

NORTHLAKE ROAN SUNRISE PLAT

BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY

OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
NOVEMBER 2018

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT NORTHLAKE COMMONS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, PDC NORTHLAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CENTERCORP PBG, LLC, A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS NORTHLAKE ROAN SUNRISE PLAT, BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF OCTOBER PARK, AS RECORDED IN PLAT BOOK 32, PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S01°40'09"W ALONG THE WEST RIGHT-OF-WAY LINE OF THAT 60.00 FOOT WIDE RIGHT-OF-WAY OF SUNRISE DRIVE, AS RECORDED IN OFFICIAL RECORD BOOK 1863, PAGE 18 OF SAID PUBLIC RECORDS, SAID WEST RIGHT-OF-WAY LINE IS FURTHER DESCRIBED AS THE WEST LINE OF THE SOUTHWEST ONE-QUARTER 1/4 OF THE SOUTHWEST ONE-QUARTER 1/4 OF THE SOUTHWEST ONE-QUARTER 1/4 OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORD BOOK 4839, PAGE 1695 OF SAID PUBLIC RECORDS, A DISTANCE OF 55.39 FEET; THENCE N88°27'27"W, A DISTANCE OF 203.57 FEET; THENCE S01°40'09"W, A DISTANCE OF 216.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD BEING 100.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 18 AND ALSO AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93600-2606; THENCE N88°27'27"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 446.10 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THAT 40.00 WIDE RIGHT-OF-WAY OF ROAN LANE, AS RECORDED IN OFFICIAL RECORD BOOK 2038, PAGE 329 OF SAID PUBLIC RECORDS; THENCE N01°42'57"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 271.19 FEET TO THE SOUTHWEST CORNER OF SAID OCTOBER PARK; THENCE S88°29'29"E ALONG THE SOUTH LINE OF SAID OCTOBER PARK, A DISTANCE OF 649.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 132,269 SQUARE FEET/3.0365 ACRES MORE OR LESS.

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY CENTERCORP PBG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS.

PARCEL B, AS SHOWN HEREON, IS HEREBY RESERVED BY NORTHLAKE COMMONS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, PDC NORTHLAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS.

THE SEACOAST UTILITY AUTHORITY EASEMENT, AS SHOWN HEREON AND DESIGNATED AS SUAE, IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE ABOVE NAMED NORTHLAKE COMMONS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 9th DAY OF JANUARY, 2019.

NORTHLAKE COMMONS, LLLP
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: NORTHLAKE COMMONS GP, INC.
A FLORIDA CORPORATION
ITS GENERAL PARTNER

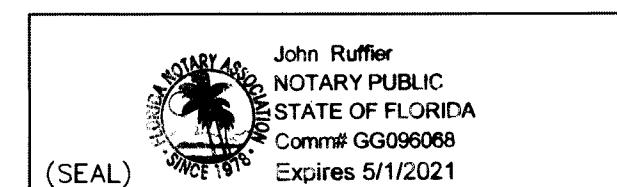
WITNESS: Vivian Powers
PRINT NAME Vivian Powers

WITNESS: Kathleen Webster
PRINT NAME Kathleen Webster

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME PERSONALLY APPEARED MARC L. HAGLE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHIEF EXECUTIVE OFFICER OF NORTHLAKE COMMONS GP, INC. A FLORIDA CORPORATION, GENERAL PARTNER OF NORTHLAKE COMMONS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH CHIEF OPERATING OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 9th DAY OF JANUARY, 2019.



JOHN RUFFIER
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION # GG096088
EXPIRES 5/1/2021

IN WITNESS WHEREOF, THE PDC NORTHLAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 9th DAY OF JANUARY, 2019.

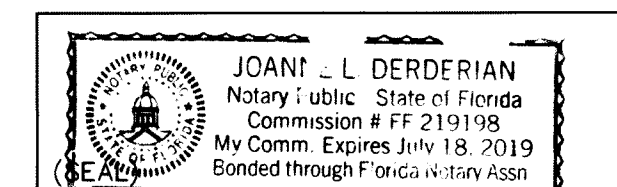
WITNESS: Wendy Sheldon
PRINT NAME Wendy Sheldon

WITNESS: Jennifer Deralmo
PRINT NAME JENNIFER DERALMO

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WENDY SHELDON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF PDC NORTHLAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF JANUARY, 2019.



