42 SOUTH,  
AND RANGE 42 EAST, CITY OF PALM BEACH GARDENS,  
PALM BEACH COUNTY, FLORIDA.  
NOVEMBER, 1999



CITY OF PALM BEACH GARDENS  
STATE OF FLORIDA  
The Plat was filed for record at 12:53P.M.  
this 1 day of March 2000  
and duly recorded in Plat Book No. 87  
on page 135-136  
DOROTHY B. WILKEY, Clerk of Circuit Court,  
by Janet Wilkey D.C.

SHEET 1 OF 2

IN WITNESS WHEREOF, the above-named company has caused the presents to be signed by its Vice President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 27<sup>th</sup> day of December, 1999.

NorthMil Partners, L.C.  
a Florida limited liability company

BY: Andrew Brock  
Northlake, Inc.  
a Florida corporation, its principal partner

BY: Andrew Brock  
Andrew Brock, Vice President

WITNESS: Patricia Kowalski  
Patricia Kowalski  
Printed Name

WITNESS: Patricia Kowalski  
Patricia Kowalski  
Printed Name

### MORTGAGEE'S CONSENT

State of Florida  
County of Broward

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 11232 at Page 562 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 Sr. Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 27<sup>th</sup> day of December, 1999.

First Union National Bank  
a national banking association

WITNESS: Albert Fils  
Albert Fils, Sr. Vice President

WITNESS: B.A. Mustain  
B.A. Mustain  
Printed Name

WITNESS: James W. Miller  
James W. Miller  
Printed Name

### REVIEWING SURVEYOR

This plat has been reviewed for conformity in accordance with Chapter 177.001 of the Florida Statutes and the ordinances of the City of Palm Beach Gardens. This review does not include the verification of the geometric data of the field verification of the permanent reference monuments (P.R.M.'s), permanent control points (P.C.P.'s) and monuments at lot corners.

BY: Frederick Volpe  
Frederick Volpe  
Professional Surveyor and Mapper  
License No. 4873

DATE: 29 Dec 1999

### APPROVALS

City of Palm Beach Gardens  
State of Florida

County of Palm Beach  
This plat is hereby approved for record this 6<sup>th</sup> day of January 2000.  
BY: Joseph R. Russo  
Joseph R. Russo, Mayor

ATTEST: Linda V. Kosier  
Linda V. Kosier, Clerk

### CITY ENGINEER

This plat is hereby accepted for record this 29<sup>th</sup> day of December 1999.  
BY: Edward Lindahl  
Edward Lindahl, P.E., City Engineer

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that NorthMil Partners, L.C., a Florida limited liability company, licensed to do business in Florida, owner of the land shown hereon being in Section 13, Township 42 South, Range 42 East, City of Palm Beach Gardens, Palm Beach County, Florida, shown hereon as NorthMil Plaza Plat, being more particularly described as follows:

### DESCRIPTION

A parcel of land being a portion of the Southeast Quarter of Section 13, Township 42 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Quarter Section corner on the South line of said Section 13, thence North 00° 18' 30" East along the West line of the said Southeast Quarter (said West line is assumed to bear North 00° 18' 30" East and all other bearings are relative thereto) a distance of 749.24 feet, thence departing said West line, North 90° 00' 00" East a distance of 53.00 feet to a point on the existing Easterly Right-of-Way line of Military Trail as recorded in Official Record Book 2191, Page 1530 Public Records of Palm Beach County, Florida, said point also being on the Southerly line of Palm Beach Square Unit 4, according to the Plat thereof, recorded in Plat Book 27, Page 15, said Public Records, said point also being the POINT OF BEGINNING of the hereinafter described parcel of land, thence continue North 90° 00' 00" East, along said Southerly line, a distance of 758.41 feet to a point on the Westerly line of said Plat, thence South 00° 19' 45" West, along said Westerly line, a distance of 376.77 feet, thence continue along said Westerly line, South 41° 28' 52" East a distance of 30.00 feet to a point on the Southerly line of said Plat and the Westerly extension of the Southerly line of Palm Beach Square Unit 3, according to the plat thereof, recorded in Plat Book 26, Page 233, said Public Records, thence continue along said Southerly line and Westerly extension thereof, North 90° 00' 00" East, a distance of 335.86 feet, thence departing said Southerly line, South 00° 19' 30" West a distance of 174.99 feet, thence South 90° 00' 00" West a distance of 355.92 feet, thence South 00° 18' 30" West a distance of 119.00 feet, thence South 90° 00' 00" West, along a line 6.00 feet Northerly of and parallel with the Northerly Right-of-Way line of Northlake Boulevard as recorded in Deed Book 948, Page 453, said Public records, a distance of 461.15 feet, thence North 00° 18' 30" East a distance of 294.00 feet, thence South 90° 00' 00" West, a distance of 287.00 feet to a point on a line lying 10.00 feet Easterly of and parallel with said Easterly Right-of-Way line of Military Trail, thence North 00° 18' 30" East, along said parallel line, a distance of 163.92 feet, thence South 90° 00' 00" West a distance of 10.00 feet to a point on the existing Easterly Right-of-Way line of said Military Trail, thence North 00° 18' 30" East, along said Right-of-Way line, a distance of 235.32 feet to the POINT OF BEGINNING.

Containing in all 11.460 acres, more or less.

