

# GORDON & DONER LAW CENTER

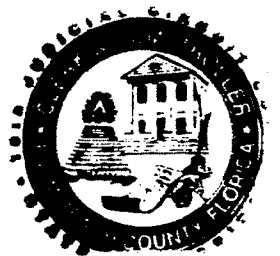
LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
JUNE, 2013



VICINITY SKETCH N.T.S.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:28 AM  
THIS 20 DAY OF June  
A.D. 2013 AND DULY RECORDED  
IN PLAT BOOK 117 ON  
PAGES 1 AND 2

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK



SHEET 1 OF 2

00052-197

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that G & D Real Estate Holdings, LLC, a Florida limited liability company, owner of the land shown hereon as **GORDON AND DONER LAW CENTER**, being a portion of the Northeast quarter of Section 24, Township 42 South, Range 42 East, City of Palm Beach Gardens, Palm Beach County, Florida, and being more particularly described as follows:

### LEGAL DESCRIPTION:

A parcel of land lying within the Northeast quarter of Section 24, Township 42 South, Range 42 East, Palm Beach County, Florida, said parcel of land being more particularly described as follows:

**COMMENCE** at the Northeast corner of said Section 24; thence North 88°32'48" West along the North line of said Section 24 a distance of 660.59 feet; thence departing said North line, South 01°23'28" West, along the West line of the West one-quarter (W 1/4) of the East one-half (E 1/2) of the East one-half (E 1/2) of the Northeast quarter of said Section 24, a distance of 100.00 feet to a point on the South right-of-way line of Northlake Boulevard as recorded in Official Records Book 1198, Page 424, Public Records of Palm Beach County, Florida, said point also being the **POINT OF BEGINNING** of the following described parcel of land; thence continue along said West line, South 01°23'28" West a distance of 252.58 feet to a point on a line being 2,300 feet North of and parallel with, as measured at right angles to, the South line of the West one-quarter (W 1/4) of the East one-half (E 1/2) of the East one-half (E 1/2) of the Northeast quarter of said Section 24; thence South 88°37'48" East, along said parallel line, a distance of 150.03 feet to a point on a line 15 feet West of and parallel with, as measured at right angles to, the East line of the West one-quarter (W 1/4) of the East one-half (E 1/2) of the East one-half (E 1/2) of the Northeast one-quarter of said Section 24; thence North 01°24'38" East along said parallel line (said parallel line being the West right-of-way line of Sunset Drive as conveyed to Palm Beach County by quit-claim deeds recorded in Official Records Book 1970, Pages 1452 and 1482, said Public Records of Palm Beach County, Florida) a distance of 252.36 feet to the South right-of-way line of said Northlake Boulevard; thence North 88°32'48" West, along said right-of-way line (said South right-of-way line being 100 feet South of and parallel with, as measured at right angles to, the North line of said Section 24, is assumed to bear North 88°32'48" West and all other bearings are relative thereto) a distance of 150.11 feet to the **POINT OF BEGINNING**.

Containing in all, 37,888 square feet or 0.870 acre, more or less.

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

### WATER AND SEWER EASEMENTS

The water and sewer easements, as shown hereon, designated as W.S.E., are hereby dedicated to Seacoast Utility Authority, its successors and assigns, for installation, operation and maintenance of water and sewer facilities. Said lands encumbered by said easement being the perpetual maintenance obligation of the owner or owners of the fee simple interest in said lands, their successors and assigns.

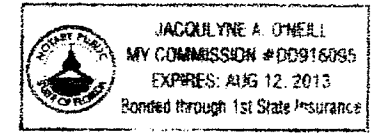
IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its President this 3rd day of May, 2013.

G & D Real Estate Holdings, LLC.,  
a Florida limited liability company  
BY: *[Signature]*  
Robert E. Gordon, Manager  
WITNESS: *[Signature]*  
Robert J. Cajal  
Printed Name  
WITNESS: *[Signature]*  
James G. Feden Jr.  
Printed Name

### DEDICATIONS AND RESERVATIONS ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach  
BEFORE me personally appeared Robert E. Gordon, who is personally known to me, or has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as the Manager of G & D Real Estate Holdings, LLC., a Florida limited liability company and acknowledged to and before me that he executed such instrument as such Manager of said company, and said instrument is the free act and deed of said company.

