

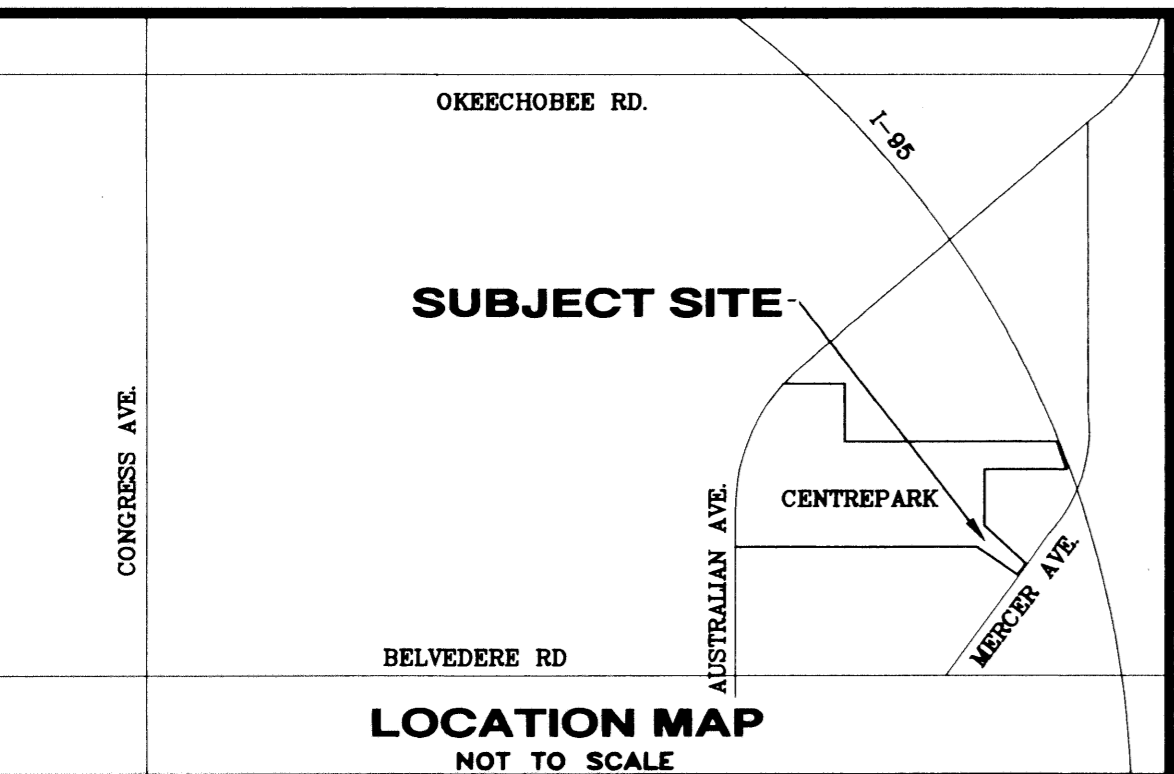
CENTREPARK - PLAT 5

BEING A REPLAT OF LOT 8 AND PARCEL "N", CENTREPARK - PLAT 2 AS RECORDED IN PLAT BOOK 66, PAGES 51-54, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, STATE OF FLORIDA

JUNE 2003

SHEET 1 OF 1

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 2:31pm on July 11, 2003 and duly recorded in Plat Book No. 99 on page 104
DOROTHY H. WILKEN, Clerk Circuit Court
By: *[Signature]*



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CENTREPARK INVESTMENT CORP., A FLORIDA CORPORATION, AND CENTREPARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, THE OWNER AND PLAT DEDICATION HOLDER, RESPECTIVELY, OF THE LANDS SHOWN HEREON AS CENTREPARK - PLAT 5, BEING A REPLAT OF LOT 8 AND PARCEL "N" OF CENTREPARK - PLAT 2, AS RECORDED IN PLAT BOOK 66, PAGE S 51-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION

BEING ALL OF LOT 8 AND PARCEL "N", CENTREPARK - PLAT 2, AS RECORDED IN PLAT BOOK 66, PAGES 51-54 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 45°40'13" EAST ALONG THE EASTERLY LINE OF SAID LOT 8, A DISTANCE OF 94.89 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTREPARK BOULEVARD AS SHOWN ON SAID PLAT OF CENTREPARK - PLAT 2; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING THREE COURSES; THENCE NORTH 00°40'13" EAST, 35.36 FEET; THENCE NORTH 44°19'47" WEST, 270.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 252.66 FEET AND A CENTRAL ANGLE OF 40°22'21"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 178.03 FEET TO A POINT ON THE WEST LINE OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST; THENCE SOUTH 02°17'20" WEST ALONG SAID SECTION LINE 82.17 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 8; THENCE SOUTH 44°19'47" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 402.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.146 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17TH DAY OF JUNE, 2003.

