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# CITYPLACE SOUTH TOWER

A REPLAT OF TRACT "3B", TOGETHER WITH A PORTION OF TRACT "3", CITYPLACE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGES 33 THROUGH 37, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.  
JUNE 2008

00074-211

### DEDICATION AND RESERVATIONS

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS, THAT THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, AND CITYPLACE SOUTH TOWER, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS "CITYPLACE SOUTH TOWER", SAID LANDS BEING DESCRIBED AS FOLLOWS:

TRACTS "3" AND "3B", CITYPLACE PLAT NO. 2, AS RECORDED IN PLAT BOOK 90, PAGES 33-37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT: THAT CERTAIN RIGHT-OF-WAY DEDICATION AS RECORDED IN OFFICIAL RECORDS BOOK 15621, PAGES 1746-1753, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PORTION OF TRACT "3", CITYPLACE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGES 33-37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST MOST NORTHWEST CORNER OF SAID TRACT "3", SAID CORNER ALSO BEING THE NORTHEAST CORNER OF TRACT "A" (FLORIDA AVENUE) AS SHOWN ON SAID PLAT, SAID CORNER ALSO BEING ON THE SOUTH RIGHT OF WAY OF THE EASTBOUND LANE OF OKEECHOBEE BOULEVARD AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 704, SECTION 93280-0000, SHEETS 5, 6, AND 7 OF 8; THENCE NORTH 49° 08' 06" EAST, A DISTANCE OF 45.29 FEET TO A POINT FROM WHICH THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS SOUTH 07° 24' 04" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2236.83 FEET, A CENTRAL ANGLE OF 01° 22' 43", A DISTANCE OF 53.82 FEET, THE LAST TWO (2) COURSES AND DISTANCES BEING ALONG THE NORTH BOUNDARY OF SAID TRACT "3"; THE LAST TWO (2) COURSES ALSO BEING ALONG SAID SOUTH RIGHT OF WAY; THENCE SOUTH 45° 47' 55" WEST, NON-RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 38.67 FEET; THENCE SOUTH 00° 52' 09" WEST, A DISTANCE OF 28.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 44° 35' 25", A DISTANCE OF 194.56 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01° 12' 05" WEST, A DISTANCE OF 24.77 FEET TO A POINT OF CUSP, SAID POINT BEING ON THE WEST BOUNDARY OF SAID TRACT "3", ALSO BEING ON THE EAST BOUNDARY OF SAID TRACT "A"; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 45° 00' 00", A DISTANCE OF 100.53 FEET TO THE POINT OF TANGENCY; THENCE NORTH 43° 47' 55" WEST, A DISTANCE OF 133.87 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 37.00 FEET, A CENTRAL ANGLE OF 44° 40' 05", A DISTANCE OF 28.85 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00° 52' 11" EAST, A DISTANCE OF 32.73 FEET TO THE POINT OF BEGINNING. THE LAST FOUR (4) COURSES AND DISTANCES BEING ALONG SAID WEST BOUNDARY OF TRACT "3". THE LAST FOUR (4) COURSES AND DISTANCES ALSO BEING ALONG SAID EAST BOUNDARY OF TRACT "A"; THE LAST FOUR (4) COURSES AND DISTANCES ALSO BEING ALONG SAID EAST RIGHT OF WAY OF FLORIDA AVENUE.

SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 199,866 SQUARE FEET (4.588 ACRES) MORE OR LESS.

THE BEARINGS REFERENCED HEREIN ARE BASED ON A BEARING OF NORTH 00°52'32" EAST ALONG THE EAST BOUNDARY OF SAID TRACT "3" AS SHOWN ON SAID PLAT.

HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

- PRIVATE DRIVEWAY EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO CITYPLACE SOUTH TOWER, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF INGRESS AND EGRESS.
- TRACT "3" (ALABAMA AVENUE) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR ROADWAY, DRAINAGE AND UTILITY PURPOSES. ALABAMA AVENUE IS SUBJECT TO A NON-EXCLUSIVE ACCESS EASEMENT AND IS FURTHER SUBJECT TO AN AIR RIGHTS EASEMENT BEGINNING 17 FEET ABOVE THE CROWN OF SAID ALABAMA AVENUE IN FAVOR OF THE OWNERS OF TRACT "1" AND TRACT "2" AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS.
- SIDEWALK EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PROPER USE.
- UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR UTILITY PURPOSES.

