

PLAT OF  
**Sunny Plaza**  
 LYING IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
 CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
 FEBRUARY 2002

DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST ONE-QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR MILITARY TRAIL AND LAKE PARK WEST ROAD, LESS THE NORTH 574.70 FEET THEREOF, AND LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT A POINT IN THE SOUTH LINE OF SAID SECTION 13, AT A DISTANCE OF 66.22 FEET WESTERLY FROM THE QUARTER SECTION CORNER, SAID POINT BEING IN THE ARC OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 57,362.2 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 182.99 FEET TO A POINT ON SAID ARC; THENCE WESTERLY, PARALLEL TO THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 183.26 FEET TO A POINT; THENCE SOUTHERLY, PARALLEL TO THE NORTH SOUTH QUARTER SECTION LINE, A DISTANCE OF 183.01 FEET MORE OR LESS TO THE ARC OF A CURVE CONCAVE TO THE SOUTH (BEING THE NORTH R/W LINE OF LAKE PARK WEST ROAD) HAVING A RADIUS OF 57,362.2 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.55 FEET TO A POINT OF TANGENCY; THENCE CONTINUING EASTERLY, ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 173.73 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM ALSO THE RIGHT-OF-WAY FOR MILITARY TRAIL AS RECORDED IN OFFICIAL RECORDS BOOK 6154, PAGES 1176 AND 1186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, SUBJECT TO ALL PERTINENT MATTERS OF RECORD, CONTAINING 3.436 ACRES, MORE OR LESS.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT THE MARQUIS CORPORATION, A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "SUNNY PLAZA" AS SHOWN HEREON, AND DO HEREBY DEDICATE AND/OR RESERVE AS FOLLOWS:

1. THE EXISTING UTILITY EASEMENTS AS SHOWN HEREON HAVE BEEN GRANTED TO THE RESPECTIVE AGENCIES AS NOTED.
2. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR THE PURPOSE OF JURISDICTION OVER ACCESS RIGHTS.
3. EASEMENTS FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS W.S.E. ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
4. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL AND OTHER PROPER PURPOSE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE MARQUIS CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR AND ON THIS 20 DAY OF February, A.D., 2002.

BY: [Signature]  
JACK KETTER, PRESIDENT

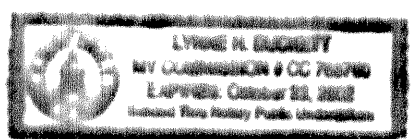
WITNESS: [Signature] PRINT NAME: Jeanette Schumbe  
WITNESS: [Signature] PRINT NAME: Elizabeth M. Cook

ACKNOWLEDGMENT

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JACK KETTER, PRESIDENT OF THE MARQUIS CORPORATION, A FLORIDA CORPORATION, TO ME PERSONALLY WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SAID CORPORATION. HE DID NOT TAKE AN OATH, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL ON BEHALF 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 20 DAY OF February, A.D., 2002.



[Signature]  
PRINT NAME: Lynne H. Duckett  
NOTARY PUBLIC, STATE OF FLORIDA  
Comm. No. 783760  
EXPIRES: 10-23-02

TITLE CERTIFICATION

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

WE, PATCH REEF TITLE CO. INC., A TITLE INSURANCE COMPANY 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 IN THE MARQUIS CORPORATION, A FLORIDA CORPORATION, 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 CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 2-20-02 BY: [Signature]  
Douglas R. Neu  
PRINT NAME: Douglas R. Neu  
Vice-President  
PRINT TITLE: Vice-President

MORTGAGEE'S CONSENT

THE UNDERSIGNED CERTIFIES THAT IT IS THE HOLDER OF TWO MORTGAGES UPON THE PROPERTY DESCRIBED HEREON; THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4558, PAGE 1244 AND OFFICIAL RECORDS BOOK 12537, PAGE 756, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

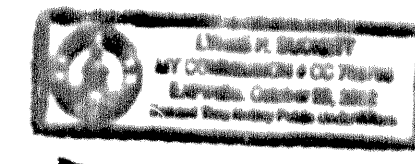
FIDELITY SAVINGS BANK OF FLORIDA  
A FLORIDA CORPORATION  
BY: [Signature] PRINT NAME: Christopher H Cook  
Executive Vice President  
ATTEST: [Signature] PRINT NAME: Elizabeth M. Cook  
Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

