

#### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE NORTH PALM PROPERTIES, LTD., A FLORIDA LIMITED PARTMERSHIP AND AMOCD OIL COMPANY, A MARYLAND CORPORATION OWNERS OF THE LAND SHOWN HEREON, BEING IN GOVERNMENT LOT 7, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH LOT 7, AND A PORTION OF LOT 6, PLAY OF SUBDIVISION OF GOVERNMENT LOT 8, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK IS, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS NORTH PALM MARKETPLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 4, 10 WISHIP 42 SOUTH, MANDE 43 EAST, AS RELURNED IN PLATEDUK IN PLATE BURK IN PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS NORTH PALM MARKETPLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PALM BEACH COUNTY BRASS DISC. BEING THE SOUTHWEST CORNER OF SAID SECTION 4 SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF SAID SECTION 4 A SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF EALD SECTION 4 A SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF EALD SECTION 4 A SAID PLAT OF SUBDIVISION OF GOVERNMENT LOT 8); THENCE NORTH OF 22'26' WEST ALCOR THE WEST LINE OF SAID SECTION 4. A DISTANCE OF 83-B.79 FEET TO THE INTERSECTION OF THE CENTERLINES OF SAID ELLISON WILSON ROAD AND CAROLINDA DRIVE AS RECORDED IN DEED BOOK 15-4, PAGE 54-5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88\*08'06'06' EAST ALONG SAID CENTERLINE OF CAROLINDA DRIVE, A DISTANCE OF 33.05 FEET; THENCE NORTH O"22'26' WEST ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID ELLISON WILSON ROAD, A DISTANCE OF 25.04 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID ELLISON WILSON ROAD, A DISTANCE OF 25.04 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID ELLISON WILSON ROAD, A DISTANCE OF 25.04 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID CAROLINDA DRIVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH O"22'26' WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID ELLISON WILSON ROAD, A DISTANCE OF 35 THE FERSION OF THE PROPERTIES OF THE FERSION OF THE PROPERTIES OF THE FERSION OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA THENCE SOUTH BS'98'OT PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH BS'98'OT PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHOWN IN PLAT BOOK 2, PAGE 13, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHOWN IN PLAT BOOK 2, PAGE 13, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 5, SECT CONTAINING ILGG ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

## I. UTILITY EASEMENTS:

EASEMENTS FOR WATER PURPOSES, AS SHOWN HEREON AND DESIGNATED AS WILLE. ARE HEREBY DEDICATED TO SEACCAST UTILITY AUTHORITY, IS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES.

EASEMENTS FOR SEWER PURPOSES, AS SHOWN HEREON AND DESIGNATED AS S.L.E., ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER FACILITIES.

PARCEL!, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.

# NORTH PALM MARKETPLACE

A PARCEL OF LAND BEING IN GOVERNMENT LOT 7, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM EACH COUNTY, FLORIDA, TOGETHER WITH LOT 7 AND A PORTION OF LOT 6, PLAT OF SUBDIVISION OF GOVERNMENT LOT 8, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 18, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

> VILLAGE OF NORTH PALM BEACH SHEET 1 OF 2

#### 3. PARCEL 2

PARCEL 2, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.

#### 4. INGRESS - EGRESS AND UTILITY EASEMENT

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER THE NORTH 30 FEET IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER THE NORTH 30 FEET.

#### 5. INGRESS / EGRESS AND UTILITY EASEMENT

1 stuci Ones

PATRICIA A. JONES SECRETARY

THE INGRESS / EGRESS AND UTILITY EASEMENT OVER THE NORTH 30 FEET IS HEREBY DEDICATED FOR PUBLIC ACCESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, NORTH PALM PROPERTIES, INC., A FLORIDA COMPORATION AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF NOSEMBLE.

NORTH PALM PROPERTIES, LTD. A FLORIDA LIMITED PARTNERSHIP BY: NORTH PALM PROPERTIES, INC., A FLORIDA CORPORATION, GENERAL PARTNER BY: JAMES N. STINE, VICE PRESIDENT

## ACKNOWLEDGMENT

## STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED JAMES W. STINE AND PATRICIA A. JONES, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION AS VICE PRESIDENT AND SECRETARY OF NORTH PALM PROPERTIES, INC., A FLORIDA COMPORATION, THE GENERAL PARTNER OF NORTH PALM PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP 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 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 BY DUE AND REGULAR CORPORATE CORPORATION.

WITNESS MY HAND AND OFFICIAL TO THE PROPERTY OF THE PROPERTY O

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESENTS TO BE SIGNED BY ITS CORPORATE SEAL TO BE AFFIRED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF



MARYLAND CORPORATION
BY: Mark P. Thinter
MARY P. BOUTSE
MARY P. BOUTSE
THE DURSCTOR.
THE THINKS TO MAKE TO MAK

ACKNOWLEDGEMENTS

STATE OF THE CASE BEFORE ME PERSONALLY APPEARED AND THE PERSONALLY KNOWN TO ME, SE WIND HAVE PRODUCED AND WHO ARE PERSONALLY KNOWN TO ME, SE WIND HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AMOCO OIL COMPANY, A CORPORATION AND SEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING 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 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 DAY OF MEETING. 1991 MY COMMISSION EXPIRES: Deblar 1, 182 dieda 1. Januari

#### MORTGAGEE'S CONSENT

# STATE OF OHIO

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 RECORD BOOK 10637 AT PAGE 1762 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 VICE PROJUCE T AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF 1905

KEYBANK NATIONAL ASSOCIATION A NATIONAL BANKING ASSOCIATION

WITNESS: Kut Cile.

