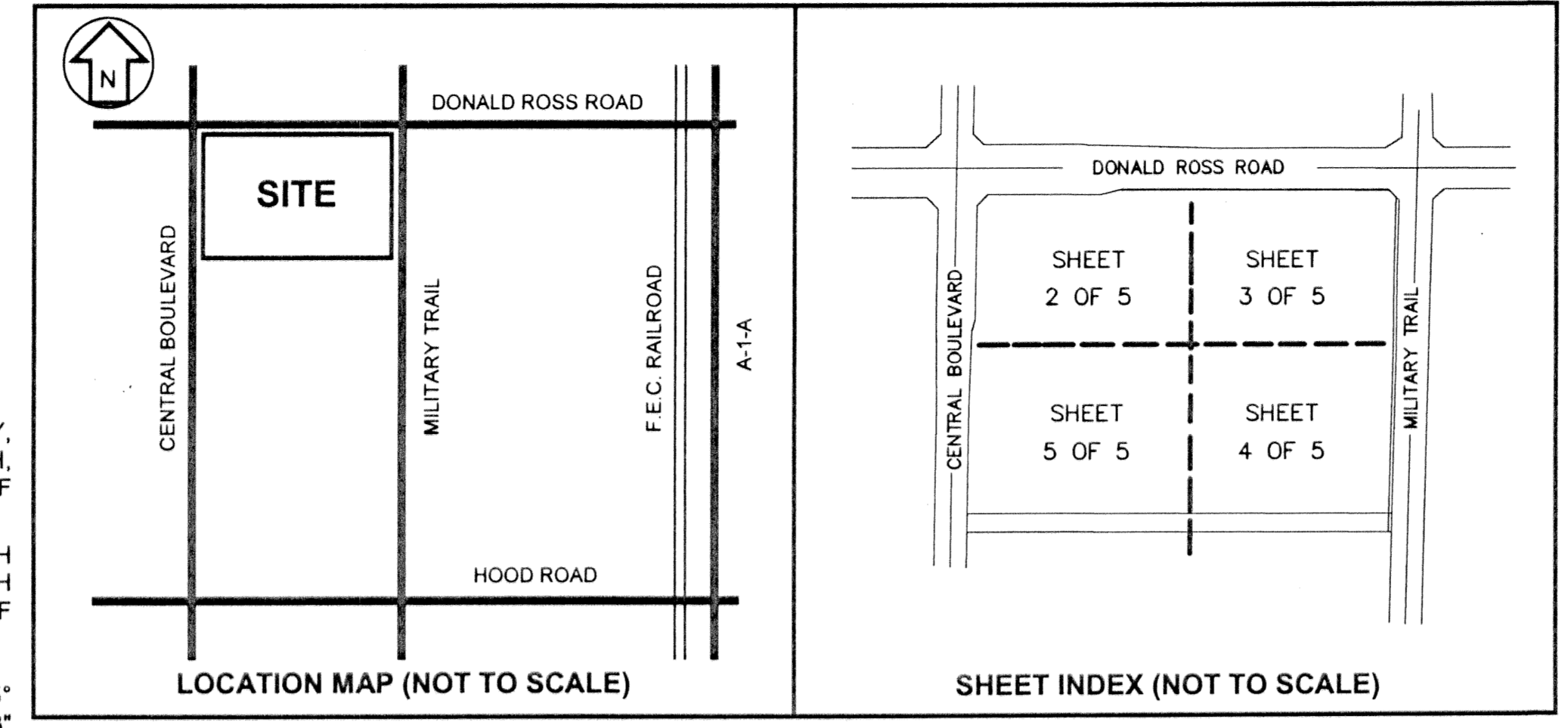


# THE SHOPS OF DONALD ROSS

LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.



