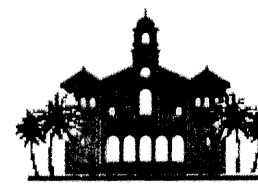
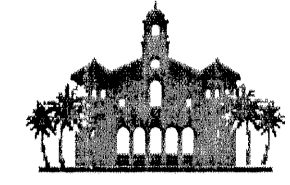


THIS INSTRUMENT WAS PREPARED BY:

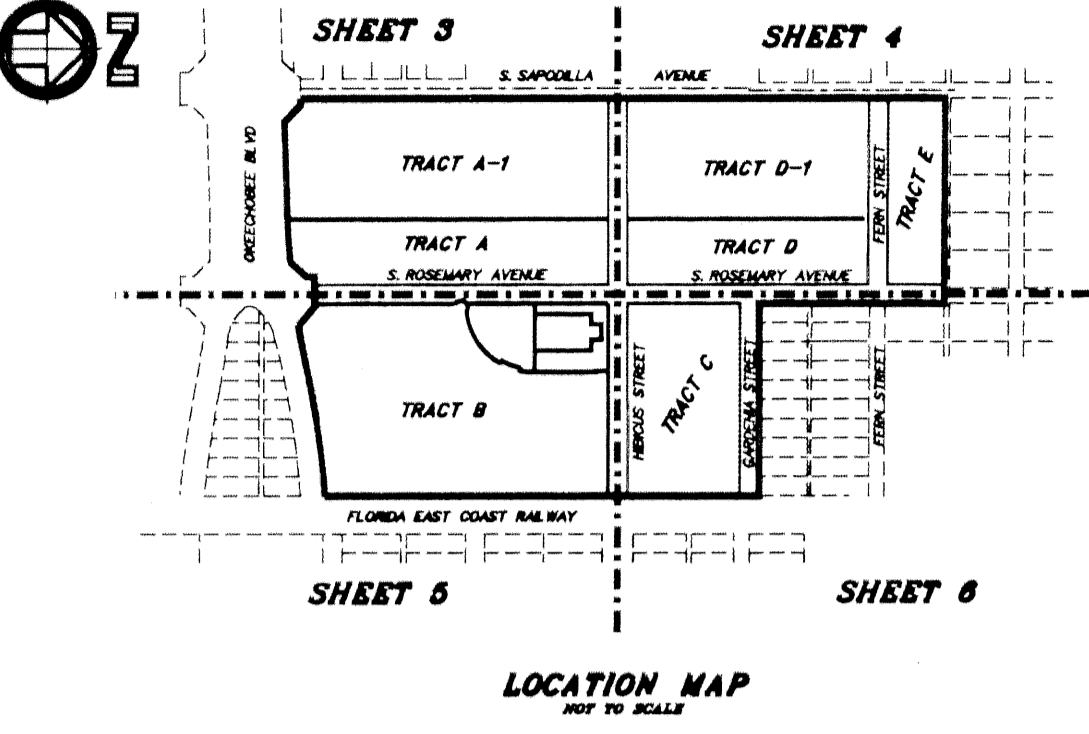
JON V. NOLTING OF  
**Craven • Thompson & Associates, Inc.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 3063 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33308 (954) 738-8400  
 FAX: (954) 738-8409  
 APRIL 1998 97-0072



# CITYPLACE PLAT No. 1



A REPLAT OF A PORTION OF THE MAP OF THE TOWN OF WEST PALM BEACH, DADE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 2, PALM BEACH COUNTY RECORDS, TOGETHER WITH A REPLAT OF A PORTION OF MODEL LAND COMPANY'S ADDITION TO THE CITY OF WEST PALM BEACH - PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 106, PALM BEACH COUNTY RECORDS, AND A REPLAT OF A PORTION OF THE PLAT OF THE ADDITION OF WEST PALM BEACH FOR THE HIGHLAND PARK LAND CO., (INC.) AS RECORDED IN PLAT BOOK 1, PAGE 122, PALM BEACH COUNTY RECORDS, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
 APRIL, 1998



### DEDICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, THE CITY OF WEST PALM BEACH AND CITYPLACE PARTNERS, A FLORIDA GENERAL PARTNERSHIP, THE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE PLATTED IN THE MANNERS SHOWN HEREON AND TO BE KNOWN AS "CITYPLACE PLAT ONE", SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 6, 7, 8, 9 AND 10, BLOCK 31, ALL OF LOTS 1, 2, 3, 4 AND 5, BLOCK 32, TOGETHER WITH A PORTION OF THE RIGHTS-OF-WAY FOR FERN STREET AND ROSEMARY STREET, ALL AS SHOWN ON THE MAP OF THE TOWN OF WEST PALM BEACH, DADE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF LOTS 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK 59, ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK 60, ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK 61, ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK 62, ALL OF LOTS 1, 2 AND 3, BLOCK 63, ALL OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 64, ALL OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 65, A PORTION OF LOTS 1 AND 2, BLOCK 66, A PORTION OF THE RIGHT-OF-WAY LYING EAST OF SAID BLOCKS 63, 64, 65 AND 66 (ROSEMARY STREET), A PORTION OF THE RIGHTS-OF-WAY FOR JESSAMINE STREET, IRIS STREET, HIBISCUS STREET, THE ALLEY LYING IN SAID BLOCK 60, THE ALLEY LYING NORTH OF SAID BLOCK 62, THE ALLEY LYING NORTH OF SAID BLOCK 63, THE ALLEY LYING IN SAID BLOCK 65, ALL AS SHOWN ON MODEL LAND COMPANY'S ADDITION TO THE CITY OF WEST PALM BEACH - PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 106 OF SAID PUBLIC RECORDS; TOGETHER WITH A PORTION OF LOTS 1, 2, 3 AND 4, BLOCK 67, ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11, BLOCK 68, ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11, BLOCK 69, ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15, BLOCK 70, ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK 71, ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK 73, A PORTION OF THE RIGHTS-OF-WAY FOR JESSAMINE STREET, IRIS STREET, HIBISCUS STREET, GARDENIA STREET AND ROSEMARY STREET, THE ALLEY LYING IN SAID BLOCK 68, THE ALLEY LYING IN SAID BLOCK 70, THE ALLEY LYING NORTH OF SAID BLOCK 73, ALL AS SHOWN ON THE PLAT OF THE ADDITION OF WEST PALM BEACH FOR THE HIGHLAND PARK LAND CO., (INC.), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 122 OF SAID PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF GEORGIA AVENUE (NOW KNOWN AS SAPODELLA STREET) AND THE NORTH RIGHT-OF-WAY OF OKEECHOBEE BOULEVARD AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 704, SECTION 93280-0000, SHEETS 5, 6 AND 7 OF 8; THENCE NORTH 00°52'49" EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1673.81 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 31; THENCE SOUTH 88°47'25" EAST, ALONG THE NORTH BOUNDARY OF SAID LOTS 6, 7, 8, 9 AND 10, BLOCK 31 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 539.82 FEET TO THE EAST RIGHT-OF-WAY OF SAID ROSEMARY AVENUE; THENCE SOUTH 00°52'09" WEST, ALONG SAID EAST RIGHT-OF-WAY OF ROSEMARY AVENUE, A DISTANCE OF 479.50 FEET; THENCE SOUTH 89°11'15" EAST, ALONG THE NORTH RIGHT-OF-WAY OF SAID GARDENIA STREET, A DISTANCE OF 550.18 TO THE WEST BOUNDARY OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY; THENCE SOUTH 00°52'42" WEST, ALONG SAID WEST BOUNDARY OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, A DISTANCE OF 1126.87 FEET TO A POINT WHICH BEARS NORTH 03°22'35" WEST FROM THE RADIUS POINT OF THE NEXT HEREIN DESCRIBED CURVE, SAID POINT ALSO BEING ON THE SAID NORTH RIGHT-OF-WAY OF OKEECHOBEE BOULEVARD; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2419.48 FEET AND A CENTRAL ANGLE OF 08°01'21", A DISTANCE OF 338.78 FEET TO THE POINT OF REVERSE CURVATURE; THENCE CONTINUE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2236.83 FEET AND A CENTRAL ANGLE OF 02°50'06", A DISTANCE OF 110.68 FEET; THENCE NORTH 48°50'50" WEST, NON-TANGENT TO SAID CURVE, A DISTANCE OF 64.08 FEET; THENCE NORTH 89°07'51" WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°52'09" WEST, A DISTANCE OF 20.93 FEET; THENCE SOUTH 43°18'40" WEST, A DISTANCE OF 56.69 FEET TO A POINT WHICH BEARS SOUTH 04°14'49" EAST FROM THE RADIUS POINT OF THE LAST HEREIN DESCRIBED CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2236.83 FEET AND A CENTRAL ANGLE OF 03°10'53", A DISTANCE OF 124.20 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°56'04" WEST, A DISTANCE OF 245.61 FEET; THENCE NORTH 45°05'38" WEST, A DISTANCE OF 60.40 FEET; THENCE NORTH 89°07'21" WEST, A DISTANCE OF 16.46 FEET TO THE POINT OF BEGINNING, THE LAST TEN (10) DESCRIBED COURSES AND DISTANCES BEING ALONG SAID NORTH RIGHT-OF-WAY OF OKEECHOBEE BOULEVARD.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 34.292 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND REPLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

THE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR ROADWAY, UTILITY AND DRAINAGE PURPOSES. THE PERPETUAL MAINTENANCE RESPONSIBILITY FOR THE PAVING AND DRAINAGE FACILITIES INCLUDING BUT NOT LIMITED TO ANY STORMWATER RETENTION DEVICES LOCATED WITHIN THESE RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.