### IN WITNESS WHEREOF:

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE AUTHORIZED SIGNATORIES AND THEIR RESPECTIVE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF COMMISSIONERS AND PARTNERSHIP, THIS 18 DAY OF July 2008.

WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY  
BY: Lois J. Frankel ATTEST: Blane D. Kautzen  
LOIS J. FRANKEL, CHAIRPERSON BLANE D. KAUTZEN, SECRETARY

CITYPLACE SOUTH TOWER, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY.

BY: Barbara G. Salk  
NAME: BARBARA G. SALK  
EXECUTIVE VICE PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED LOIS J. FRANKEL AND BLANE D. KAUTZEN WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRPERSON AND SECRETARY, ON BEHALF OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICIALS AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE OFFICIAL SEAL OF THE AGENCY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR MUNICIPAL AUTHORITY AND IS THE FREE ACT AND DEED OF THE AGENCY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF July 2008.

Lynda J. Harris  
NOTARY PUBLIC  
STATE OF FLORIDA  
MY COMMISSION EXPIRES: 09/18/2010

### ACKNOWLEDGMENT:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July 2008, BY BARBARA G. SALK AS VICE PRESIDENT OF CITYPLACE SOUTH TOWER, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS 15th DAY OF July 2008.

Lynda J. Harris  
NOTARY PUBLIC  
STATE OF FLORIDA  
MY COMMISSION EXPIRES: 09/18/2010

### MORTGAGEE'S CONSENT:

STATE OF New York }  
COUNTY OF } SS

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 20583 AT PAGES 1843 TO 1885 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

THE BANK OF NOVA SCOTIA, A CANADIAN CHARTERED BANK ACTING BY AND THROUGH ITS NEW YORK AGENCY, IN ITS CAPACITY AS MORTGAGEE

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THERETO AND ITS CORPORATE SEAL AFFIXED HEREON THIS 16 DAY OF July 2008.

Francesco O'Havino  
WITNESS  
WITNESS - PRINTED NAME

BY: Michael W. McCarthy  
NAME: Michael W. McCarthy  
TITLE: Director  
Teresa Wu  
WITNESS  
WITNESS - PRINTED NAME

### ACKNOWLEDGMENT

STATE OF Florida }  
COUNTY OF } SS

I HEREBY CERTIFY THAT ON THIS DAY Michael W. McCarthy PERSONALLY APPEARED BEFORE ME, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, OR WHO HAS PRODUCED A valid DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AS AN OFFICER OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED, AND THAT THE SEAL AFFIXED THERETO IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS 16 DAY OF July 2008.

Jessica Ramirez  
NOTARY PUBLIC  
STATE OF  
MY COMMISSION EXPIRES:

JESSICA RAMIREZ  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01046152988  
Qualified in Bronx County  
Commission Expires Sept. 18, 2010.

### TITLE CERTIFICATION:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

WE, CHICAGO TITLE INSURANCE COMPANY, 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 WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND CITYPLACE SOUTH TOWER, L.L.C., 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 CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

