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PLAT OF THE GARDENS MALL BEING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF PALM BEACH GARDENS PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3 SHEETS AUGUST 1992

20

Hutcheon Engineers CIVIL ENGINEERS & SURVEYORS

Hutcheon Engineers a Division of Hutcheon and Associates, Inc. 4075 Greenwood Court, West Palm Beach, FL 33409 Phone (561) 840-0800

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on 10:19 A.M. on the 18th day of JANUARY 1992 and is recorded in Plat Book No. 70 of the 20th Range.



DESCRIPTION DEDICATION & RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT LAWRENCE L. LANDRY, JAMES T. GRIFFIN and PHILIP M. GRACE, not individually but solely as Trustees under the provisions of a Trust Agreement dated the 28th day of December, 1983 and known as the MacArthur Liquidating Trust Agreement, owners of the land shown hereon as THE GARDENS MALL, said land lying in the North 1/2 of Section 6, Township 42 South, Range 43 East, City of Palm Beach Gardens, Palm Beach County, Florida, more particularly described as follows:

A Parcel of land lying in the North 1/2 of Section 6, Township 42 South, Range 43 East, City of Palm Beach Gardens, Palm Beach County, Florida, more particularly described as follows:

Commence at the center of said Section 6, thence S. 88°45'08" E. along the South line of the Northeast one-quarter of said Section 6, a distance of 763.55 feet; thence E. a distance of 70.00 feet to a point on the North right-of-way line of P.G.A. Boulevard as recorded in O.R.B. 4342, Pages 856 thru 874 of the Public Records of said Palm Beach County and the POINT OF BEGINNING; thence S. 88°45'08" E. along said right-of-way line and through the following courses a distance of 167.97 feet; thence N. 01°14'52" E. a distance of 12.00 feet; thence S. 88°45'08" E. a distance of 162.07 feet; thence N. 43°40'03" W. departing from said right-of-way line a distance of 35.41 feet; thence N. 01°25'01" E. a distance of 167.93 feet; thence S. 88°34'59" E. a distance of 165.49 feet to a point of curvature of a curve concave Northwesterly, having a radius of 225.00 feet; thence Northwesterly along the arc of said curve through a central angle of 24°49'18" a distance of 97.47 feet to a point of tangency thence N. 66°35'43" E. a distance of 487.89 feet; thence S. 29°09'19" E. a distance of 57.23 feet to a point of curvature of a curve concave Northwesterly, having a radius of 150.00 feet; thence Southeasterly along the arc of said curve through a central angle of 37°12'25" a distance of 97.41 feet to a point of tangency; thence S. 66°21'44" E. a distance of 41.84 feet; thence S. 22°58'41" E. a distance of 48.08 feet to a point on a non-tangent curve concave Southeasterly having a radius of 585.87 feet, the chord of which bears N. 32°47'12" E.; thence Northwesterly along the arc of said curve through a central angle of 24°45'39" a distance of 253.19 feet to a point of tangency; thence N. 45°10'02" E. a distance of 20.00 feet; thence N. 46°09'35" E. a distance of 150.00 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 470.87 feet; the chord of which bears N. 18°22'52" E.; thence Northwesterly along the arc of said curve through a central angle of 33°55'42" a distance of 278.83 feet to a point of tangency; thence N. 01°25'01" E. a distance of 368.61 feet to the point of curvature of a curve concave Southeasterly having a radius of 570.87 feet; thence Northwesterly along the arc of said curve through a central angle of 35°04'51" a distance of 349.53 feet to a point of tangency; thence N. 36°29'52" E. a distance of 20.34 feet; thence N. 08°30'08" W. a distance of 49.50 feet; thence N. 53°30'08" W. a distance of 625.68 feet to a point of curvature of a curve concave Southerly having a radius of 1100.92 feet; thence Westerly along the arc of said curve through a central angle of 46°55'16" a distance of 901.57 feet to the point of tangency; thence S. 79°34'36" W. a distance of 1355.52 feet; thence S. 34°04'49" W. a distance of 49.93 feet; thence S. 11°24'59" E. a distance of 175.38 feet to the point of curvature of a curve concave Westerly having a radius of 570.87 feet; thence Southerly along the arc of said curve through a central angle of 12°50'02" a distance of 121.87 feet to the point of tangency; thence S. 01°25'01" W. a distance of 574.96 feet to a point of curvature of a curve concave Northwesterly having a radius of 470.87 feet; thence Southeasterly along the arc of said curve through a central angle of 31°44'44" a distance of 260.89 feet to the point of tangency; thence S. 30°19'43" E. a distance of 420.42 feet to a point of curvature of a curve concave Southwesterly having a radius of 570.87 feet; thence Southeasterly along the arc of said curve through a central angle of 10°29'34" a distance of 104.54 feet; thence N. 70°09'49" E. a distance of 10.00 feet; thence N. 19°33'44" E. a distance of 44.43 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 325.00 feet, the chord bears N. 44°17'59" E. thence Northwesterly along the arc of said curve through a central angle of 29°19'21" a distance of 166.33 feet to the point of tangency; thence N. 29°38'19" E. a distance of 43.82 feet; thence S. 60°31'58" E. a distance of 436.75 feet to the point of curvature of a curve concave Northwesterly having a radius of 500.00 feet; thence Southeasterly along the arc of said curve through a central angle of 25°19'59" a distance of 221.07 feet; thence S. 01°25'01" W. a distance of 181.46 feet; thence S. 46°19'57" W. a distance of 35.30 feet to the POINT OF BEGINNING.

Containing 100.367 acres, more or less

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1.) EASEMENTS

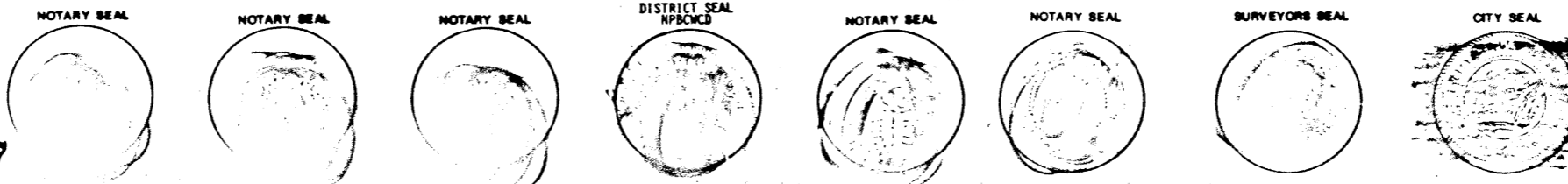
Utility easements as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utilities

IN WITNESS WHEREOF, the above-named Trustees have caused these presents to be signed by: LAWRENCE L. LANDRY, JAMES T. GRIFFIN and PHILIP M. GRACE, not individually but solely as Trustees under the provisions of a Trust Agreement dated the 28th day of December, 1983 and known as the MacArthur Liquidating Trust Agreement and to set their hands and seals this 18th day of January, 1992.

Signed, sealed and delivered in our presence:

Witnesses: RUDOLPH... not individually but solely as trustee as aforesaid; RUDOLPH... not individually but solely as trustee as aforesaid; RUDOLPH... not individually but solely as trustee as aforesaid; RUDOLPH... not individually but solely as trustee as aforesaid.

Lawrence L. Landry, James T. Griffin, Philip M. Grace. Notary Seal 11767



ACKNOWLEDGEMENT STATE OF Florida COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 18th day of January, 1992, by LAWRENCE L. LANDRY, as trustee, who is personally known to me or who has produced his driver's license as identification and who did take an oath.

Signature of Notary Public

Signature of Notary Public

KAYE SAULS Notary Public, State of Florida My Commission Expires July 28, 1994 Commission No. CC 2088

My Commission Expires 7/28/94

ACKNOWLEDGEMENT STATE OF Florida COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 18th day of January, 1992, by JAMES T. GRIFFIN, as trustee, who is personally known to me or who has produced his driver's license as identification and who did take an oath.

Signature of Notary Public

Signature of Notary Public

KAYE SAULS Notary Public, State of Florida My Commission Expires July 28, 1994 Commission No. CC 2088

My Commission Expires 7/28/94

ACKNOWLEDGEMENT STATE OF Florida COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 18th day of January, 1992, by PHILIP M. GRACE, as trustee, who is personally known to me or who has produced his driver's license as identification and who did take an oath.

Signature of Notary Public

Signature of Notary Public

KAYE SAULS Notary Public, State of Florida My Commission Expires July 28, 1994 Commission No. CC 2088

My Commission Expires 7/28/94

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENT

The Northern Palm Beach County Water Control District hereby acknowledges that there are no dedications to nor are there any maintenance responsibilities incurred by the said district on this Plat.

Signature of William L. Karslake, President, Board of Supervisors

ATTEST: 9th day of December, 1992 Peter L. Finnie, Secretary Board of Supervisors

LESSEE'S JOINDER & CONSENT

THE UNDERSIGNED, FORBES/COHEN FLORIDA PROPERTIES LIMITED PARTNERSHIP, a Michigan limited partnership hereby certifies that it is a holder of a leasehold interest upon the property described herein by virtue of a lease, a memorandum of which is recorded in Official Records Book 5370, Page 98, as amended by Amendments to Lease recorded in Official Records Book 5308, Page 1533 and Official Records Book 5387 Page 3089 which leasehold was assigned to the undersigned by Assignment recorded in Official Records Book 5378, Page 408, all in the Public Records of Palm Beach County, Florida; that the undersigned hereby joins and consents to the dedication of the land described in and deduced by the owner thereof; and agrees that its leasehold interest shall be subordinated to the dedication shown herein.

IN WITNESS WHEREOF, FORBES/COHEN FLORIDA PROPERTIES LIMITED PARTNERSHIP, a Michigan limited partnership has caused these presents to be signed by its general partner this 23rd day of January, 1992.

FORBES/COHEN FLORIDA PROPERTIES LIMITED PARTNERSHIP a Michigan partnership, in general partner

Signature of Sidney J. Jaska, General Partner

ACKNOWLEDGEMENT STATE OF ALABAMA COUNTY OF WALKER

The foregoing instrument was acknowledged before me this 23rd day of January, 1992, by SIDNEY J. JASKA and MAURICE COHEN, as the general partners of FORBES/COHEN FLORIDA PROPERTIES LIMITED PARTNERSHIP, a Michigan limited partnership, on behalf of said limited partnership; said individuals are personally known to me or have produced driver's license as identification and who did take an oath.

Signature of Notary Public

My Commission Expires (Type Name of Notary Public)

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED, THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, a Wisconsin corporation, is the holder of a mortgage upon the leasehold interest in 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 5398, Page 1546, as modified in Official Records Book 5554, Page 795, and Official Records Book 5554, Page 798, and as assigned to the undersigned in Official Records Book 5554, Page 791, all of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown herein.

IN WITNESS WHEREOF, said corporation has caused these presents to be signed by its duly authorized and attested officer this 23rd day of January, 1992, and to be attested hereon by and with the authority of its Board of Directors, this 23rd day of January, 1992.

THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY - Wisconsin corporation

Signature of Vice President, John A. Bilton

ACKNOWLEDGEMENT STATE OF WISCONSIN COUNTY OF MILWAUKEE

The foregoing instrument was acknowledged before me this 23rd day of January, 1992, by JOHN A. BILTON, Vice President of THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, a Wisconsin corporation, as holder of the Corporation; said individuals are personally known to me or have produced driver's license as identification and who did take an oath.

Signature of Notary Public

My Commission Expires January 21, 1996 (Type Name of Notary Public)

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, RICHARD E. BARRA, a duly licensed attorney in the State of Florida, have examined the title to the herein described property; and I find the title to the property is vested in LAWRENCE L. LANDRY, JAMES T. GRIFFIN, and PHILIP M. GRACE, as Trustees under the provisions of that certain Trust Agreement dated December 28, 1983, and known as the MACARTHUR LIQUIDATING TRUST AGREEMENT; that FORBES/COHEN FLORIDA PROPERTIES LIMITED PARTNERSHIP is the owner and holder of a long-term leasehold interest in said property; that various recorded and unrecorded sub-leasehold interests affect the property, including without limitation, those evidenced by those certain memoranda of subleases recorded in Official Records Book 5370, Page 411; Official Records Book 5370, Page 421; Official Records Book 5370 Page 429; Official Records Book 5795, Page 989; Official Records Book 6201, Page 1119; Official Records Book 6428, Page 1105; Official Records Book 6428, Page 1097, all of the Public Records of Palm Beach County, Florida; that the current taxes have been paid; and that I find that the property is free of mortgages, except as shown hereon and except for mortgages on sub-leasehold interests.

Dated 1/19, 1992.

Signature of Richard E. Barra, Esq. RICHARD E. BARRA, ESQ. Scott, Boyce, Harris, Bryan & Ryland, P.A. 4400 PGA Boulevard, Suite 900 Palm Beach Gardens, FL 33410

APPROVALS

CITY OF PALM BEACH GARDENS PALM BEACH COUNTY, FLORIDA

This Plat is hereby approved for record this 18th day of January, 1992.

ATTEST: Signature of City Clerk, Signature of Michael Martino, Mayor

Approval by City Engineer: Signature of Lawrence L. Landry, City Engineer

SURVEYOR'S CERTIFICATION

This is to certify that the Plat shown herein is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments 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 ordinances of the City of Palm Beach Gardens, Palm Beach County, Florida.

DATE OF SURVEY: JULY 1986

Signature of William F. Divine, Surveyor

NOTES:

- 1.) Bearings shown hereon are based on the South line of the Northeast 1/4 of Section 6, Township 42 South, Range 43 East, as South 88°45'08" East.
2.) 0- indicates set Permanent Reference Monuments (PRM) RLS 4190
3.) Total acreage of lands being platted hereon is 100.367 acres.
4.) There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.