

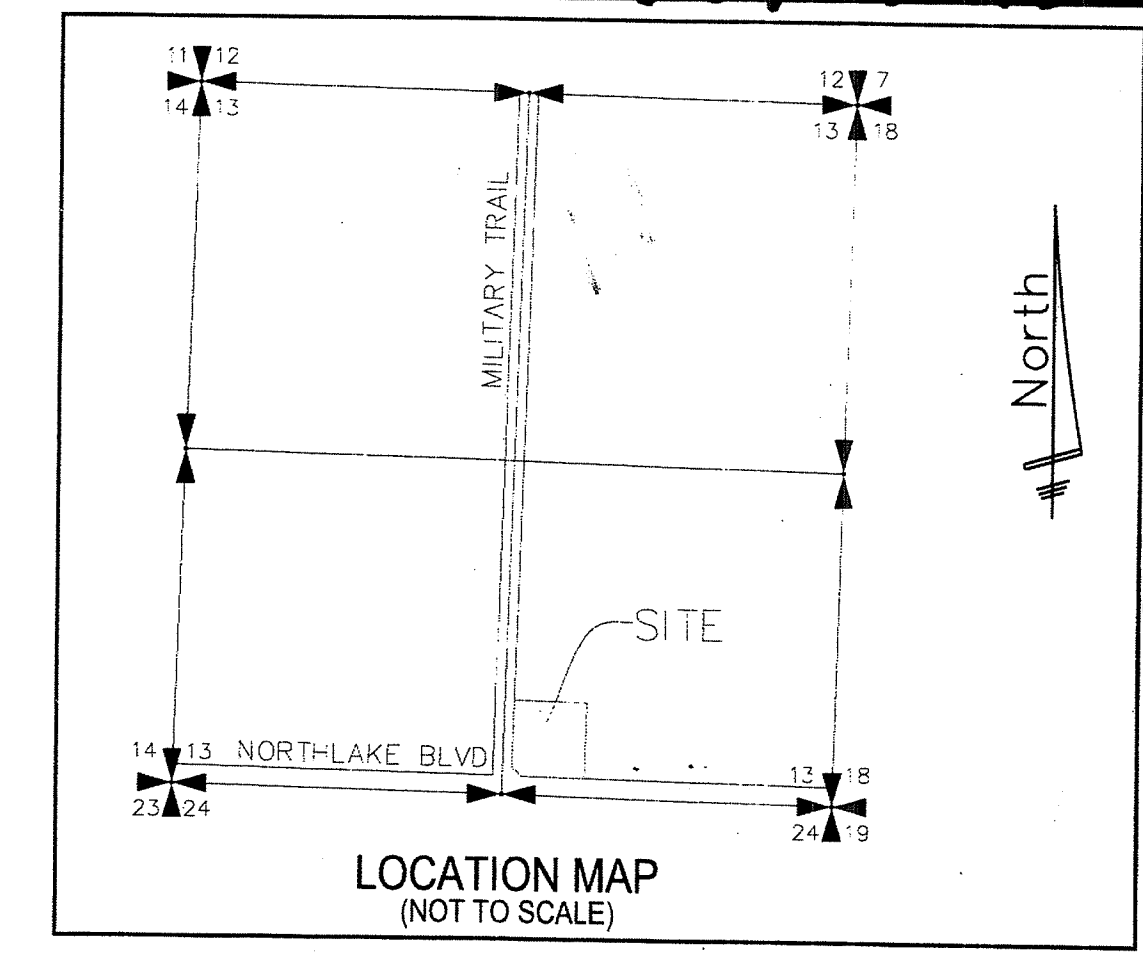
20160010050

12

CVS NORTHLAKE

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

JANUARY 2016 SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 12/20/15
this 11 day of January 2016
and duly recorded in Public Record
Book 27120, Page 340
Sharon H. Dupre, Clerk of Court

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT CVS 3269 FL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS CVS NORTHLAKE, BEING A PORTION OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, NORTH 88°32'48" WEST, A DISTANCE OF 2292.06 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°27'12" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD, NORTH 88°32'48" WEST, A DISTANCE OF 276.89 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF MILITARY TRAIL; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 43°23'39" WEST, A DISTANCE OF 28.36 FEET TO A POINT ON A LINE PARALLEL WITH AND 53.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG SAID PARALLEL LINE AND CONTINUE ALONG SAID EAST RIGHT OF WAY LINE OF MILITARY TRAIL, NORTH 01°45'30" EAST, A DISTANCE OF 279.89 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 88°32'48" EAST, A DISTANCE OF 297.00 FEET; THENCE SOUTH 01°45'30" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 88,899 SQUARE FEET OR 2.04 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT "B", (RIGHT OF WAY), AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
- TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED BY CVS 3269 FL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, FOR FUTURE RIGHT OF WAY TO BE CONVEYED TO PALM BEACH COUNTY.
- THE SEACOAST UTILITY AUTHORITY WATER LINE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER 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.
- THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 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, HOWEVER, THE UNDERLYING FEE SHALL REMAIN THE PERPETUAL MAINTENANCE OBLIGATION OF CVS 3269 FL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSOR AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR USE BY THE PUBLIC FOR BUS SHELTER ACCESS. 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. THE CITY OF PALM BEACH GARDENS ACKNOWLEDGES AND AGREES THAT IT SHALL BE PROHIBITED FROM PLACING ANY ADVERTISING ON ANY OF THE BUS SHELTER(S) WHICH ADVERTISES ANY PHARMACY (OTHER THAN CVS 3269, L.L.C. OR A RELATED ENTITY), DRUG STORE (OTHER THAN CVS 3269, L.L.C. OR A RELATED ENTITY), OR GROCERY STORE WHICH OPERATES A PHARMACY IN ANY OF ITS STORES IN THE STATE OF FLORIDA, OR DISCOUNT OR "DOLLAR" STORES.