BY: Manu a. Flace Vice Prevident

#### ACKNOWLEDGMENTS

# STATE OF OHD

BEFORE ME PERSONALLY APPEARED MAYEER A. WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS DENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS JIST ASSOCIATION, A CORPORATION, AND SEVERALLY ASSOCIATION, A CORPORATION, AND SEVERALLY ASSOCIATION ASSOCIATION, A CORPORATION, AND SEVERALLY ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION AND SEVERALLY ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION AND THAT IS SUCH AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEATE 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 25 DAY OF NOVINEY PUBLIC

MY COMMISSION EX

MY COMMISSION EX

MY COMMISSION BY

WILLAGE APPROVA

THIS IS TO CERTIFY THAT FIRS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE VILLAGE COUNCIL OF NORTH PALM BEACH, FLORIDA, BUT INFERS NO OBLIGATION ON THE PART OF THE MUNICIPALITY TO MIPROVE SUCH STREETS OTHER THAN PROVIDED UNDER EXISTING CHARTER, NOR TO INSTALL WATER MAINS, SANITARY SEWERS OR STORM DRAINAGE WITHIN THE BOUNDARIES OF THIS PLAT THIS DAY OF

THIS PLAT THIS DAY OF

CHIRMAN PLANNING COMMISSION

CHIRMAN PLANNING COMMISSION

CHIRMAN PLANNING COMMISSION

WILLIAGE ENGINEER

I CHIRMAN PLANNING COMMISSION

WILLIAGE ENGINEER

MAN OR - VILLAGE OF NORTHY ALM BEACH

DEPARTMENT SULLY NORTH PALM BEACH, FLORIDA

## TITLE CERTIFICATION

I, STEVEN J, VAINDER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TILE TO THE HEREON DESCRIBED PROPERTY AND THAT AS OF OCTOBER 28, 1999, I FIND THE TITLE TO THE PROPERTY IS VESTED IN NORTH PALM PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP AND AMOCO OIL COMPANY. A MARYLAND CORPORATION, THAT THE 1998 TAXES ON THE PROPERTY HAVE BEEN PAID AND THE CURRENT REAL PROPERTY TAXES ARE NOT YET DUE AND PAYABLE, ALL MORTGAGES NOT SATISFED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCLUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED:

| NOT COMPANY OF THE PROHIBIT THE CREATION OF THE SUBDIVISION OF THE SUBDIV

FIRST UNION FINANCIAL CENTER 200 SOUTH BISCAYNE BLVD.

## SURVEYOR'S NOTES:

DENOTES SET PERMANENT REFERENCE MONUMENTS #5019 (P.R.M.)

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 10.68

A. M. THIS DO DAY OF DECEMBEY 1999

AND DULY RECORDED IN PLAY BOOK NO. 36 ON PAGE 174-175 ODROTHY WILKEN, GLERK OF THE CHICAT COURT

BY Jusan Min or

1. M DENOTES SET PERMANENT REFERENCE MONUMENTS #5019 (P.R.M.) UNLESS OTHERWISE NOTED.

DENOTES SET 1/2" IRON ROD AND CAP(LB# 4396)

DENOTES PERMANENT CONTROL POINT# 5019 (P.C.P.)

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONCIDE. ORBINAGE EASEMENTS SHALL HAVE FIRST PRIORITY.

UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY ESSEMENTS SHALL BE RIGHTS GRANTED.

3. BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING BASED UPON PALM BEACH COUNTY SECTIONAL BREAKDOWN (NAD 72) OF NORTH 01°22'26" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

S. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

901. 6. R P.B. PGS. DENOTES PARILI DENOTES RADIUS
DENOTES PLAT BOOK
DENOTES PAGES
DENOTES ARC LENGTH
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DENOTES CENTERLINE
DENOTES PROFESSIONAL SURVEYOR AND MAPPER
DENOTES CHORD BEARING
DENOTES CHORD BEARING
DENOTES CHORD BEARING DENOTES FOUND
DENOTES PALM BEACH COUNTY
DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
DENOTES WATER LINE EASEMENT
DENOTES SEWER LINE EASEMENT
DENOTES POINT OF BEGINNING

7. ALL BEARINGS SHOWN HEREON ARE TO BE ASSUMED NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R).

## SURVEYOR'S CERTIFICATION

SURVEYOR'S CERTIFICATION

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 PLAWEDER FOR THE PROPERTY OF THE PROPERT

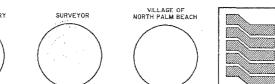
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.08I OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE VILLAGE OF NORTH PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS AT LOT CORNERS.

BY: Jasquare Vole PASQUALE VOLPE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4873

DATE: 6 Dec 1999

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICES OF LANDMARK SURVEYING AND MAPPING, INC., 1850 FOREST HILL BLVD., SUITE 100, WEST PALM BEACH, FLORIDA, 33406.



Landmark Surveying & Mapping Inc.

1850 Forest Hill Boulevard Ph. (561) 433-5405 Suite 100 W.P.B. Florido LB # 4396

DEDICATION NORTH PALM PROPERTIES, LTD. DEDICATION NOTARY







MLAT.



MORTGAGEE