WITNESS: *[Signature]*
SCOTT L. McMULLEN
CENTREPARK INVESTMENT CORP., A FLORIDA CORPORATION
WITNESS: *[Signature]*
Valerie J. Krieg
BY: *[Signature]*
FRANK NAVARRO
VICE-PRESIDENT

IN WITNESS WHEREOF, THE ABOVE-NAMED OWNERS ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17TH DAY OF JUNE, 2003.

WITNESS: *[Signature]*
SCOTT L. McMULLEN
CENTREPARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT
WITNESS: *[Signature]*
Valerie J. Krieg
BY: *[Signature]*
FRANK NAVARRO
VICE-PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED FRANK NAVARRO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CENTREPARK INVESTMENT CORP., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 17TH DAY OF June, 2003.
MY COMMISSION EXPIRES: July 17, 2006
MY COMMISSION NO.: DD 107794
[Signature]
Valerie J. Krieg
NOTARY PUBLIC

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED FRANK NAVARRO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CENTREPARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 17TH DAY OF June, 2003.
MY COMMISSION EXPIRES: July 17, 2006
MY COMMISSION NO.: DD 107794
[Signature]
Valerie J. Krieg
NOTARY PUBLIC

CITY APPROVALS AND ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE PLAT SHOWN HEREON HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT, THIS DAY OF June, 2003.
APPROVED AND ACCEPTED BY: *[Signature]*
MAYOR: LOIS FRANKEL
[Signature]
CITY PLANNING BOARD CHAIRMAN: DAVID SCHULTZ
KEN Spillius

CITY SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.
BY: *[Signature]*
VINCENT J. NOEL, PSM
FLORIDA SURVEYOR AND MAPPER, REG. #4169
DATE: 6-24-03

TITLE CERTIFICATE:

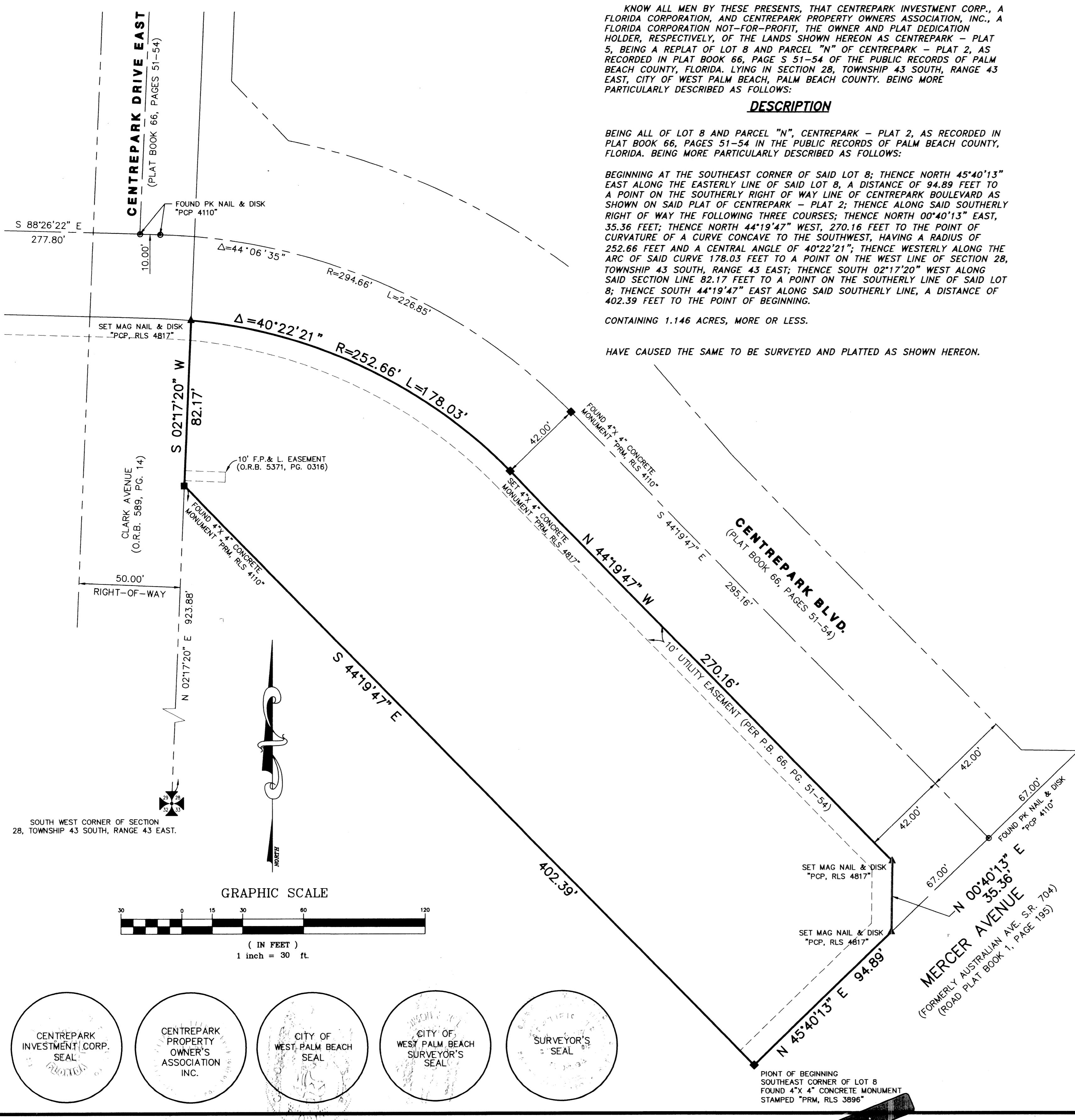
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, SCOTT L. McMULLEN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CENTREPARK INVESTMENT CORP., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATE: MAY 22, 2003 BY: *[Signature]*
SCOTT L. McMULLEN

