

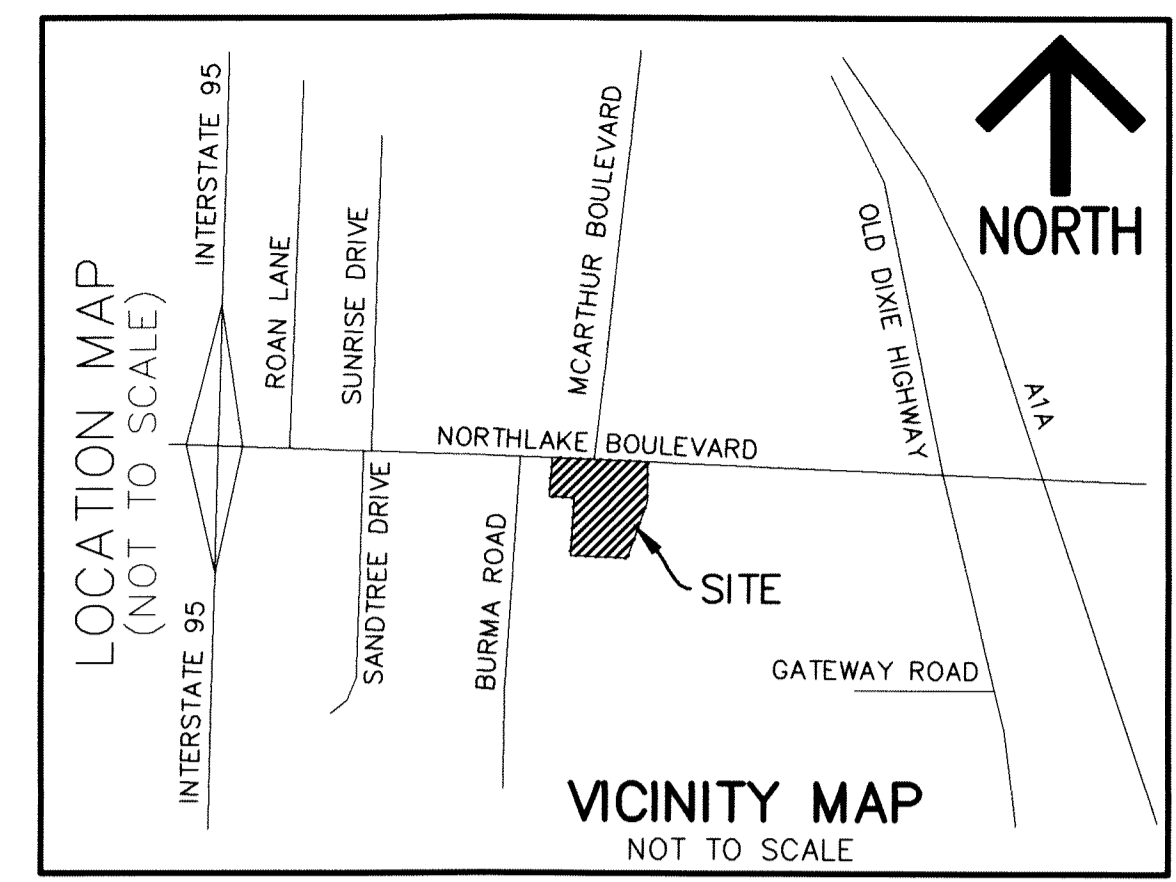
COSTCO NORTHLAKE REPLAT, A PUD

BEING A REPLAT OF THE SPORTS AUTHORITY AT PALM BEACH GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 44, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST LYING IN CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF

CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
JANUARY - 2020

"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 PALM BEACH COUNTY.



