

20080065056

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# GANDER MOUNTAIN AT SANDTREE

LYING IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

00052-163

SHEET 1 OF 3

## DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that, KTJ Limited Partnership One Hundred Sixty-Seven, a Minnesota limited partnership, licensed to do business in Florida, owner of the land shown hereon, lying in Section 19, Township 42 South, Range 43 East, City of Palm Beach Gardens, Palm Beach County, Florida, shown hereon as Gander Mountain at Sandtree, being more particularly described as follows:

A Parcel of land in the Northwest Quarter of Section 19, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Section 19, thence South 88°01'16" East, along the North line of said Section 19, (the North line of Section 19 is assumed to bear South 88°01'16" East and all other bearings are relative thereto) a distance of 408.24 feet to a point, thence South 01°58'44" West a distance of 100 feet to the southerly right of way line of Northlake Boulevard, thence South 88°01'16" East, along said southerly right of way line, a distance of 200.00 feet to a point, thence South 01°58'44" West, departing from said right of way line, a distance of 200.00 feet to a point, thence South 88°01'16" East a distance of 200.00 feet to a point, thence North 01°58'44" East a distance of 200.00 feet to a point on said southerly right of way line of Northlake Boulevard, thence South 88°01'16" East, along said right of way line, a distance of 471.11 feet to a point on a line 60.00 feet westerly of and parallel with the East line of the West one half of said Northwest Quarter of Section 19, and the westerly right of way line of Sandtree Drive, thence South 02°04'12" West, along said right of way line, a distance of 1658.81 feet to the POINT OF BEGINNING of the hereinafter described parcel thence continue South 02°04'12" West a distance of 70.00 feet to a point, thence North 87°29'22" West a distance of 591.19 feet to a point, thence South 02°04'12" West a distance of 353.09 feet to a point, thence North 87°29'22" West a distance of 622.04 feet to a point on the easterly right of way of Interstate 95, thence North 01°54'13" East, along said right of way line, a distance of 962.86 feet to a point, thence North 15°00'20" East, continuing along said easterly right of way line, a distance of 240.00 feet to a point, thence South 87°29'22" East departing from said right of way line, a distance of 230.00 feet to a point, thence South 02°04'12" West a distance of 324.83 feet to a point, thence South 03°16'24" East a distance of 577.79 feet to a point, thence South 87°29'22" East a distance of 408.05 feet to a point, thence North 02°04'12" East a distance of 20.00 feet to a point, thence South 87°29'22" East a distance of 100.00 feet to the POINT OF BEGINNING.

Containing in all 574,139 square feet / 13.18 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. KTJ Limited Partnership One Hundred Sixty-Seven, a Minnesota limited partnership, does hereby covenant, on behalf of itself and its successors and assigns, and in favor of the City of Palm Beach Gardens, to maintain the Lake Easement, as shown hereon, for storm water management and drainage purposes in perpetuity. The Lake Easement, as shown hereon, is not intended to be subdivided as a separate legal parcel as a consequence of the execution and recording of this plat.
2. The Lake Maintenance Easement, as shown hereon, is hereby reserved to KTJ Limited Partnership One Hundred Sixty-Seven, a Minnesota limited partnership, its successors and/or assigns, for access to storm water management and drainage facilities located within the Lake Easement for the purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said owner, its successors and/or assigns without recourse to the City of Palm Beach Gardens.
3. The Utility Easement, as shown highlighted on page 3 hereon, and designated as a utility easement is hereby dedicated in perpetuity to all governmental entities and public utilities with the right to enter property herein described to install, operate and maintain their respective utility facilities. The installation of cable television systems shall not interfere with the installation, operation and/or maintenance of other utility facilities.
4. The Seacoast Utility Authority Easements, as shown hereon, are hereby dedicated to Seacoast Utility Authority, its successors and assigns, for installation, operation and maintenance of water and sewer facilities, said lands encumbered by said easements being the perpetual maintenance obligation of the owner or owners of the fee simple interest in said lands, their successors and assigns.
5. A non-exclusive easement for ingress and egress over all paved surfaces is hereby dedicated to Seacoast Utility Authority, its successor and assigns, for access purposes only, said land being the perpetual maintenance obligation of KTJ Limited Partnership One Hundred Sixty Seven, a Minnesota limited partnership, their successors and assigns.
6. The Landscapes Buffer Easements as shown hereon, are hereby reserved for KTJ Limited Partnership One Hundred Sixty Seven, a Minnesota limited partnership, their successors and assigns for landscape buffer purposes and are the perpetual maintenance obligation of KTJ Limited Partnership One Hundred Sixty Seven, a Minnesota limited partnership, their successors and assigns, without recourse to the City of Palm Beach Gardens.

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its General Partner and with all requisite authority, this 9<sup>th</sup> day of January, 2008.

WITNESS: David A. Scott KTJ Limited Partnership One Hundred Sixty-Seven, a Minnesota limited partnership  
(printed name) David A. Scott

WITNESS: Joseph H. Ryan By: Oppidan, incorporated, a Minnesota corporation  
(printed name) Joseph H. Ryan Its: General Partner  
By: Joseph H. Ryan  
Its: President