JOANNE L. DERDERIAN
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION # FF 219198
MY COMM. EXPIRES JAN 18, 2019
BONDED THROUGH FLORIDA NOTARY ASSN.

IN WITNESS WHEREOF, THE CENTERCORP PBG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 10th DAY OF JANUARY, 2019.

CENTERCORP PBG, LLC
A FLORIDA LIMITED LIABILITY COMPANY

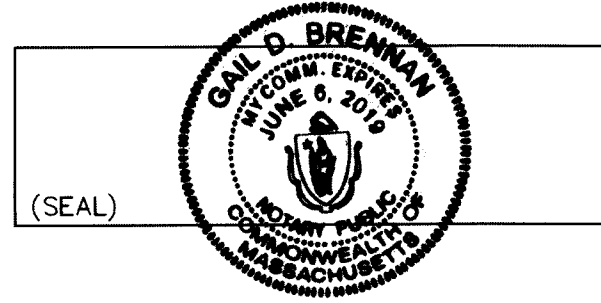
WITNESS: Andrew Rose
PRINT NAME Andrew Rose

WITNESS: Sarah Kaman
PRINT NAME Sarah Kaman

ACKNOWLEDGMENT:
COMMONWEALTH OF MASSACHUSETTS
COUNTY OF ESSEX

BEFORE ME PERSONALLY APPEARED ANDREW ROSE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF CENTERCORP PBG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF JANUARY, 2019.



GAIL D. BRENNAN
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION # GG096088
EXPIRES 5/1/2021

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 30264 AT PAGE 0299 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 MANAGER THIS 9th DAY OF JANUARY, 2019.

WITNESS: Vivian Powers
PRINT NAME Vivian Powers

WITNESS: Kathleen Webster
PRINT NAME Kathleen Webster

BY: MARC L. HAGLE
NAME
TITLE MANAGER

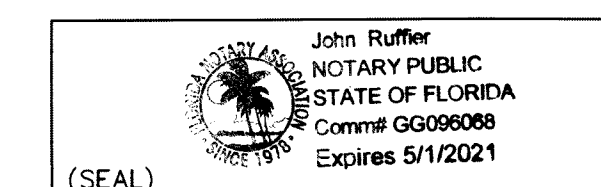
ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME PERSONALLY APPEARED MARC L. HAGLE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TRICOR INTERNATIONAL, LLC, A FLORIDA LLC, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY 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.