IN WITNESS WHEREOF, CVS 3269 FL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, THIS 21ST DAY OF Dec. 2015

WITNESS: Gail Beaulieu
PRINT NAME: Gail Beaulieu

WITNESS: Susan Schedone
PRINT NAME: Susan Schedone

CVS 3269 FL, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY,
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

BY: Christopher T. Mercer
CVS PHARMACY, INC.,
A RHODE ISLAND CORPORATION
ITS SOLE MEMBER
CHRISTOPHER T. MERCER
ASSISTANT SECRETARY

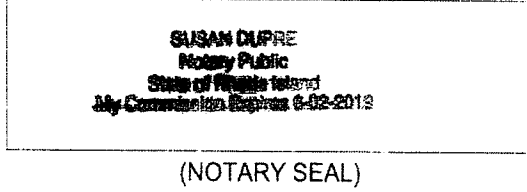
ACKNOWLEDGEMENT:

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

BEFORE ME PERSONALLY APPEARED CHRISTOPHER T. MERCER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT SECRETARY OF CVS PHARMACY, INC., A RHODE ISLAND CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE 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 21ST DAY OF Dec. 2015

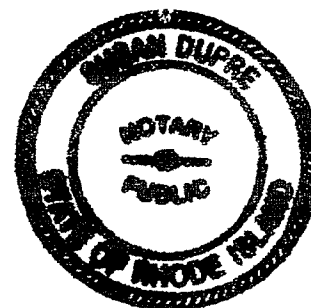
MY COMMISSION EXPIRES:



(NOTARY SEAL)

Susan Dupre
NOTARY PUBLIC

PRINT NAME: Susan Dupre
COMMISSION NUMBER: 753013



CVS PHARMACY, INC.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, AS 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 CVS 3269 FL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 DEPICTED BY THIS PLAT.

DATE: Dec. 22, 2015

Kenneth L. Townsend
KENNETH L. TOWNSEND - PRESIDENT
SOUTHEAST GUARANTY & TITLE, INC.
AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY

CITY OF PALM BEACH GARDENS APPROVALS:

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7TH DAY OF January, 2016.

BY: Eric Jablin
ERIC JABLIN
MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 7TH DAY OF January, 2016.

ATTEST: Patricia Snyder
PATRICIA SNYDER, CMC
CITY CLERK

BY: Todd Engle
TODD ENGLE, P.E.
CITY ENGINEER

REVIEWING SURVEYOR:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.061 (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 LOT MONUMENTATION.

Ronnie Fumiss
PRINT NAME: Ronnie Fumiss
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO.: 6677

DATE: 12/20/15

ABBREVIATIONS:

- R = RADIUS
- A = ARC LENGTH
- D = DELTA
- CL = CENTER LINE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CONC = CONCRETE
- DB = DEED BOOK
- DE = DRAINAGE EASEMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL = FLORIDA POWER & LIGHT
- LAE = LIMITED ACCESS EASEMENT
- LB = LICENSE BUSINESS
- LLC = LIMITED LIABILITY COMPANY
- MON = MONUMENT
- NR = NON RADIAL
- ORB = OFFICIAL RECORD BOOK
- OS = OPEN SPACE
- PB = PLAT BOOK
- PC = POINT OF CURVE
- PG = PAGE(S)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVE
- PT = POINT OF TANGENT
- PRM = PERMANENT REFERENCE MONUMENT
- ROW = RIGHT-OF-WAY
- SR = STATE ROAD
- SUA = SEACOAST UTILITY AUTHORITY
- UE = UTILITY EASEMENT
- WLE = WATER LINE EASEMENT

LEGEND:

- DENOTES A SET MAG NAIL AND DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.

SURVEYOR'S NOTES:

- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF NORTHMIL PLAZA PLAT, RECORDED IN PLAT BOOK 87, PAGES 135 AND 136, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS SOUTH 01°45'30" WEST.
- LINE(S) WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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.
- 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.
- THE EXISTING 12 FOOT BY 12 FOOT SEACOAST UTILITY AUTHORITY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 8728, PAGE 421 WAS RELEASED IN OFFICIAL RECORD BOOK 27828, PAGE 521.
- THE PRIVATE UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 8698, PAGE 40 WAS RELEASED IN OFFICIAL RECORD BOOK 27120, PAGE 340
- INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION:

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 SECTION 177.061(19), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

David C. Lidberg
DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

DATE: 12/15/15

THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M. IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD:	K:\N\134242 \ 12-135-306 \ 12-135-306.DGN				
REF:					
FLD:	K.F.	FB:	634 PG:	31-33	JOB 12-135-306
OFF:	D.P.K., E.C.		636	24-28	DATE JANUARY 2016
CKD:	D.C.L.	SHEET	1	OF 2	DWG. 012-135P

