

# VILLAGE SQUARE PROFESSIONAL PARK

BEING A PORTION OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

FEBRUARY 1998

# 143

### LAND DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH QUARTER CORNER OF SAID SECTION 8, THENCE BEAR SOUTH 02° 06' 00" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 283.85 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THAT CERTAIN UTILITY INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7754, PAGE 1570, SAID PUBLIC RECORDS; THENCE NORTH 88° 32' 00" WEST, DEPARTING SAID EAST LINE AND ALONG SAID EASEMENT LINE, A DISTANCE OF 28.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 07° 52' EAST, THENCE WESTERLY ALONG SAID CURVE DEPARTING SAID EASEMENT LINE, THROUGH A CENTRAL ANGLE OF 23° 07' 24", A DISTANCE OF 80.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 67.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24° 35' 16" WEST; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23° 07' 24", A DISTANCE OF 27.04 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02° 03' 14" EAST, ALONG SAID WEST LINE, A DISTANCE OF 272.19 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88° 32' 00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 330.25 FEET TO THE POINT OF BEGINNING.

CONTAINING: 127015 SQUARE FEET OR 2.92 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT VILLAGE SQUARE PROFESSIONAL PARK, INC., A FLORIDA CORPORATION, AS OWNER OF THE LAND ("LAND") SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED ON SHEET 1 HEREOF, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS VILLAGE SQUARE PROFESSIONAL PARK, AND DOES HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DOES ALSO HEREBY DEDICATE THE SPECIFIC PARCELS DESCRIBED HEREIN AS FOLLOWS:

- STREET TRACT SHOWN AND DESIGNATED HEREON AS TRACT R-1 IS HEREBY DEDICATED TO VILLAGE SQUARE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AS EXCLUSIVE COMMON AREAS, EXCLUSIVELY FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES, CABLE TELEVISION SYSTEMS AND RELATED PURPOSES, SAID STREET TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF VILLAGE SQUARE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT OVER AND UNDER STREET TRACT R-1 AND TRACT B ARE HEREBY DEDICATED TO SEACAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERE TO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER SAID OBSTRUCT OR PREVENT ACCESS OVER SAID TRACT R-1 AND TRACT B.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER STREET TRACT R-1 AND TRACT B ARE HEREBY DEDICATED TO SEACAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF VILLAGE SQUARE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT OVER AND UNDER STREET TRACT R-1 AND TRACT B ARE HEREBY DEDICATED TO SEACAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERE TO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER SAID OBSTRUCT OR PREVENT ACCESS OVER SAID TRACT R-1 AND TRACT B.
- TRACT B AS SHOWN AND DESIGNATED HEREON IS HEREBY DEDICATED TO VILLAGE SQUARE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AS EXCLUSIVE COMMON AREAS, EXCLUSIVELY FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES, CABLE TELEVISION SYSTEMS AND RELATED PURPOSES, SAID TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT A AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED "C" HEREON ARE HEREBY DEDICATED TO VILLAGE SQUARE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE 26' SHARED ACCESS EASEMENT AS SHOWN AND DESIGNATED HEREON IS HEREBY DEDICATED TO THE OWNERS OF LOTS 3 AND 4 FOR THE PURPOSE OF INGRESS AND EGRESS TO THE PARKING AREAS OF SAID LOTS 3 AND 4.
- THE 6' SANITARY SEWER SERVICE EASEMENT ACROSS LOT 4 AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNER OF LOT 3 SOLELY FOR SANITARY SEWER PURPOSES.

- EASEMENTS FOR WATER PURPOSES AS SHOWN HEREON AND DESIGNATED "M" ARE HEREBY DEDICATED TO SEACAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS.
- EASEMENTS FOR SANITARY SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED "N" ARE HEREBY DEDICATED TO SEACAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS.
- EASEMENTS FOR LANDSCAPE BUFFER PURPOSES AS SHOWN HEREON ARE HEREBY DEDICATED TO VILLAGE SQUARE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE SQUARE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR WETLANDS PRESERVATION PURPOSES AND IS THE PERPETUAL RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. ACTIVITIES PROHIBITED WITHIN THE WETLANDS PRESERVATION AREA INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS OR ABOVE GROUND DUMPING OR PLACING SOIL, OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION, WITH THE EXCEPTION OF EXOTIC/INVASIVE VEGETATION REMOVAL; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. THE WETLANDS PRESERVATION AREA MAY IN NO WAY BE ALTERED ABSENT THE APPROVAL IN WRITING OF SUCH ALTERATION BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT COMPLIANCE STAFF.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED BY ITS SECRETARY AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF April, 1998.