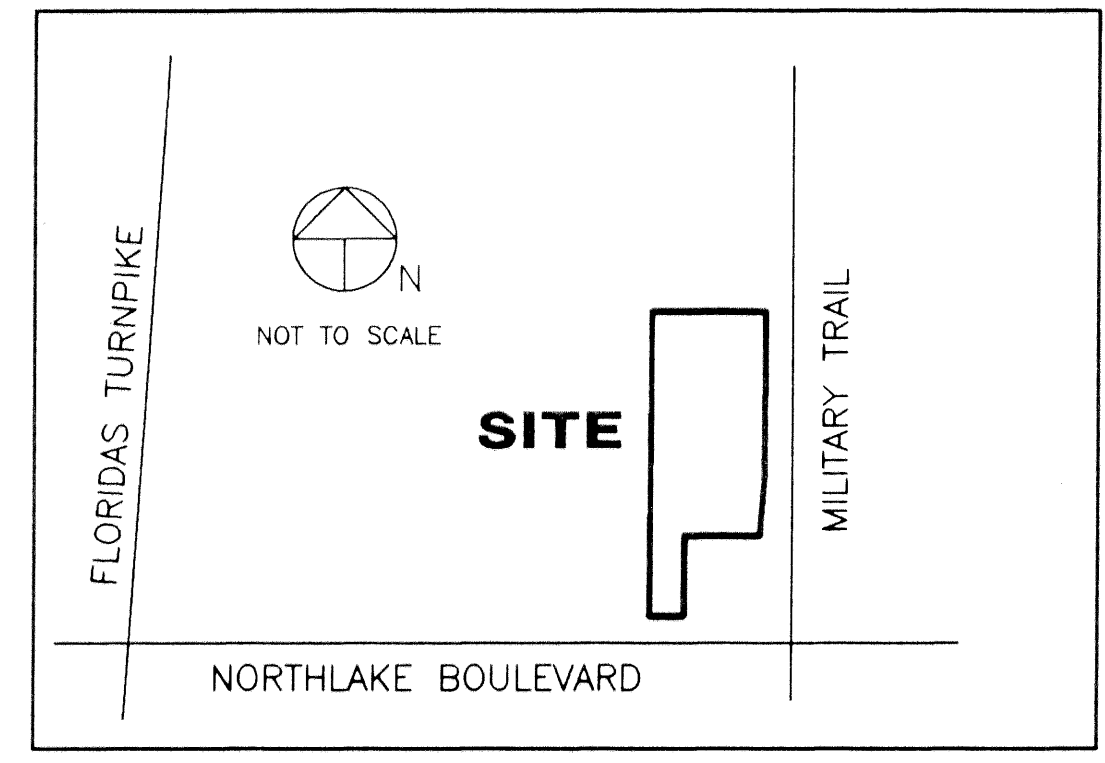
BEFORE ME PERSONALLY APPEARED Christopher H Cook, TO ME PERSONALLY WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Executive Vice President OF THE ABOVE-NAMED FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, A FLORIDA CORPORATION, HE DID NOT TAKE AN OATH, AND HE SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL ON BEHALF 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 20 DAY OF February, A.D., 2002.



[Signature]  
Lynne H. Duckett  
Comm. No. 783760  
EXPIRES: 10-23-02

PREPARED BY ROBERT P. BLASZYK, PSM, IN THE OFFICES OF  
**RPB Consulting, Inc.**  
 Land Surveying and Mapping, L.B. No. 7022  
 11211 Prosperity Farms Road, Suite C-301, Palm Beach Gardens, Florida 33410  
 Phone (561) 876-1110 Fax (561) 624-1569



LOCATION MAP

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 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.

BY: [Signature] DATE: 27 Feb 02  
PASQUALE VOLPE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NO. 4873

APPROVALS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
CITY OF PALM BEACH GARDENS  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF MARCH, A.D. 2002.

BY: [Signature] ATTEST: [Signature]  
JOSEPH R. RUSSO, MAYOR CAROL GOLD, CITY CLERK  
Blaine Kintner

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 5th DAY OF MARCH, A.D. 2002.  
CITY ENGINEER: [Signature]  
LENNART ELINDOZZ, P.E.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'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 ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

BY: [Signature] DATE: 2-20-02  
ROBERT P. BLASZYK  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NO. 4133

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.

SURVEYOR'S NOTES

NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