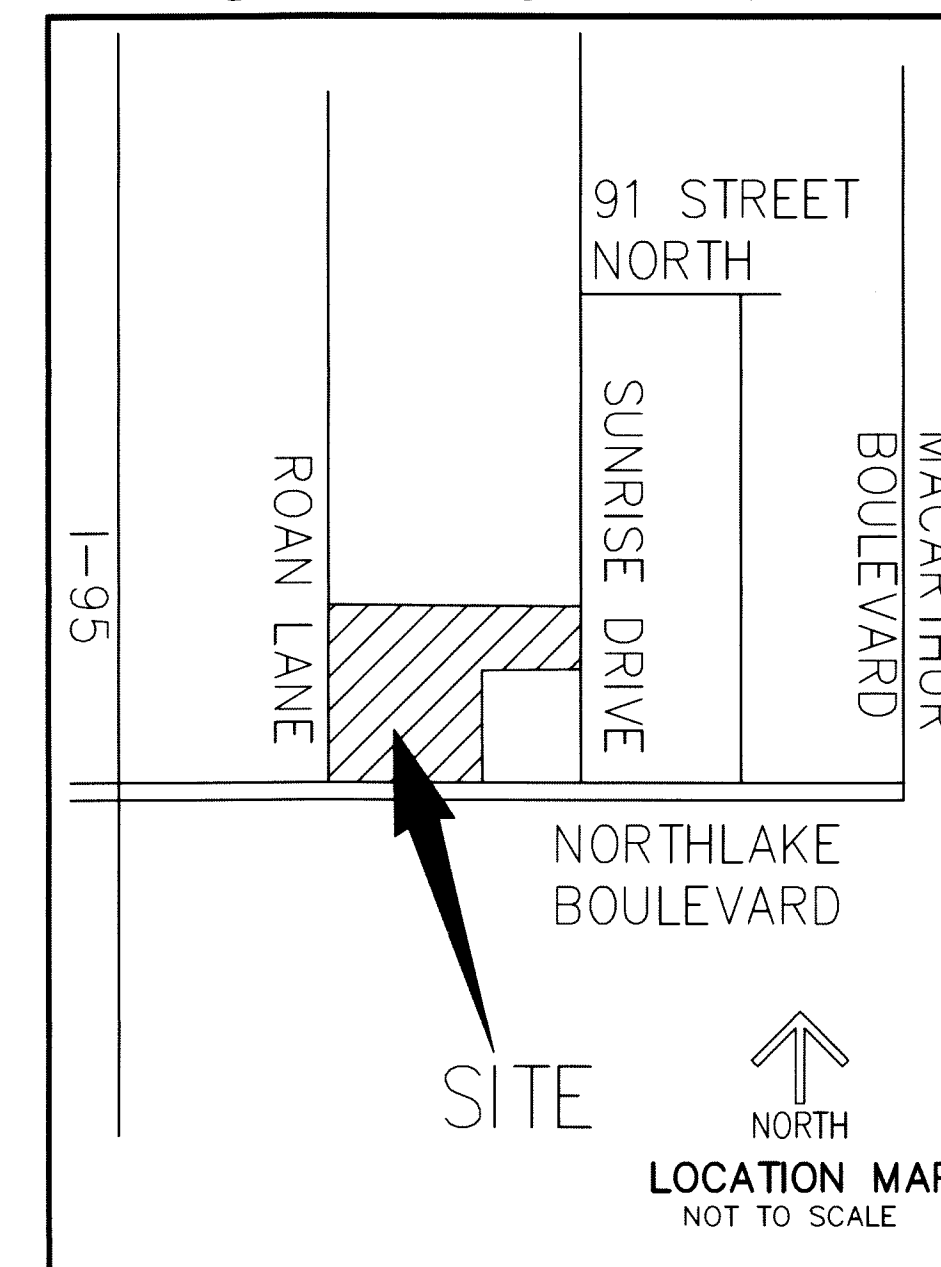
WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF JANUARY, 2019.

MY COMMISSION EXPIRES: 5/21/2021

COMMISSION NUMBER: 66096068



JOHN RUFFIER
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION # GG096088
EXPIRES 5/1/2021



154
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:58 P.M.
THIS 9 DAY OF Feb.
A.D. 2019 AND DULY RECORDED
IN PLAT BOOK 187 ON
PAGES 154 AND 155
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 2



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ORANGE

I, JOHN RUFFIER, 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 IN NORTHLAKE COMMONS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, PDC NORTHLAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CENTERCORP PBG, LLC, A FLORIDA LIMITED PARTNERSHIP; 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.

DATED: 1/8/19

JOHN RUFFIER
ATTORNEY AT LAW

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 7th DAY OF FEBRUARY, 2019.

BY: Maria G. Marino
MARIA G. MARINO
MAYOR

ATTEST: Patricia Snider
PATRICIA SNIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 7th DAY OF FEBRUARY, 2019.

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

CERTIFICATE OF REVIEW BY CITY'S 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 GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

THIS 22nd DAY OF JANUARY, 2019

DATED: 1/22/2019

JOHN P. RICE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 4506

SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°27'27"E ALONG THE SOUTH LINE OF THE S.W. ONE-QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
- "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 PALM BEACH COUNTY.
- ALL INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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) ACCORDING TO SEC. 177.091(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AS AMENDED.

DATED: 1-9-19

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR #5005
STATE OF FLORIDA
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NO. LB3591

NORTHLAKE COMMONS GP, INC.

PDC NORTHLAKE, LLC

CENTERCORP PBG, LLC

MORTGAGEE

CITY OF PALM BEACH GARDENS

CITY OF PALM BEACH GARDENS
NOTARY

CITY OF PALM BEACH GARDENS
ENGINEER

REVIEWING
SURVEYOR

SURVEYOR

