WALGRENS AT LAKE WORTH PLAZA WEST

BEING A PART OF AN M.U.P.D., ALSO BEING A PLAT OF A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2



SHARON R. BOCK

CLERK AND COMPTROLLER

STATE OF FLORIDA

COUNTY OF PALM BEACH

FOR RECORD AT 9:56 AM

NO. 117 ON PAGES 53

THRU _54__.

THIS DAY OF September 2013

AND DULY RECORDED IN PLAT

THIS PLAT WAS FILED

STEVE SANZONE

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA COUNTY OF DADE)

KNOW ALL MEN BY THESE PRESENTS THAT FRONTIER LAKE WORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS WALGREENS AT LAKE WORTH PLAZA WEST, BEING A PART OF AN M.U.P.D. ASLO BEING A PLAT OF A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27. TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION:

THAT PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 27 TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 01'22'26" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27, A DISTANCE OF 592.05 FEET (591.79 FEET (DEED)); THENCE SOUTH 88'37'34" EAST, A DISTANCE OF 80 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF JOG ROAD: THENCE NORTH 02'16'49" FAST, ALONG THE FAST RIGHT OF WAY LINE OF JOG ROAD, A DISTANCE OF 189.64 FEET: THENCE NORTH 01'22'26" EAST, ALONG SAID RIGHT

THENCE CONTINUE NORTH 01°22'26" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 132 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 168 FEET, A CENTRAL ANGLE OF 16'01'53", A CHORD BEARING NORTH 09'23'22" EAST, A CHORD DISTANCE OF 46.85 FEET: THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.01 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 78 FEET, A CENTRAL ANGLE OF 41°55'16", A CHORD BEARING NORTH 38'21'57" EAST, A CHORD DISTANCE OF 55.81 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 168 FEET, A CENTRAL ANGLE OF 16'17'57", A CHORD BEARING NORTH 67*28'33" EAST (NORTH 67*41'05" EAST (DEED)), A CHORD DISTANCE OF 47.63 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAKE WORTH ROAD (S.R. #802) AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2804.98 FEET (2904.98 FEET (DEED)), A CENTRAL ANGLE OF 2'20'57". A CHORD BEARING NORTH 76'48'01" EAST (NORTH 76'48'00" EAST (DEED)), A CHORD DISTANCE OF 115 FEET; THENCE NORTHEASTERLY. ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 115 FEET; THENCE SOUTH 12'01'31" FAST. A DISTANCE OF 210 FEET: THENCE SOUTH 59'37'34" EAST, A DISTANCE OF 79.53 FEET (79.35 FEET (DEED)) TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 979 FEET, A CENTRAL ANGLE OF 2'36'52" (2'35'59" (DEED)), A CHORD BEARING SOUTH 57'39'01" WEST, A CHORD DISTANCE OF 44.67 FEET (44.42 FEET (DEED)); THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.67 FEET (44.42 FEET (DEED)) TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 149 FEET, A CENTRAL ANGLE OF 2'19'06" (2'20'20" (DEED)) A CHORD BEARING SOUTH 55'10'55" WEST, A CHORD DISTANCE OF 6.03 FEET (6.08 FEET (DEED)); THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 6.03 FEET (6.08 FEET (DEED)); THENCE NORTH 88'37'34" WEST, A DISTANCE OF 271.16 FEET (271.15 FEET (DEED)) TO THE POINT OF BEGINNING.

CONTAINING 57,730.61 SQUARE FEET / 1.325 ACRES, MORE OR LESS.

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

- TRACT 1. AS SHOWN HEREON IS HEREBY RESERVED BY FRONTIER LAKE WORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA. ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FRONTIER LAKE WORTH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- 2. TRACT R-1. AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

UTILITY EASEMENTS

THE UTILITY FASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

PALM BEACH COUNTY UTILITY EASEMENT (PBCUE)

4. THE PALM BEACH COUNTY UTILITY EASEMENTS, IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION. MAINTENANCE. REPAIR. EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT. ITS SUCCESSORS AND ASSIGNS.

LIMITED ACCESS EASEMENT

5. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, GORDON SOUTH, LLC

BY: FRONTIER LAKE WORTH, LLC A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA

JAMES F.= LEACH PRINT NAME:

LUCIA DIMASCIO

ERIC GORDON, MANAGER

BY: GORDON SOUTH, LLC A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS MANAGER

= DELTA

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF DADE)

BEFORE ME, PERSONALLY APPEARED ERIC GORDON, IN HIS CAPACITY AS MANAGER OF GORDON SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGER OF FRONTIER LAKE WORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE

Notary Public - State of Florida My Comm. Expires Jul 29, 2016 Commission # 55 220301

PRINT NAME:

COMMISSION NO.: EE220301

MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF BROWARD)

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 25547, PAGE 526, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID STONEGATE BANK, A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE-PRESIDENT WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

BY: STONEGATE BANK, A FLORIDA CORPORATION

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF BROWARD)

BEFORE ME, PERSONALLY APPEARED STEVE SANZONE WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF STONEGATE BANK, A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 28 DAY OF Chiquest NOTARY PUBLIC: - Oth Clance MY COMMISSION EXPIRES: JULY 14, 2014

JODI A. THOMAS NOTARY PUBLIC STATE OF FLORIDA PRINT NAME: JODI A. THOMAS

Comm# EE005661 Expires 7/14/2014 COMMISSION NO. EE005661

TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF BROWARD)

. MARTIN A. ZUCKER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA. DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN FRONTIER LAKE WORTH. LLC. A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED: THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS 27 DAY OF August, 2013.

Markin MARTIN A. ZUEKER ATTORNEY-AT-LAW FLORIDA BAR NO.: 166170

COUNTY ENGINEER:

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 2300 DAY OF Scotember 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

NOTES, COORDINATES, BEARINGS AND DISTANCES:

COUNTERCLOCKWISE $S 01^{\circ}22^{\circ}26^{\circ} W (PLAT BEARING) = 00^{\circ}24^{\circ}09^{\circ}$ BEARING ROTATION S 00°58'17" W (GRID BEARING)

(PLAT TO GRID) COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT

ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND

SCALE FACTOR = 1.0000303GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

TABULAR SQUARE FOOTAGE DATA

54,947.82 SQUARE FEET 1.261 ACRES 2,782.79 SQUARE FEET 0.064 ACRES 57.730.61 SQUARE FEET 1.325 ACRES

SURVEYOR'S NOTES:

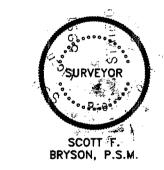
1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27 TOWNSHIP 44 SOUTH, RANGE RANGE 42 EAST. THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 27 IS ASSUMED TO BEAR SOUTH 88'12'22" EAST AND ALL OTHER BEARINGS, UNLESS OTHERWISE NOTED AS BEING GRID BEARING, SHOWN HEREON ARE RELATIVE THERETO.

2) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY

4) 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.

5) THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES. INC., LB4897, 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.



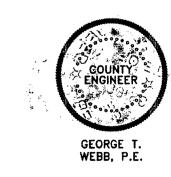
ERIC GORDON

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

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 SECTION 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.

Scott F. Bryan SCOTT F. BRYSON PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE No. 5991



LEGEND OF SYMBOLS:

PRINT NAME:

• = 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB4897" OR AS NOTED. \triangle = MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED.

PROPERTY CONTROL ABBREVIATIONS P.C.P. = PERMANENT CONTROL POINT P.R.M. = PERMANENT REFERENCE MONUMENT CONC.= CONCRETE

M.N.D.= MAG NAIL & DISK

MON. = MONUMENT

CB = CHORD BEARING = DEGREES = MINUTES P.T. = POINT OF TANGENCY= SECONDS = RADIUS RAD. = RADIAL

= ARC | FNGTH N.R. = NON-RADIAL

LEGEND OF ABBREVIATIONS: ARITHMETIC / ANNOTATION ABBREVIATIONS P.C. = POINT OF CURVATURE N.T. = NON-TANGENT C/L = CENTERLINEP.R.C. = POINT OF REVERSE CURVE P.B. = PLAT BOOK D.B. = DEED BOOK

= PAGE P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING P.O.T. = POINT OF TERMINUSL.B. = LICENSED BUSINESS O.R.B. = OFFICIAL RECORD BOOK P.S.M. = PROFESSIONAL SURVEYOR & MAPPER

<u>EASEMENT / MISCELLANEOUS ABBREVIATIONS</u>
L.A.E. = LIMITED ACCESS EASEMENT D.E. = DRAINA D.E. = DRAINAGE EASEMENT L.B.E. = LANDSCAPE BUFFER EASEMENT U.E. = UTILITY EASEMENT L.M.E. = LAKE MAINTENANCE EASEMENT

S.L.E. = SANITARY SEWER LINE EASEMENT W.L.E. = WATER LINE EASEMENTP.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT



KESHAVARZ ASSOCIATES Civil Engineers • Land Surveyors

711 North Dixie Highway, Suite 201 West Palm Beach, Florida 33401 Tel: (561) 689-8600 Fax: (561) 689-7476

THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., LB4897, 711 NORTH DIXIE HIGHWAY SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600. DATE: 09/24/12 CHECKED: S.F.B. SHEET No. PROJECT No. SCALE: N/A APPROVED: S.F.E 1-966

DRAWN: R.A.B DWG No: D11-966 last savedZ:\2011\11-966 Walgreens\dwg\11-966_KA Walgreens Plat.dwg Friday, August 16, 2013 9:03:32 AM