VILLAGE SQUARE PROFESSIONAL PARK, INC.  
A FLORIDA CORPORATION  
BY: Mark T. Damerou ATTEST: Carol D'Angio  
MARK T. DAMEROU ITS: PRESIDENT CAROL D'ANGIO ITS: SECRETARY

ACKNOWLEDGEMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Mark T. Damerou and Carol D'Angio WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF VILLAGE SQUARE PROFESSIONAL PARK, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL OF SAID CORPORATION AND 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 24th DAY OF April, 1998.  
MY COMMISSION EXPIRES: April 1998  
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
VILLAGE SQUARE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.  
DATED THIS 24th DAY OF April, 1998.  
VILLAGE SQUARE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT-FOR-PROFIT:  
BY: Mark T. Damerou ATTEST: Carol D'Angio  
MARK T. DAMEROU ITS: PRESIDENT CAROL D'ANGIO ITS: SECRETARY

ACKNOWLEDGEMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Mark T. Damerou and Carol D'Angio WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF VILLAGE SQUARE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL OF SAID CORPORATION AND 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 24th DAY OF April, 1998.  
MY COMMISSION EXPIRES: April 1998  
NOTARY PUBLIC

MORTGAGEE'S CONSENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
PALM BEACH NATIONAL BANK AND TRUST COMPANY HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS DEPOSITED IN OFFICIAL RECORDS BOOK 1005 AT PAGE 460 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, PALM BEACH NATIONAL BANK AND TRUST COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF April, 1998.

ATTEST: Carol D'Angio NAME: Carol D'Angio TITLE: VP  
Carol D'Angio NAME: Carol D'Angio TITLE: VP

ACKNOWLEDGEMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Bert Conrad and Carol D'Angio WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President AND Asst. Vice Pres., RESPECTIVELY OF PALM BEACH NATIONAL BANK AND TRUST COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS 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.

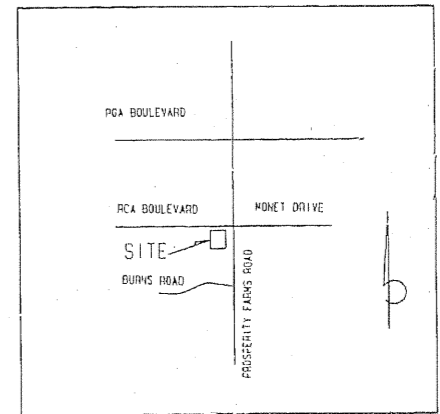
WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF April, 1998.  
MY COMMISSION EXPIRES: 4-5-2002  
DATE: April 5, 2002 NOTARY PUBLIC

TITLE CERTIFICATION:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, DONNA A. MADEAU, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO VILLAGE SQUARE PROFESSIONAL PARK, INC., A FLORIDA CORPORATION; 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.

DATE: 4-10-98  
BY: Donna A. Madeau  
DONNA A. MADEAU  
ATTORNEY AT LAW  
FLORIDA BAR NO. 805827

SURVEYORS'S CERTIFICATION:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON 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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET AS REQUIRED BY LAW, PRIOR TO THE EXPIRATION OF THE BOND OR THE OTHER SURETY 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.  
Charles H. Anderson DATE: 4-24-98

CHARLES H. ANDERSON, PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 4392



APPROVALS  
CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF April, 1998.  
BY: Robert M. Russo  
ROBERT M. RUSSO - MAYOR

CITY ENGINEER:  
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 24th DAY OF April, 1998.  
BY: Robert M. Russo  
ROBERT M. RUSSO - MAYOR

ATTORNEY:  
LINDA M. KUBER, CLERK  
KENNETH E. LINDAHL, P.E. - CITY ENGINEER

- NOTES:
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
  - NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
  - LOT LINES ARE NOT RADIAL UNLESS NOTED [ RAD ].
  - BEARING BASIS: BEARINGS HEREON ARE RELATIVE TO THE SOUTH 25° OF THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, BEING SOUTH 83° 32' 08" EAST.

SEAL VILLAGE SQUARE PROFESSIONAL PARK, INC. SEAL NOTARY PUBLIC SEAL PALM BEACH NATIONAL BANK AND TRUST COMPANY SEAL CITY OF PALM BEACH GARDENS SEAL PROFESSIONAL LAND SURVEYOR SEAL VILLAGE SQUARE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC. SEAL NOTARY SEAL ATTORNEY

**KESHAVARZ & ASSOCIATES, INC.**  
THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 1280 N. CONGRESS AVENUE, SUITE 206 WEST PALM BEACH, FLORIDA 33409 (561) 689-8606 / FAX 689-7476