SURVEYORS NOTES

- BEARINGS SHOWN HEREON REFER TO S 44°19'47" E. ALONG THE CENTERLINE OF CENTREPARK BOULEVARD, ALL OTHER BEARINGS ARE RELATIVE THERETO.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 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.
- BY ACCEPTANCE OF THIS PLAT, THE CITY OF WEST PALM BEACH HEREBY RELEASES THE OPEN SPACE AND LANDSCAPE RESTRICTION ON PARCEL "N" OF CENTREPARK - PLAT 2, AS RECORDED IN PLAT BOOK 66, PAGE 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- IN ADDITION TO ANY APPLICABLE GOVERNMENTAL SETBACKS AND OTHER OPEN SPACE REQUIREMENTS IMPOSED ON THE PROPERTY, THERE SHALL BE AN ADDITIONAL OPEN SPACE REQUIREMENT EQUAL TO 5,174 SQUARE FEET. FOR THE PURPOSES HEREOF, "OPEN SPACE" SHALL MEAN OPEN, UNENCLOSED AREA CONSISTING OF SETBACKS, LANDSCAPING, BUFFERS, VEHICULAR AND PEDESTRIAN CIRCULATION FEATURES, AND SURFACE PARKING. SUCH ADDITIONAL OPEN SPACE NEED NOT BE CONTIGUOUS.

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 ("P.R.M.s"), PERMANENT CONTROL POINTS ("P.C.P.s"), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
BY: *[Signature]*
GARY P. WILLIAMS, P.S.M.
FLORIDA REGISTRATION NUMBER 4817
THIS INSTRUMENT PREPARED BY GARY P. WILLIAMS IN THE OFFICES OF F.R.S. & ASSOCIATES INC., 901 NORTHPOINT PARKWAY, SUITE 301, WEST PALM BEACH, FLORIDA PHONE: (561) 478-7178



CENTREPARK INVESTMENT CORP. SEAL
CENTREPARK PROPERTY OWNER'S ASSOCIATION INC. SEAL
CITY OF WEST PALM BEACH SEAL
CITY OF WEST PALM BEACH SURVEYOR'S SEAL
SURVEYOR'S SEAL

POINT OF BEGINNING
SOUTHEAST CORNER OF LOT 8
FOUND 4"x4" CONCRETE MONUMENT
STAMPED "PRM, RLS 3896"

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
901 NORTHPOINT PARKWAY, SUITE 301
WEST PALM BEACH, FLORIDA 33407-1953
PHONE (561) 478-7178 FAX (561) 478-7922
SCALE: 1" = 30' DRAWN BY: L.M.W. F.B. C-3 CADD REF. FRS3-CENTREPARK LOT8-PLAT-LOT8
DATE: 03/15/03 APPR. BY: G.P.W. PG. 25
CENTREPARK - PLAT 5 SECTION 28, TOWNSHIP 43 S, RANGE 43 E. PALM BEACH COUNTY, FLORIDA
JOB NUMBER: D03-012 SHEET 1 OF 1