THE SIDEWALK EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR SIDEWALK PURPOSES. THE PERPETUAL MAINTENANCE RESPONSIBILITY FOR THE SIDEWALKS LOCATED WITHIN SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.

THE ACCESS, DRAINAGE & UTILITY EASEMENT SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR ACCESS, DRAINAGE AND UTILITY PURPOSES. THE PERPETUAL MAINTENANCE RESPONSIBILITY FOR THE ACCESS, DRAINAGE & UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.

THE BELLSOUTH EASEMENT SHOWN HEREON IS FOR THE EXCLUSIVE USE OF BELLSOUTH, ITS SUCCESSORS AND/OR ASSIGNS AND IS HEREBY DEDICATED IN PERPETUITY TO BELLSOUTH, ITS SUCCESSORS AND/OR ASSIGNS, FOR THEIR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNERS HAVE CAUSED THE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE AUTHORIZED SIGNATORIES AND THEIR RESPECTIVE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF COMMISSIONERS AND PARTNERSHIP, RESPECTIVELY, THIS 4 DAY OF November 1998.

THE CITY OF WEST PALM BEACH.  
 BY: Nancy M. Graham  
 NANCY M. GRAHAM, MAYOR

ATTEST: Therese DuBouchet  
 NAME, TITLE CITY CLERK

WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY.  
 BY: Nancy M. Graham  
 NAME, TITLE

ATTEST: Therese DuBouchet  
 NAME, TITLE CRA SECRETARY

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT.  
 BY: Lynda J. Harris  
 LYNDA J. HARRIS, CHAIRMAN

ATTEST: Donna Baribeau  
 NAME, TITLE DONNA BARRIBEAU, Asst. Sec.

CITYPLACE PARTNERS, A FLORIDA GENERAL PARTNERSHIP  
 BY: HIMMEL WEST PALM, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS GENERAL PARTNER  
 BY: HIMMEL WEST PALM CORP., A DELAWARE CORPORATION, ITS GENERAL PARTNER  
 BY: Kenneth A. Himmel  
 KENNETH A. HIMMEL, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED Nancy M. Graham, Mayor and Therese DuBouchet ~~Therese DuBouchet, City Clerk~~ WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK ON BEHALF OF THE CITY OF WEST PALM BEACH, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICIALS OF SAID AGENCY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR MUNICIPAL AUTHORITY AND IS THE FREE ACT AND DEED OF SAID CITY.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF November, 1998.

J. Irene Patterson  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 MY COMMISSION EXPIRES:

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED Nancy M. Graham AND Therese DuBouchet WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK ON BEHALF OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICIALS OF SAID AGENCY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID AGENCY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY AND IS THE FREE ACT AND DEED OF SAID AGENCY.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF November, 1998.

J. Irene Patterson  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 MY COMMISSION EXPIRES:

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED Lynda J. Harris, Chairman AND Donna Baribeau, Asst. Sec. WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND Asst. Sec. ON BEHALF OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICIALS OF SAID DISTRICT AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY AND IS THE FREE ACT AND DEED OF SAID DISTRICT.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF November, 1998.

Sharon J. Staab  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 MY COMMISSION EXPIRES:

### ACKNOWLEDGEMENT

STATE OF NEW YORK  
 COUNTY OF NEW YORK  
 BEFORE ME PERSONALLY APPEARED KENNETH A. HIMMEL, PRESIDENT OF HIMMEL WEST PALM CORP., A DELAWARE CORPORATION, GENERAL PARTNER HIMMEL WEST PALM, L.P., A DELAWARE LIMITED PARTNERSHIP, GENERAL PARTNER OF CITYPLACE PARTNERS, A FLORIDA GENERAL PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE CORPORATION ON BEHALF OF SAID CORPORATION AND AS GENERAL PARTNER OF HIMMEL WEST PALM, L.P. ON BEHALF OF SAID PARTNERSHIP, AND AS GENERAL PARTNER OF CITYPLACE PARTNERS ON BEHALF OF SAID PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER AND PARTNER ON BEHALF OF SAID CORPORATION, LIMITED PARTNERSHIP AND PARTNERSHIP, RESPECTFULLY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION, LIMITED PARTNERSHIP AND PARTNERSHIP, RESPECTFULLY, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY OF THE BOARD OF DIRECTORS OF THE CORPORATION AND THE PARTNERS OF THE LIMITED PARTNERSHIP AND THE PARTNERSHIP AND IS THE FREE ACT AND DEED OF SAID CORPORATION AND PARTNERSHIPS.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF November, 1998.

Bernadine T. Hourihane  
 NOTARY PUBLIC  
 STATE OF NEW YORK  
 MY COMMISSION EXPIRES:

CITY OF WEST PALM BEACH	NOTARY	WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY	NOTARY	CITYPLACE COMMUNITY DEVELOPMENT DISTRICT	NOTARY	CITYPLACE PARTNERS	NOTARY	WEST PALM BEACH CHIEF OF SURVEYS	SURVEYOR