### DEDICATION:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT DONALD ROSS/MILITARY, L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "THE SHOPS OF DONALD ROSS", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID NORTHWEST ONE-QUARTER OF SAID SECTION 25; THENCE, SOUTH 89°50'03" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 1087.70 FEET; THENCE, SOUTH 00°09'57" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 96.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD FOR A POINT OF BEGINNING;

THENCE, SOUTH 89°50'03" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 416.31 FEET; THENCE, NORTH 75°45'12" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 84.37 FEET; THENCE, SOUTH 89°50'03" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 439.37 FEET; THENCE, SOUTH 89°36'18" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET; THENCE, SOUTH 89°50'03" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 293.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE, SOUTH 44°13'57" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 57.16 FEET; THENCE, SOUTH 01°22'09" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 288.63 FEET; THENCE, SOUTH 00°27'09" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 250.03 FEET; THENCE, SOUTH 01°22'09" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 688.45 FEET; THENCE, NORTH 89°51'04" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,570.55 FEET TO THE INTERSECTION THEREOF WITH THE EAST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD; THENCE, NORTH 00°48'04" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 460.82 FEET; THENCE, NORTH 02°04'26" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 280.82 FEET; THENCE, NORTH 15°46'27" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 45.53 FEET; THENCE, NORTH 00°48'04" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 423.37 FEET; THENCE, NORTH 45°29'00" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 56.25 FEET TO THE POINT OF BEGINNING.

CONTAINING: 45.37 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR COMMERCIAL UNIT CONSTRUCTION AND ALL OTHER LEGAL AND LAWFUL PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED BY ITS MANAGERS THIS 17th DAY OF March, 2003.

DONALD ROSS/MILITARY, L.C.  
A FLORIDA LIMITED LIABILITY COMPANY

ATTEST: Andrew Brock BY: Tom Hamilton  
ANDREW BROCK, MANAGER TOM HAMILTON, MANAGER

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Tom Hamilton and Andrew Brock, who are personally known to me, or have produced identification, and who executed the foregoing instrument as members of Donald Ross/Military, L.C., a Florida limited liability company, and severally acknowledged to and before me that they executed such instrument as such members of said limited liability company, and that the seal affixed to the foregoing instrument is the company seal of said limited liability company and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF March, 2003.

MY COMMISSION EXPIRES 2/12/04 BY: JoAnn Kauffman SEAL: JoAnn Kauffman  
NOTARY PUBLIC

PRINTED NAME: JoAnn Kauffman  
COMMISSION NO. CC 906659

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF BROWARD )

WACHOVIA BANK, NATIONAL ASSOCIATION, 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK 13924 AT PAGE 1112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL I. WILLSON, ITS SENIOR VICE PRESIDENT AND ATTESTED BY Joseph Magli, ITS SENIOR VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18th DAY OF March, 2003.

WACHOVIA BANK  
NATIONAL ASSOCIATION

ATTEST: Joseph Magli BY: Paul I. Willson  
JOSEPH MAGLI PAUL I. WILLSON, SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF BROWARD )

BEFORE ME PERSONALLY APPEARED PAUL I. WILLSON AND Joseph Magli WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED identification, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND SENIOR VICE PRESIDENT OF WACHOVIA BANK, NATIONAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 18 DAY OF MARCH, 2003.

MY COMMISSION EXPIRES: 8-5-06 Elaine G. Knowles SEAL: Elaine G. Knowles  
NOTARY PUBLIC

PRINTED NAME: Elaine G. Knowles  
COMMISSION NO. DD 123784

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT AND THAT ITS DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2914, PAGE 670 IS SHOWN HEREON.

DATED THIS 26 DAY OF March, 2003.

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Neal Barton, Jr. BY: Pamela M. Rauch  
NEAL BARTON, JR., SECRETARY PAMELA M. RAUCH, PRESIDENT  
BOARD OF DIRECTORS BOARD OF DIRECTORS

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 02

### SURVEYOR'S NOTES AND LEGEND:

□ DENOTES A SET PERMANENT REFERENCE MONUMENT (P.R.M.)