WITNESS my hand and official seal this 3rd day of May, 2013.  
My Commission Expires: 8/12/13  
My Commission No.: DD916095  
*[Signature]*  
Jacqueline A. O'Neil  
Printed Name of Notary Public



### MORTGAGEE'S CONSENT

State of Florida  
County of Palm Beach  
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 Records Book 20095 at Page 1340, as modified by Modifications of Mortgage recorded in Official Records Book 23458, Page 1870, Official Records Book 25497, Page 1916, and Official Records Book 26119, Page 1913, all 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 Asst. V.P. and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 3rd day of May, 2013.

Sabadell United Bank, N.A. f/k/a Mellon United National Bank  
a national banking association  
BY: *[Signature]*  
DONNA K Feher  
Printed Name  
WITNESS: *[Signature]*  
Richard E. Barra  
Printed Name  
WITNESS: *[Signature]*  
A.V.P.  
Title  
E. Dardane Mendez  
Printed Name

### ACKNOWLEDGEMENT

State of FL  
County of Palm Beach  
Before me personally appeared Donna K. Feher, who is personally known to me or has produced \_\_\_\_\_ as identification and who executed the foregoing instrument as A.V.P. of Sabadell United Bank, N.A., f/k/a Mellon United National Bank, a national banking association, and severally acknowledged before me that he/she 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 03 day of May, 2013.  
My Commission Expires: July 5, 2013  
My Commission No.: 888849  
*[Signature]*  
Emma Darlene Mendez  
Printed Name of Notary Public



### REVIEWING SURVEYOR

This plat has been reviewed for conformity in accordance with Chapter 177.081 (1) 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 (P.C.P.'s) and monuments at lot corners.

This 16 day of May, 2013.  
Ronnie L. Furniss, PSM  
Florida License Number 6272

### SURVEYOR AND 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) according to Sec. 177.091 (9) F.S., have been placed as required by law and, further that the plat and survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the City of Palm Beach Gardens, Florida.

This 3rd day of May, 2013.

*[Signature]*  
Robert J. Cajal  
Professional Surveyor and Mapper  
Florida Certificate No. 6266  
Wallace Surveying Corporation  
5553 Village Boulevard  
West Palm Beach, FL 33407  
Licensed Business No. 4569

### TITLE CERTIFICATION

I, Richard K. Barra, 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 G & D Real Estate Holdings, 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 creation of the subdivision depicted by this plat.

This 3rd day of May, 2013.

*[Signature]*  
Richard K. Barra, Esquire  
Florida Bar No. 0374482

### APPROVALS

City of Palm Beach Gardens  
County of Palm Beach, Florida  
This plat is hereby approved for record this 6th day of June, 2013.  
BY: *[Signature]*  
Bert Premuroso, Mayor  
ATTEST: *[Signature]*  
Patricia Sluder, CMC City Clerk

This plat is hereby accepted for record this 6th day of June, 2013.  
BY: *[Signature]*  
Todd Engle, P.E.  
City Engineer

### NOTES

- All distances are ground and based on the U.S. survey foot.
- Bearings shown hereon are based on the South right-of-way line of Northlake Boulevard as recorded in Official Records Book 1198, Page 424, which is assumed to bear North 88°32'48" West and all other bearings are relative thereto.
- 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 approvals or permits required for such encroachments.
- 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, whether graphic or digital. 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 prepared by:

Robert J. Cajal  
Wallace Surveying Corporation  
5553 Village Boulevard  
West Palm Beach, FL 33407  
561/640-4551

### BOUNDARY PLAT FOR:

G&D REAL ESTATE HOLDINGS, LLC



FIELD:	B.M.	JOB NO.:	02-1096.4	F.B.:	WP117 Pg. 18
OFFICE:	R.C.	DATE:	2/18/11	DWG. NO.:	02-1096-1
CK'D:	R.C.	REF.:	02-1096-1.DWG	SHEET:	1 OF 1

NOTARY SEAL/STAMP:	SABADELL UNITED SEAL:	NOTARY SEAL/STAMP:	REVIEWING SURVEYOR'S SEAL:	SURVEYOR'S SEAL:	ENGINEER'S SEAL:
<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>