91
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 14th DAY OF May
A.D. 2020 AND DULY RECORDED
IN PLAT BOOK 130 ON
PAGES 91 THRU 92
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT GS PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY AND COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION, OWNERS OF THE LAND SHOWN ON THIS PLAT OF COSTCO NORTHLAKE REPLAT, A PUD, BEING A REPLAT OF THE SPORTS AUTHORITY AT PALM BEACH GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 44, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL III, THE SPORTS AUTHORITY AT PALM BEACH GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGES 44 AND 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S88°26'25"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD, A DISTANCE OF 1047.08 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE CANAL 17, AS SHOWN ON SOUTH FLORIDA WATER MANAGEMENT DISTRICT RIGHT-OF-WAY MAP, DRAWING C-17-13, DATED 09/11/79, THENCE S01°31'15"W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 118.45 FEET; THENCE S19°22'10"W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 715.86 FEET; THENCE N88°26'25"W ALONG THE EXTENDED SOUTH LINE OF PARCEL I OF SAID PLAT, A DISTANCE OF 662.10 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL I; THENCE N01°32'33"E ALONG THE WEST LINE OF SAID PARCEL I, A DISTANCE OF 236.54 FEET TO THE SOUTHEAST CORNER OF PARCEL II OF SAID PLAT; THENCE N88°26'25"W ALONG THE SOUTH LINE OF SAID PARCEL II, A DISTANCE OF 164.99 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL II; THENCE N01°30'55"E ALONG THE WEST LINE OF SAID PARCEL II, A DISTANCE OF 263.46 FEET TO THE NORTHWEST CORNER OF SAID PARCEL II; THENCE N88°26'25"W ALONG THE SOUTH LINE OF SAID PARCEL II OF SAID PLAT, A DISTANCE OF 0.67 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL III; THENCE N01°31'44"E ALONG THE WEST LINE OF SAID PARCEL III, A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING 723,556 SQUARE FEET, OR 16.6105 ACRES, MORE OR LESS.
SAID LANDS SITUATE IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS COSTCO NORTHLAKE REPLAT, A PUD AND FURTHER DEDICATES AS FOLLOWS:

1. LOT 1
LOT 1 IS HEREBY RESERVED BY GS PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

2. LOT 2
LOT 2 IS HEREBY RESERVED BY COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

3. UPLAND PRESERVE TRACT
TRACT UP, THE UPLAND PRESERVE, AS SHOWN HEREON, TOGETHER WITH UNDERLYING MINERAL RIGHTS, IS HEREBY RESERVED BY GS PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS A CONSERVATION AREA FOR PRESERVATION AND OTHER LAWFUL PURPOSES WITH SAID UPLAND PRESERVE, BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF GS PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE UPLAND PRESERVE MAY NOT BE ALTERED FROM ITS NATURAL STATE EXCEPT FOLLOWING APPROVAL, IN WRITING, FROM THE CITY OF PALM BEACH GARDENS. ACTIVITIES PROHIBITED WITHOUT A CITY OF PALM BEACH GARDENS PERMIT WITHIN THE PRESERVATION TRACT INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACEMENT OF BUILDINGS OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; OR ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION, OR PRESERVATION.

4. UTILITY EASEMENTS
THE SEACOAST UTILITY AUTHORITY EASEMENTS (SUA), AS SHOWN HEREON AND DESIGNATED AS SUA, ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

5. LANDSCAPE BUFFER EASEMENTS
THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RESPECTIVE UNDERLYING LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF LANDSCAPE AND RELATED FACILITIES ON THEIR PARCELS. THE PERPETUAL MAINTENANCE RESPONSIBILITY IS BY THE UNDERLYING LAND OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

IN NO EVENT SHALL THE LANDSCAPE BUFFER EASEMENTS PROHIBIT OR IMPAIR (I) ANY ACCESS PROVIDED BY AN EASEMENT OF RECORD OR SHOWN ON THIS PLAT, OR (II) ANY ACCESS POINT APPROVED BY THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, GS PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 18th DAY OF December, 2019.

GS PALM BEACH LLC
A DELAWARE LIMITED LIABILITY COMPANY
WITNESS: [Signature]
PRINT NAME: Robin Solomon
BY: [Signature]
PRESIDENT
WITNESS: [Signature]
PRINT NAME: Lee Kornhauser

ACKNOWLEDGMENT:

STATE OF ILLINOIS)
COUNTY OF COOK)

BEFORE ME PERSONALLY APPEARED GARY SOLOMON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver's License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE PRESIDENT OF GS PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID GS PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF December, 2019.
MY COMMISSION EXPIRES: 10/04/2023
COMMISSION NUMBER: 902398
[Signature]
NOTARY PUBLIC
[Signature]
PRINT NAME: Atthos Zachery

IN WITNESS WHEREOF, COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT SECRETARY, THIS 14th DAY OF December, 2019.

COSTCO WHOLESALE CORPORATION
A WASHINGTON CORPORATION
WITNESS: [Signature]
PRINT NAME: MARIANNE G. BUNDEN
BY: [Signature]
MARGARET C. MCCULLA
ASSISTANT SECRETARY
WITNESS: [Signature]
PRINT NAME: ERICH S. BRAND JR.

ACKNOWLEDGMENT:

STATE OF VIRGINIA)
COUNTY OF LOUDOUN)

BEFORE ME PERSONALLY APPEARED MARGARET C. MCCULLA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS THE ASSISTANT SECRETARY OF COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF December, 2019.
MY COMMISSION EXPIRES: 9/30/2021
COMMISSION NUMBER: 153602
[Signature]
NOTARY PUBLIC
[Signature]
PRINT NAME: Linda R Blue

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY OWNED BY GS PALM BEACH LLC AND 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 RECORDS BOOK 25254, AT PAGE 469 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE UPLAND PRESERVE TRACT DEDICATION AND OTHER EASEMENT DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President THIS 14th DAY OF January, 2020.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE SECURITIES INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2012-GCB
BY: [Signature]
LNR PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS ATTORNEY IN FACT

WITNESS: [Signature]
PRINT NAME: Zamira Colon
BY: [Signature]
NAME: ARNOLD SHULKIN
TITLE: VICE PRESIDENT
WITNESS: [Signature]
PRINT NAME: Patricia Maquera

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

BEFORE ME PERSONALLY APPEARED ARNOLD SHULKIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LNR PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY ATTORNEY IN FACT OF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE SECURITIES INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2012-GCB, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 7th DAY OF January, 2020.
MY COMMISSION EXPIRES: 02-03-21
COMMISSION NUMBER: 66063409
[Signature]
NOTARY PUBLIC
[Signature]
PRINT NAME: Angela Ospina

TITLE CERTIFICATION:

COUNTY OF PALM BEACH)
STATE OF FLORIDA)

I, TYRONE T. BONGARD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO GS PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: February 12, 2020
[Signature]
TYRONE T. BONGARD
ATTORNEY AT LAW
FLORIDA BAR #649295
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 7th DAY OF May, 2020.

BY: [Signature]
MAYOR
ATTEST: [Signature]
PATRICIA SNIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 7th DAY OF May, 2020.

BY: [Signature]
TODD ENGLE, P.E.
CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY'S 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 GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED THIS 26th DAY OF MARCH, 2020.

[Signature]
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
LICENSE NO. LS4506

SURVEYOR'S CERTIFICATE:

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) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW ACCORDING TO SEC. 177.091(9), F.S., FOR THE REQUIRED IMPROVEMENTS, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATED: 3-6-2020
[Signature]
DAVID P. LINDLEY, P.L.S.
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB3591
561-392-1991

GS PALM BEACH LLC NOTARY
COSTCO WHOLESALE CORPORATION NOTARY
MORTGAGEE
MORTGAGEE NOTARY
CITY OF PALM BEACH GARDENS
CITY OF PALM BEACH GARDENS NOTARY
CITY OF PALM BEACH GARDENS ENGINEER
REVIEWING SURVEYOR
SURVEYOR