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

### WATER MANAGEMENT TRACT

Tract "A" as shown hereon, is hereby reserved for NorthMil Partners, L.C., a Florida limited liability company its successors and assigns, for surface water management purposes, and is the perpetual maintenance obligation of said company, its successors and assigns, without recourse to the City of Palm Beach Gardens.

### LIMITED ACCESS EASEMENTS

The Limited Access Easements as shown hereon, are hereby dedicated to the City of Palm Beach Gardens for the purpose of control and jurisdiction over access rights.

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by Andrew Brock, Vice President and Secretary, respectively, of NORTHLAKE, INC., a Florida corporation, as a General Partner of NORTHMIL II, LTD., a Florida limited partnership, Member of NORTHMIL PARTNERS, L.C., a Florida limited liability company, freely and voluntarily under authority duly vested in him by said corporation on behalf of the company. He is personally known to me or has produced as identification.

WITNESS my hand and official seal this 27<sup>th</sup> day of DECEMBER, 1999.

Carrie M. Wallis Beel  
Carrie M. Wallis Beel  
Notary Public

My Commission Expires:

Carrie M. Wallis Beel  
Typed, printed, or stamped name of Notary Public

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by LARRY BERNICK, Manager of CENTREFUND DEVELOPMENT GROUP, LLC, a Delaware limited liability company, Member of CDG (NorthMil) LLC, a Delaware limited liability company, Member of NORTHMIL PARTNERS, L.C., a Florida limited liability company, freely and voluntarily under authority duly vested in him by said company on behalf of the company. He is personally known to me or has produced as identification.

WITNESS my hand and official seal this 27<sup>th</sup> day of DECEMBER, 1999.

Carrie M. Wallis Beel  
Carrie M. Wallis Beel  
Notary Public

Carrie M. Wallis Beel  
Typed, printed, or stamped name of Notary Public

### ACKNOWLEDGEMENT

State of Florida  
County of Broward

Before me personally appeared Albert Fils, who is personally known to me or has produced as identification and who executed the foregoing instrument as Sr. Vice President of First Union National Bank, a national banking association, and severally acknowledged 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 27<sup>th</sup> day of DECEMBER, 1999.

Carrie M. Wallis Beel  
Carrie M. Wallis Beel  
Notary Public

My Commission Expires:

Carrie M. Wallis Beel  
Typed, printed, or stamped name of Notary Public

### TITLE CERTIFICATION

State of Florida  
County of Palm Beach

I, Lawrence W. Smith, Esquire, 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 to NorthMil Partners, L.C., a Florida limited liability company, that the current taxes have been paid; that all mortgages not satisfied or released or record not otherwise terminated by law are shown hereon and that there are no other mortgage encumbrances of record.

Dated: DEC. 27, 1999

Lawrence W. Smith  
Lawrence W. Smith, Esquire  
Gary, Dytch & Ryan, P.A.  
North Palm Beach, Florida 33408  
Attorney-at-law licensed in Florida  
Florida Bar No. 310182

### SURVEYOR'S CERTIFICATE

State of Florida  
County of Palm Beach

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) have been placed as required by law, and that monuments according to sec. 177.09(1), F.S., will be set under the guarantees posted with the City of Palm Beach Gardens for the required improvements; and further, that the plat was prepared under my supervision and direction and the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the City of Palm Beach Gardens, Florida.

BY: Craig E. Wallace  
Craig E. Wallace  
Professional Surveyor and Mapper  
Florida Certificate No. 3357

DATE: 12/28/1999

### ABBREVIATIONS & SYMBOLS

- 1. = Denotes Set Permanent Reference Monuments (P.R.M.'s) Stamped P.R.M. P.L.S. # 3357.
- 2. C = Centerline.
- 3. RW = Right of Way
- 4. P.B. = Plat Book
- 5. P.G. (S) = Pages
- 6. SEC. = Section
- 7. TWP. = Township
- 8. RGE. = Range
- 9. U.E. = Utility Easement
- 10. D.E. = Drainage Easement
- 11. D.B. = Deed Book
- 12. L = Arc Length
- 13. Δ = Central Angle
- 14. R = Radius
- 15. C.B. = Chord Bearing
- 16. O.R.B. = Official Record Book
- 17. R.P.B. = Road Plat Book
- 18. L.A.E. = Limited Access Easement
- 19. P.O.C. = Point of Commencement
- 20. P.O.B. = Point of Beginning
- 21. P.B.C. = Palm Beach County
- 22. FND. = Found
- 23. ESMT. = Easement
- 24. Wly = Westerly

### NOTES

- 1. 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.
- 2. No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable City of Palm Beach Gardens approvals or permits as required for such encroachments.
- 3. Bearings shown hereon are based on the West line of the Southeast Quarter of Section 13, Township 42 South, Range 42 East, which is assumed to bear North 00° 18' 30" East and all other bearings are relative thereto.
- 4. This instrument prepared by:

Craig L. Wallace  
Wallace Surveying Corporation  
901 Northpoint Parkway, Suite 117  
West Palm Beach, Florida 33407  
561/640-4551

### NORTHMIL PLAZA PLAT



FIELD	JOB No.: 84-3707H	F.B.: PB30	PG. 49
OFFICE: R.C.	DATE: NOV, 1999	DWG. No.: 84-370-4	
C'KD:	REF:	SHEET 1 OF 2	

NORTHMIL:	NOTARY:	NOTARY:	FIRST UNION:	NOTARY:	SURVEYOR:	CITY OF PALM BEACH GARDENS: