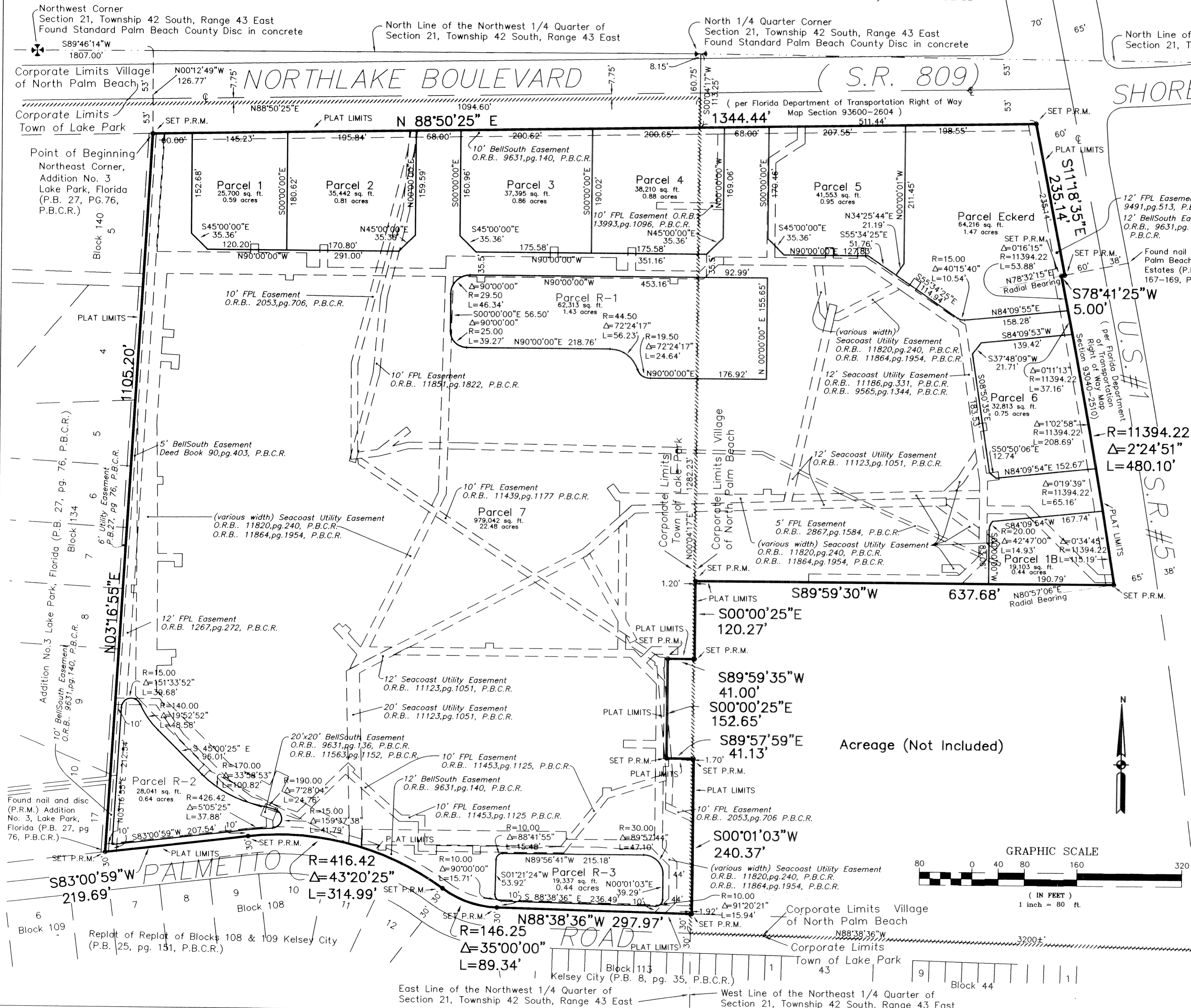


"NORTHLAKE PROMENADE SHOPPES, A PUD"

A PORTION OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
TOWN OF LAKE PARK AND VILLAGE OF NORTH PALM BEACH,
PALM BEACH COUNTY, FLORIDA



LEGEND:

- L.B. LICENSED BUSINESS
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- PG. PAGE
- ⊙ PERMANENT REFERENCE MONUMENT (P.R.M.) SET
- R/W RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- O.R.B. OFFICIAL RECORD BOOK
- △ DELTA
- R RADIUS
- L LENGTH
- NGVD NATIONAL GEODETIC VERTICAL DATUM OF 1929
- MUNICIPAL BOUNDARY

PLAT NOTES:

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."

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

NO BUILDINGS SHALL BE PLACED ON UTILITY EASEMENTS.
NO BUILDINGS OR ANY KIND OF CONSTRUCTION, OR THE PLANTING OF SHRUBS OR TREES ON DRAINAGE EASEMENTS PURSUANT TO SECTION 33-153, TOWN OF LAKE PARK.

THE TOWN OF LAKE PARK AND THE VILLAGE OF NORTH PALM BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS PLAT.

WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT ALL CONFLICTING EASEMENTS SHALL BE ABANDONED BY SEPARATE INSTRUMENT.

THIS PLAT IS SUBJECT TO THE CONDITIONS AS STIPULATED IN VILLAGE OF NORTH PALM BEACH ORDINANCE 33-95 AND TOWN OF LAKE PARK ORDINANCE 20-1995.

BUILDING SETBACKS ARE DEFINED IN THE ABOVE REFERENCED ORDINANCES AND ARE NOT SHOWN HERE, DUE TO THE COMPLEXITY OF THE REQUIREMENTS.

BEARINGS SHOWN HERE ON ARE RELATIVE TO AN ASSUMED MERIDIAN OF NORTH 88°50'25" EAST ALONG THE SOUTH LINE OF NORTHLAKE BOULEVARD.

RECORDED EASEMENTS SHOWN HEREON ARE NOT REITERATED OR REAFFIRMED BY THIS DOCUMENT. THEY ARE SHOWN HERE FOR INFORMATIONAL PURPOSES ONLY AND THERE MAY BE ADDITIONAL DOCUMENTS OF RECORD THAT ARE NOT REPRESENTED GRAPHICALLY HERE.

SUBDIVIDES: TWIN CITIES INVESTORS, INC. AND DEVELOPERS OF NORTHLAKE, INC. 6550 NORTH FEDERAL HIGHWAY, FORT LAUDERDALE, FLORIDA; WENDY'S OF N.E. FLORIDA, INC. 4288 WEST DUBLIN GRANVILLE ROAD, DUBLIN, OHIO.

THIS PLAT BOUNDARY HAS A MATHEMATICAL ERROR OF CLOSURE OF 0.0064' FOR A PRECISION RATIO OF 1': 832,004'.

PREPARED BY:

KEITH ASSOCIATES

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BLOCK MAP #
BLOCK #
ZONING
QUAD #
SECTION #
TAX
PUD NAME