CHARLTON FIELDS, P.A.  
CHICAGO TITLE INSURANCE COMPANY

BY: Lynda J. Harris  
NAME: LYNDA J. HARRIS  
TITLE: AUTHORIZED AGENT

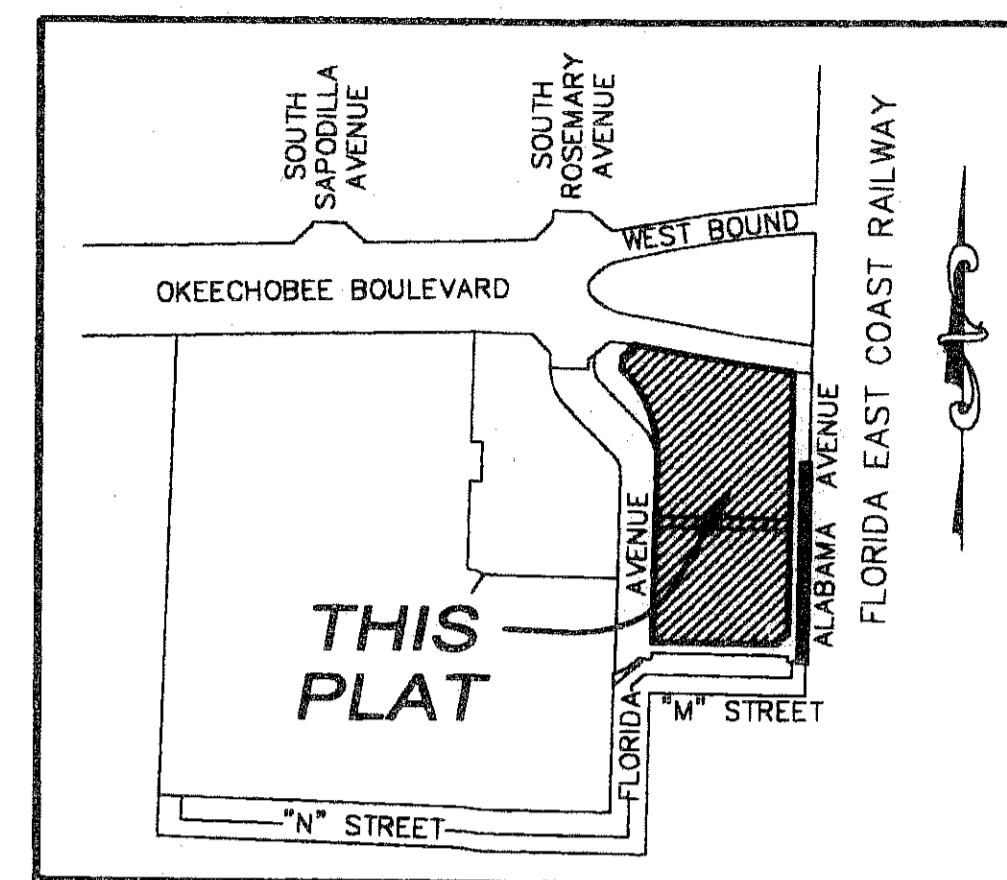
DATED THIS 15th DAY OF July 2008.

### CITY APPROVAL:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
CITY OF WEST PALM BEACH

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY OF WEST PALM BEACH, FLORIDA AND THE CITY DOES HEREBY ACCEPT THE DEDICATIONS TO THE CITY CONTAINED ON THIS PLAT, THIS 18th DAY OF July 2008.

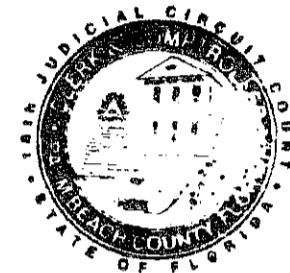
BY: Lois J. Frankel  
LOIS J. FRANKEL, MAYOR



LOCATION MAP (NOT TO SCALE)

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 5:56 PM  
THIS 21st DAY OF July 2008  
AND DULY RECORDED IN PLAT BOOK NO. 111  
ON PAGES 108-109  
SHARON R. BOCK,  
CLERK & COMPTROLLER  
BY: Michelle  
DEPUTY CLERK

SHEET 1 OF 2 SHEETS



### SURVEYOR'S NOTES:

- THE BEARINGS REFERENCED HEREIN ARE BASED ON THE PLAT OF CITYPLACE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGES 33 THROUGH 37, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE EAST BOUNDARY OF TRACT "3" OF SAID PLAT BEARS NORTH 00°52'32" EAST.
- 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.

### 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 WEST PALM BEACH. 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.

Vincent J. Noel  
VINCENT J. NOEL, P.S.M.  
FLORIDA CERTIFICATE NO. 4169

### SURVEYOR'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"), PERMANENT CONTROL POINTS ("P.C.'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 PALM BEACH COUNTY AND THE CITY OF WEST PALM BEACH, FLORIDA.

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

Douglas M. Dawe  
DOUGLAS M. DAWE, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER NO 4343  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY:  
NICHOLAS MESSINA JR., P.S.M. #6559 OF  
CRAVEN THOMPSON & ASSOCIATES, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
3583 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309  
TEL: (954) 738-9400 FAX: (954) 738-8408  
JUNE 2008 97-0072.43

BANK OF NOVA SCOTIA, A CANADIAN CHARTERED BANK	CITY OF WEST PALM BEACH	CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA	WEST PALM BEACH CHIEF OF SURVEYS	SURVEYOR AND MAPPER
SEAL	SEAL	SEAL	SEAL	SEAL