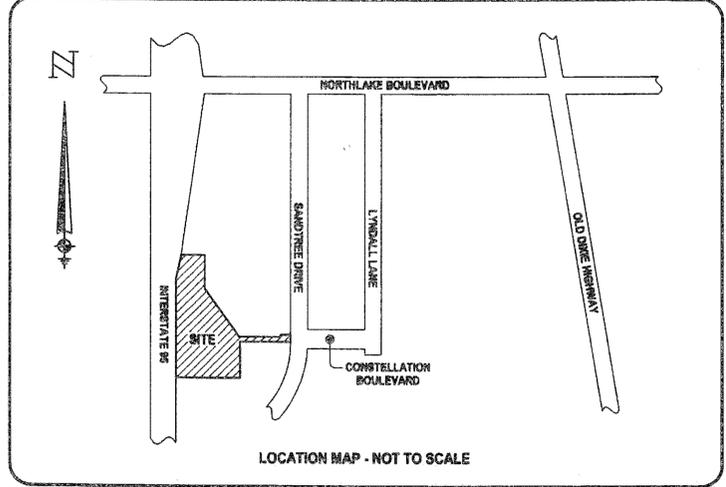
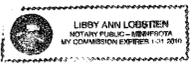
## ACKNOWLEDGMENT

STATE OF MINNESOTA )  
COUNTY OF HENNEPIN )

BEFORE ME personally appeared Joseph H. Ryan who is personally known to me, or has produced a driver's license as identification, and who executed the foregoing instrument as President of Oppidan incorporated, a Minnesota corporation, General Partner of KTJ Limited Partnership One Hundred Sixty-Seven, a Minnesota limited partnership, licensed to do business in Florida, and severally acknowledged to and before me that he executed such instrument as such officer of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 9 day of January, 2008.

Commission Number: \_\_\_\_\_ By: Libby Ann Lobstein  
My commission expires: 1-31-2010 Notary Public



## MORTGAGEE'S CONSENT

STATE OF MINNESOTA )  
COUNTY OF HENNEPIN )

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 21788, Page 0516 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said undersigned has caused these presents to be signed by its Executive Vice President by and with the authority of its board of directors this 10<sup>th</sup> day of January, 2008.

WITNESS: Patricia L. Barrett BNC National Bank, a national banking association  
(printed name) Patricia L. Barrett By: Brian Whitmarsh  
Its: Executive Vice President

WITNESS: Brian Whitmarsh  
(printed name) Brian Whitmarsh

## SURVEYOR'S NOTES

1. Bearings are based on the assumed bearing of South 88°01'16" East for the North line of Section 19. The same bearing system is used by adjacent record plats.
2. Building setback lines shall be as required by City of Palm Beach Gardens regulation.
3. 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 applicable City of Palm Beach Gardens approvals or permits as required for such encroachments.
4. In instances where drainage and utility easements cross, drainage easements shall take precedence.
5. Abbreviations used on this plat are as follows:
  - = Set (P.R.M.) Permanent Reference Monument, 4" x 4" Concrete Monument with Disk, Stamped "PRM LB 4165"
  - = Found (P.R.M.) Permanent Reference Monument, 4" x 4" Concrete Monument with Disk, Stamped "PRM LB 3357"
  - ⊗ = Found (P.R.M.) Permanent Reference Monument, PK Nail & Washer, Stamped "PRM LS 3357"
  - = Set (P.R.M.) Permanent Reference Monument, PK Nail & Washer, Stamped "PRM LB 4165"
6. 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 superseded 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.

## ACKNOWLEDGMENT

STATE OF MINNESOTA )  
COUNTY OF HENNEPIN )

BEFORE me personally appeared Brian Whitmarsh who is personally known to me, or has produced a driver's license as identification, and who executed the foregoing instrument as Executive Vice President of BNC National Bank, a national banking association and severally acknowledged to and before me that he executed such instrument as such officer of said national banking association and that said instrument is the free act and deed of said national banking association.

WITNESS my hand and official seal this 10<sup>th</sup> day of January, 2008.

Commission Number: 20381997 By: Brian Whitmarsh  
My commission expires: 1/31/2008 Notary Public



## CITY OF PALM BEACH GARDENS APPROVALS

This plat is hereby approved for record dated this 21<sup>st</sup> day of February, 2008.

ATTEST: Patricia Snider BY: Joseph Russo  
Patricia Snider, CMG City Clerk Joseph Russo Mayor

## CITY ENGINEER

This plat is hereby approved for record dated this 21<sup>st</sup> day of February, 2008.

BY: Daniel P. Clark  
Daniel P. Clark, P.E. City Engineer

## REVIEWING SURVEYOR

This Plat has been reviewed for conformity in accordance with Chapter 177.081(1) of the Florida Statutes and the ordinances of the City of Palm Beach Gardens. This review does not include the verification of the Geometric Data, Permanent Control Points (P.C.P.s) or Monuments at Lot corners.

BY: Richard H. Smith DATE: \_\_\_\_\_  
Richard H. Smith Professional Surveyor and Mapper Florida License No. 5239

## TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF Sarasota )

I, Ann S. Johnson, do hereby certify that I have examined the title to the hereon described property; that I find that the title to the property is vested to KTJ Limited Partnership One Hundred Sixty-Seven, a Minnesota limited partnership; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are no encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: January 11, 2008  
Ann S. Johnson Attorney-at-law  
Fl. License # 0936561

## SURVEYOR & MAPPER CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of 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"), according to Section 177.99(1)(b), Florida Statutes, 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.

Donald D. Daniels  
DONALD D. DANIELS  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATION NO. 2608

THIS INSTRUMENT WAS PREPARED BY DONALD D. DANIELS IN THE OFFICES OF DONALD D. DANIELS, INC.

DONALD D. DANIELS, INC. CONSULTING SURVEYORS & MAPPERS Florida Certificate LB No. 4165 725 North A1A, Suite C-111 Jupiter, Florida 33477 Telephone: (561) 747-9894 Fax: (561) 747-9895	REFERENCE: 1M243 OFFICE: DAD CHECKED:	REVISIONS: 1/21/07 - Address Corrections	SCALE: NONE DWG. NUMBER: 04-119-10 SHEET 1 OF 3
	<b>GANDER MOUNTAIN AT SANDTREE</b>		