THE BASE BEARING, AS SHOWN HEREON, IS SOUTH 89°50'03" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

### GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS ZONING CODE.
- 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.
- 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 USE RIGHTS GRANTED.

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

I, DAVID J. WIENER, 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 DONALD ROSS/MILITARY, L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND 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 CREATED BY THIS PLAT.

DAVID J. WIENER, P.A.

DATE: March 17, 2003 BY: David J. Wiener  
DAVID J. WIENER, ATTORNEY-AT-LAW

### CITY APPROVAL:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )  
CITY OF PALM BEACH GARDENS )

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF APRIL, 2003.

BY: Eric Jablin  
ERIC JABLIN, MAYOR  
ATTEST: Patricia Snider  
PATRICIA SNIDER, CITY CLERK

### CITY ENGINEER:

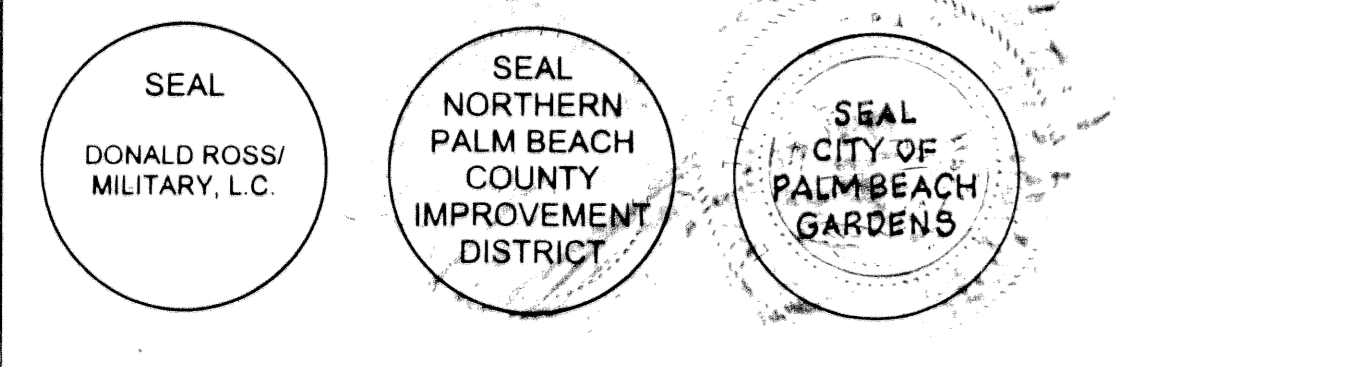
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 10th DAY OF APRIL, 2003.

BY: Daniel P. Clark  
DANIEL P. CLARK, P.E. - CITY ENGINEER

### CERTIFICATE OF REVIEW:

THIS PLAT WAS 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 OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (PCP'S), OR MONUMENTS AT LOT CORNERS.

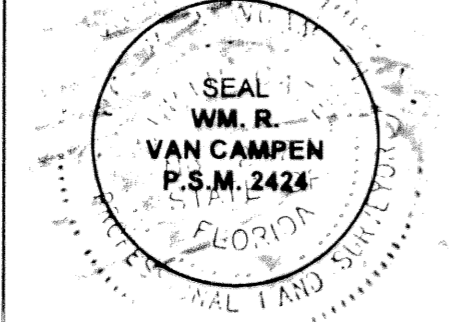
BY: O. Howard Dukes DATE: April 1, 2003  
O. HOWARD DUKES  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4533



### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY AND PLAT ARE 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 FURTHER THAT THIS SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY PALM BEACH GARDENS.

BY: Wm. R. Van Campen DATED THIS 5th DAY OF MARCH, 2003.  
WM. R. VAN CAMPEN, P.S.M. 2424



### 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.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

**BENCH MARK**  
LAND SURVEYING & MAPPING, INC.  
4152 W. BLUE HERON BLVD. SUITE 121  
RIVIERA BEACH, FLORIDA 33404  
PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171  
EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm