

**Minutes
Town of Lake Park, Florida
Regular Commission Meeting
February 2, 2005 7:30 p.m.
Town Commission Chambers, 535 Park Avenue**

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, February 2, 2005 at 7:30 p.m. Present were Mayor Castro, Vice Mayor Balius, Commissioners Carey, Daly and Garretson, Interim Town Manager Paul Carlisle, Town Attorney Thomas Baird and Town Clerk Stephanie Thomas.

Commissioner Daly led the Invocation.
Commissioner Garretson led the Pledge of Allegiance.
Town Clerk Stephanie Thomas performed the Roll Call.

ADDITIONS/DELETIONS - APPROVAL OF AGENDA

Item L-13-Use of Mirror Ballroom by the Salvation Army, was pulled from the Agenda.

Motion: A motion was made by Vice-Mayor Balius to approve the February 2, 2005 Agenda as amended; Commissioner Daly made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Daly	X		
Commissioner Carey	X		
Vice-Mayor Balius	X		
Mayor Castro	X		

Motion passed 5-0.

PUBLIC COMMENTS

The following person(s) addressed the Commission:

Bill Otterson 629 6th Street

Katherine Lampkin 618 Date Palm Drive – Lights at the Ball field.

Bert Bostrum 1451 Flagler Blvd. Lights at Ball field.

CONSENT AGENDA

Regular Commission Meeting Minutes of January 19, 2005, and the Joint Meeting Minutes (Palm Beach Gardens) October 7, 2004.
 Great American Cleanup-Keep Palm Beach County Beautiful; April 2, 2005.
 American Public Works Association Meeting/Dinner to be held on April 21, 2005.

Motion: A motion was made by Vice-Mayor Balius to approve the Consent Agenda;
 Commissioner Daly made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balius	X		
Commissioner Garretson	X		
Commissioner Carey	X		
Commissioner Daly	X		
Mayor Castro	X		

Motion passed 5-0.

ORDINANCE NO. 30-2004

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 32, ARTICLE I AND V OF THE CODE OF ORDINANCES OF THE TOWN OF LAKE PARK; PROVIDING FOR THE AMENDMENT OF SECTION 32-2 ENTITLED "DEFINITIONS" TO ADD A DEFINITION OF "FREESTANDING CANOPY;" PROVIDING FOR THE CREATION OF SECTION 32-95 TO BE ENTITLED "FREESTANDING CANOPY" PROHIBITING THE ERECTION OF SUCH CANOPIES IN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion: A motion was made by Vice-Mayor Balius to approve Ordinance 30-2004;
 Commissioner Carey made the second.

Vote on Motion:

Commission	Yes	No	Other
Vice Mayor Balius	X		
Commissioner Garretson	X		
Commissioner			

Carey	X		
Commissioner Daly	X		
Mayor Castro	X		

Motion passed 5-0.

RESOLUTIONS

RESOLUTION NO. 02-02-05

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, ESTABLISHING THE TIME AND PLACE OF A GENERAL ELECTION TO BE HELD ON TUESDAY, MARCH 8, 2005 FOR THE PURPOSE OF ELECTING A MAYOR FOR THE TOWN OF LAKE PARK, FLORIDA; THE FILING DATES FOR SUCH MAYORAL POSITION IS TUESDAY, JANUARY 25, 2005 THROUGH TUESDAY, FEBRUARY 8, 2005 AT 5:00 PM; AND PROVIDING AN EFFECTIVE DATE.

Motion: A motion was made by Commissioner Daly to approve Resolution 02-02-05; Vice-Mayor Balias made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Daly	X		
Commissioner Carey	X		
Vice Mayor Balias	X		
Mayor Castro	X		

Motion passed 5-0.

RESOLUTION NO. 03-02-05 - Dedication of Easements to Florida Power & Light.

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE A UTILITY EASEMENT ON BEHALF OF THE TOWN AND IN FAVOR OF FLORIDA POWER & LIGHT GENERALLY LOCATED WITHIN THE LAKE PARK HARBOR MARINA; AND PROVIDING AN EFFECTIVE DATE.

Motion: A motion was made by Vice-Mayor Balias to approve Resolution 03-02-05; Commissioner Daly made the second.

Vote on Motion:

Commission	Yes	No	Other
Vice Mayor Balus	X		
Commissioner Garretson	X		
Commissioner Carey	X		
Commissioner Daly	X		
Mayor Castro	X		

Motion passed 5-0.

RESOLUTION NO. 04-02-05-Dedication of Easements to Florida Public Utilities

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE A UTILITY EASEMENT ON BEHALF OF THE TOWN AND IN FAVOR OF FLORIDA PUBLIC UTILITIES; AND PROVIDING AN EFFECTIVE DATE

Motion: A motion was made by Commissioner Daly to approve Resolution 04-02-05; Vice-Mayor Balus made the second.

Vote on Motion:

Commission	Yes	No	Other
Vice Mayor Balus	X		
Commissioner Garretson	X		
Commissioner Carey	X		
Commissioner Daly	X		
Mayor Castro	X		

Motion passed 5-0.

RESOLUTION NO. 05-02-05-2005-State Aid to Libraries Grant

A RESOLUTION OF THE COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA APPROVING THE SUBMISSION OF AN APPLICATION REQUESTING STATE AID TO LIBRARIES GRANT FUNDING FOR LIBRARY SERVICES AND PROVIDING REQUIRED ASSURANCES

Motion: A motion was made by Vice-Mayor Balius to approve Resolution 05-02-05; Commissioner Daly made the second.

Vote on Motion:

Commission	Yes	No	Other
Vice Mayor Balius	X		
Commissioner Garretson	X		
Commissioner Carey	X		
Commissioner Daly	X		
Mayor Castro	X		

Motion passed 5-0.

DISCUSSION AND POSSIBLE ACTION:

Authorize the Sale of Alcohol at the 2005 Irish Fest

Motion: A motion was made by Vice-Mayor Balius to approve sale of alcohol at the 2005 Irish Fest; Commissioner Daly made the second.

Vote on Motion:

Commission	Yes	No	Other
Vice Mayor Balius	X		
Commissioner Garretson	X		
Commissioner Carey	X		
Commissioner Daly	X		
Mayor Castro	X		

Motion passed 5-0.

Consensus to lift the Code Compliance Board Suspension.

Motion: A motion was made by Commissioner Daly to lift the Code Compliance Board from suspension; Vice-Mayor Balius made the second.

Vote on Motion:

Commission	Yes	No	Other
Vice Mayor Balius	X		
Commissioner Garretson	X		
Commissioner Carey	X		
Commissioner Daly	X		
Mayor Castro	X		

Motion passed 5-0.

Update on Town Manager Search

Motion: A motion was made by Commissioner Daly to hire Interim Town Manager Paul Carlisle for the position of Town Manager; Commissioner Carey made the second.

Vote on Motion:

Commission	Yes	No	Other
Vice Mayor Balius		X	
Commissioner Garretson		X	
Commissioner Carey	X		
Commissioner Daly	X		
Mayor Castro		X	

Motion failed 2-3.

Motion: A motion was made by Commissioner Garretson to consider Paul Carlisle for the position of Town Manager and to increase his salary by an additional 10% while he serves as Interim Town Manager; Vice-Mayor Balius made the second.

Vote on Motion:

Commission	Yes	No	Other
Vice Mayor Balius	X		

Commissioner Garretson	X		
Commissioner Carey	X		
Commissioner Daly	X		
Mayor Castro	X		

Motion passed 5-0.

Use of the Mirror Ballroom by the Lake Park Business Owners Association.

Motion: A motion was made by Vice-Mayor Balius to approve the Lake Park Business Owners Association to use the Mirror Ballroom; Commissioner Carey made the second.

Vote on Motion:

Commission	Yes	No	Other
Vice Mayor Balius	X		
Commissioner Garretson	X		
Commissioner Carey	X		
Commissioner Daly	X		
Mayor Castro	X		

Motion passed 5-0.

Update on Annexation

Interim Town Manager Paul Carlisle provided an update on the Annexation projects.

COMMENTS BY COMMISSION, TOWN MANAGER AND TOWN ATTORNEY

Mayor Castro

Mayor Castro wanted updates on the following projects:

- Pole on Willie McDow's property.
- Park Avenue BBQ.
- Target.
- Wal-Mart.
- Street light program.
- Marina.

Vice-Mayor Balius

Vice-Mayor Balius indicated that Bayberry & 7th Court was an eye sore. Vice-Mayor Balius would like to have a full functioning Police Station in the current Recreation Building, not having construction to the Recreation Building.

Commissioner Carey

None.

Commissioner Daly

Commissioner Daly went to the Recreation Building and realized that the building does not have enough room for any of these ideas. Would it be possible to placing a second story on the building? Vice-Mayor Balius does not believe the building was designed to have a second story built. Commissioner Garretson would like two options brought before the Commission to have either a second story added to the Recreation Building or option two to have the addition build in the Recreation Center parking lot.

Commissioner Garretson

Commissioner Garretson wanted to know how the election process could be changed so that the Commission could elect a Mayor and not the public. Attorney Tom Baird explained that the Charter would need to be changed to change the election process of the Mayor. This process could take up to three (3) years.

Town Manager

Interim Town Manager Paul Carlisle provided updates on the following projects:

- Willie McDow's Pole has been replaced.
- Park Avenue BBQ has not moved forward.
- Wal-Mart Plat will be an agenda item at the next meeting.
- Target is ready for their ground breaking.
- Street lighting awaiting an agreement.
- Marina's South Basin can open once they get the Certificate of Occupancy.

Interim Town Manager Paul Carlisle will be meeting with the newly elected Sheriff Bradshaw tomorrow February 3, 2005 at 9 a.m. to discuss concerns the Town has with the Palm Beach County Sheriff's Office.

Town Attorney

None.

ADJOURNMENT

There being no further business to come before the Commission and after a motion to adjourn by Vice-Mayor Balius and seconded by Commissioner Daly, and by unanimous vote, the meeting adjourned at 8:45 p.m.



Mayor Paul Castro



Town Clerk Stephanie Thomas



Approved on this 16th day of February 2005.



Town of Lake Park Public Comment Card

Meeting Date: FEB. 2-05

CARDS MUST BE SUBMITTED BEFORE THE ITEM IS DISCUSSED!
*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: BILL OTTERSON

Address: 629-6TH ST. LAKE PARK, FL

I would like to make comments on the following **AGENDA ITEM(S)**:

I would like to make comments on the following **NON-AGENDA ITEM(S)**:

SEARCH FOR THE TRUTH

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.



Town of Lake Park Public Comment Card

Meeting Date: 2-2-05

CARDS MUST BE SUBMITTED BEFORE THE ITEM IS DISCUSSED!
*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: KATHLEEN LAMPKIN
Address: 618 DATE PALM DR.

I would like to make comments on the following **AGENDA ITEM(S)**:

I would like to make comments on the following **NON-AGENDA ITEM(S)**:
Lights at Ball Park coming on 5:00 p.m.
Aug 10:30 - 11:00

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.

#2

(#3)



Town of Lake Park Public Comment Card

Meeting Date: 2/2/05

CARDS MUST BE SUBMITTED BEFORE THE ITEM IS DISCUSSED!
*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Bert Bostrum
Address: _____
I would like to make comments on the following AGENDA ITEM(S):
Ball field lights
I would like to make comments on the following NON-AGENDA ITEM(S):

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS NORTHLAKE SQUARE EAST, SITUATE IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS AND THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 01°19'36" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 IS ASSIGNED TO BEAR SOUTH 11°15'35" WEST AND ALL OTHER BEARINGS STATED HEREIN ARE RELATIVE THERETO A DISTANCE OF 62.80 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 10739, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE SOUTH 01°15'35" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 A DISTANCE OF 1676.94 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF A DRAINAGE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 10644, PAGE 987, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DEPARTING SAID SECTION LINE AND ALONG SAID EASTERLY PROLONGATION NORTH 80°09'39" WEST A DISTANCE OF 572.30 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CONGRESS AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 10739, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID POINT BEING ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 674.37 FEET, A CENTRAL ANGLE OF 05°05'58" AND A CHORD BEARING OF NORTH 05°53'15" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE A DISTANCE OF 772.05 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 03°33'32" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 227.02 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 8,679.37 FEET, A CENTRAL ANGLE OF 00°30'05" AND A RADIAL BEARING OF NORTH 88°07'37" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND EAST RIGHT OF WAY LINE A DISTANCE OF 126.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°02'10" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 34.63 FEET; THENCE NORTH 12°20'52" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 50.99 FEET; THENCE NORTH 01°02'16" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 200.59 FEET; THENCE NORTH 46°55'04" EAST A DISTANCE OF 56.61 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 10739, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°20'21" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 446.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 832,656 SQUARE FEET OR 19.12 ACRES, MORE OR LESS.

HAS CAUSED THE FOLLOWING TO BE SURVEYED AND PLATTED, DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE TOWN OF LAKE PARK.
2. WATER MANAGEMENT TRACTS B, C AND D, AS SHOWN HEREON, ARE HEREBY RESERVED BY NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE TOWN OF LAKE PARK.
3. TRACT "E", AS SHOWN HEREON, IS HEREBY RESERVED BY NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RIGHT OF WAY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
4. LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS AND THE TOWN OF LAKE PARK FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
5. LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE TOWN OF LAKE PARK.
6. THE 20 FOOT AND 12 FOOT DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE TOWN OF LAKE PARK.
7. THE 17 FOOT DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF LAKE PARK FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE TOWN OF LAKE PARK.
8. LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE TOWN OF LAKE PARK.
9. THE 5 FOOT AND 20 FOOT PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR PEDESTRIAN ACCESS PURPOSES AND WILL BE THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
10. THE SEACOAST UTILITY AUTHORITY EASEMENTS (S.U.A.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF DOMESTIC WATER AND SANITARY SEWER FACILITIES. SAID LANDS ENCOMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, NORTHLAKE INVESTORS EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS DAY OF NOVEMBER, 2004.

NORTHLAKE SQUARE EAST, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: NORTHLAKE INVESTORS EAST, LLC
A FLORIDA LIMITED LIABILITY COMPANY
MANAGING MEMBER

WITNESS: BY: JOE CAROSELLA
PRINT NAME: MANAGING MEMBER

NORTHLAKE SQUARE EAST

SITUATE IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS AND THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA

NOVEMBER 2004 SHEET 1 OF 4

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOE CAROSELLA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF NORTHLAKE INVESTORS EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF NOVEMBER, 2004.

MY COMMISSION EXPIRES: NOTARY PUBLIC
COMMISSION NO.:
PRINT NAME
NOTARY SEAL

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF SHOWNARD

BANK ATLANTIC, A FEDERAL SAVINGS BANK 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12048, PAGE 1664, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BANK ATLANTIC, A FEDERAL SAVINGS BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF NOVEMBER, 2004.

WITNESS: BY: JEFFREY S. CHIGER
PRINT NAME: SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFREY S. CHIGER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK ATLANTIC, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 DAY OF NOVEMBER, 2004.

MY COMMISSION EXPIRES: NOTARY PUBLIC
COMMISSION NO.:
PRINT NAME
NOTARY SEAL

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD

NORTHLAKE ACQUISITION EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12048, PAGE 1714, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, NORTHLAKE ACQUISITION EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS DAY OF NOVEMBER, 2004.

WITNESS: BY: ROBERT T. WILLIAMSON
PRINT NAME: MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT T. WILLIAMSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF NORTHLAKE ACQUISITION EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF NOVEMBER, 2004.

MY COMMISSION EXPIRES: NOTARY PUBLIC
COMMISSION NO.:
PRINT NAME
NOTARY SEAL

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORD NOT 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.

DATE: ALBERTO GOMEZ - VIDAL
BY: STATE COUNSEL

CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR

STATE OF FLORIDA
COUNTY OF PALM BEACH

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.

DATE: D. HOWARD DUKES
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4533
STATE OF FLORIDA

CITY OF PALM BEACH GARDENS APPROVAL

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF NOVEMBER, 2004.

ATTEST: BY: PATRICIA SNIDER
CITY CLERK ERIC JABLON
MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS DAY OF NOVEMBER, 2004.

BY: DANIEL P. CLARK, P.E. - CITY ENGINEER

TOWN OF LAKE PARK REVIEWING SURVEYOR

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LAKE PARK. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA.

DATE: DEREK C. ZEMM
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 5655
STATE OF FLORIDA

AREA TABULATION
DESCRIPTION ACREAGE
TRACT "A" 14.121
TRACT "B" 1.086
TRACT "C" 0.845
TRACT "D" 3.329
TRACT "E" 0.039
TOTAL 19.420

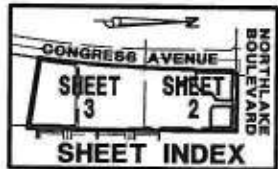


TOWN OF LAKE PARK APPROVAL

TOWN OF LAKE PARK
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SEC. 177.071(1)(a), FLORIDA STATUTES, THIS DAY OF NOVEMBER, 2004.

BY: JOHN P. DOWNES, P.E.
TOWN ENGINEER
PAUL W. CASTRO, MAYOR
ATTEST: STEPHANIE THOMAS, TOWN CLERK



SEAL
NORTHLAKE SQUARE EAST, LLC
A FLORIDA LIMITED LIABILITY COMPANY

SEAL
BANK ATLANTIC,
A FEDERAL SAVINGS BANK

SEAL
CITY OF PALM BEACH GARDENS
REVIEWING SURVEYOR

SEAL
CITY OF PALM BEACH GARDENS

SEAL
TOWN OF LAKE PARK
REVIEWING SURVEYOR

SEAL
TOWN OF LAKE PARK

SEAL
DAVID C. LIDBERG, P.S.M.

LIDBERG LAND SURVEYING, INC.
675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TEL. 561-746-8454

Table with project details: CAD, REF, FLD, OFF, CKD, SHEET, JOB, DATE, DWG.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS NORTHLAKE SQUARE EAST, SITUATE IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS AND THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 01°19'36" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 IS ASSUMED TO BEAR SOUTH 01°19'36" WEST AND ALL OTHER BEARINGS STATED HEREIN ARE RELATIVE TO BEAR SOUTH 01°19'36" WEST TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 10739, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE SOUTH 01°19'36" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 A DISTANCE OF 1670.94 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF A DRAINAGE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 10644, PAGE 987, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DEPARTING SAID SECTION LINE AND ALONG SAID EASTERLY PROLONGATION NORTH 80°09'39" WEST A DISTANCE OF 372.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CONGRESS AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 10739, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS 8,674.37 FEET, A CENTRAL ANGLE OF 0°05'58" AND A CHORD BEARING OF NORTH 05°55'15" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE A DISTANCE OF 372.05 FEET TO A POINT ON A NON-TANGENT LINE THENCE NORTH 63°50'02" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 227.02 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 6,1878.27 FEET, A CENTRAL ANGLE OF 0°50'05" AND A RADIAL BEARING OF NORTH 88°07'37" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND EAST RIGHT OF WAY LINE A DISTANCE OF 124.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°02'16" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 94.67 FEET; THENCE NORTH 12°20'32" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 50.99 FEET; THENCE NORTH 01°02'16" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 290.59 FEET; THENCE NORTH 46°55'06" EAST A DISTANCE OF 56.61 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 10739, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°26'21" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 446.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 832,456 SQUARE FEET OR 19.12 ACRES, MORE OR LESS.

HAS CAUSED THE FOLLOWING TO BE SURVEYED AND PLATTED, DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE TOWN OF LAKE PARK.
- WATER MANAGEMENT TRACTS E, C AND D, AS SHOWN HEREON, ARE HEREBY RESERVED BY NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE TOWN OF LAKE PARK.
- TRACT "E", AS SHOWN HEREON, IS HEREBY RESERVED BY NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RIGHT OF WAY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS AND THE TOWN OF LAKE PARK FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE TOWN OF LAKE PARK.
- THE 20 FOOT AND 12 FOOT DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE TOWN OF LAKE PARK.
- THE 17 FOOT DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF LAKE PARK FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.
- LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE TOWN OF LAKE PARK.
- THE 5 FOOT AND 20 FOOT PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR PEDESTRIAN ACCESS PURPOSES AND WILL BE THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE BEACONHUT UTILITY AUTHORITY EASEMENTS IS U.A.I., AS SHOWN HEREON, ARE HEREBY DEDICATED TO BEACONHUT UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF DOMESTIC WATER AND SANITARY SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, NORTHLAKE INVESTORS EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ITS COMPANY SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS DAY OF 2004.

NORTHLAKE SQUARE EAST, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: NORTHLAKE INVESTORS EAST, LLC
A FLORIDA LIMITED LIABILITY COMPANY
MANAGING MEMBER

WITNESS: BY: JOE CAROCELLA
Print Name: MANAGING MEMBER
WITNESS: _____
Print Name: _____

NORTHLAKE SQUARE EAST

SITUATE IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST
CITY OF PALM BEACH GARDENS AND THE TOWN OF LAKE PARK,
PALM BEACH COUNTY, FLORIDA

NOVEMBER 2004 SHEET 1 OF 4

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOE CAROCELLA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF NORTHLAKE INVESTORS EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 2004.

MY COMMISSION EXPIRES: _____
COMMISSION NO.: _____ NOTARY PUBLIC

PRINT NAME: _____
NOTARY SEAL:

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD

BANK ATLANTIC, A FEDERAL SAVINGS BANK 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12048, PAGE 1664, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BANK ATLANTIC, A FEDERAL SAVINGS BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF 2004.

WITNESS: BY: JEFFREY S. CHIGER
Print Name: SENIOR VICE PRESIDENT
WITNESS: _____
Print Name: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFREY S. CHIGER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK ATLANTIC, A FEDERAL SAVINGS BANK, 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 DAY OF 2004.

MY COMMISSION EXPIRES: _____
COMMISSION NO.: _____ NOTARY PUBLIC

PRINT NAME: _____
NOTARY SEAL:

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD

NORTHLAKE ACQUISITION EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12048, PAGE 1714, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, NORTHLAKE ACQUISITION EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS DAY OF 2004.

NORTHLAKE ACQUISITION EAST, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: BY: ROBERT T. WILLIAMS
Print Name: MANAGING MEMBER
WITNESS: _____
Print Name: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT T. WILLIAMS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF NORTHLAKE ACQUISITION EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 2004.

MY COMMISSION EXPIRES: _____
COMMISSION NO.: _____ NOTARY PUBLIC

PRINT NAME: _____
NOTARY SEAL:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORD NOT 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.

DATE: _____ BY: ALBERTO GOMEZ - VIDAL
STATE COUNSEL

CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.08(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.

DATE: _____
D. HOWARD DUNES
PROFESSIONAL SURVEYOR AND MPPER
LICENSE NO. 4533
STATE OF FLORIDA

CITY OF PALM BEACH GARDENS APPROVAL

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF 2004.

ATTEST: BY: PATRICIA SNIDER ERIC JARLIN
CITY CLERK MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS DAY OF 2004.

BY: DANIEL P. CLARK, P.E. - CITY ENGINEER

TOWN OF LAKE PARK REVIEWING SURVEYOR

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.08(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LAKE PARK. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA.

DATE: _____
DEREK G. ZEMM
PROFESSIONAL SURVEYOR AND MPPER
LICENSE NO. 5655
STATE OF FLORIDA

DESCRIPTION	ACREAGE
TRACT "A"	14.121
TRACT "B"	1.086
TRACT "C"	0.845
TRACT "D"	3.829
TRACT "E"	0.839
TOTAL	19.120



TOWN OF LAKE PARK APPROVAL

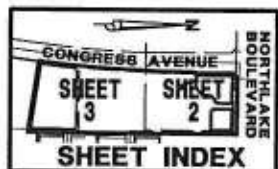
TOWN OF LAKE PARK
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SEC. 177.07(1)(a), FLORIDA STATUTES, THIS DAY OF 2004.

BY: JOHN P. DOWNES, P.E.
TOWN ENGINEER

BY: PAUL W. CASTRO, MAYOR

ATTEST: STEPHANIE THOMAS, TOWN CLERK



SEAL
NORTHLAKE SQUARE EAST, LLC
A FLORIDA LIMITED LIABILITY COMPANY

SEAL
BANK ATLANTIC,
A FEDERAL SAVINGS BANK

SEAL
CITY OF PALM BEACH GARDENS
REVIEWING SURVEYOR

SEAL
CITY OF PALM BEACH GARDENS

SEAL
TOWN OF LAKE PARK
REVIEWING SURVEYOR

SEAL
TOWN OF LAKE PARK

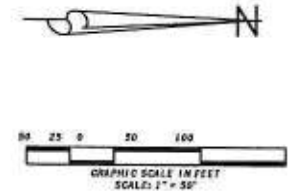
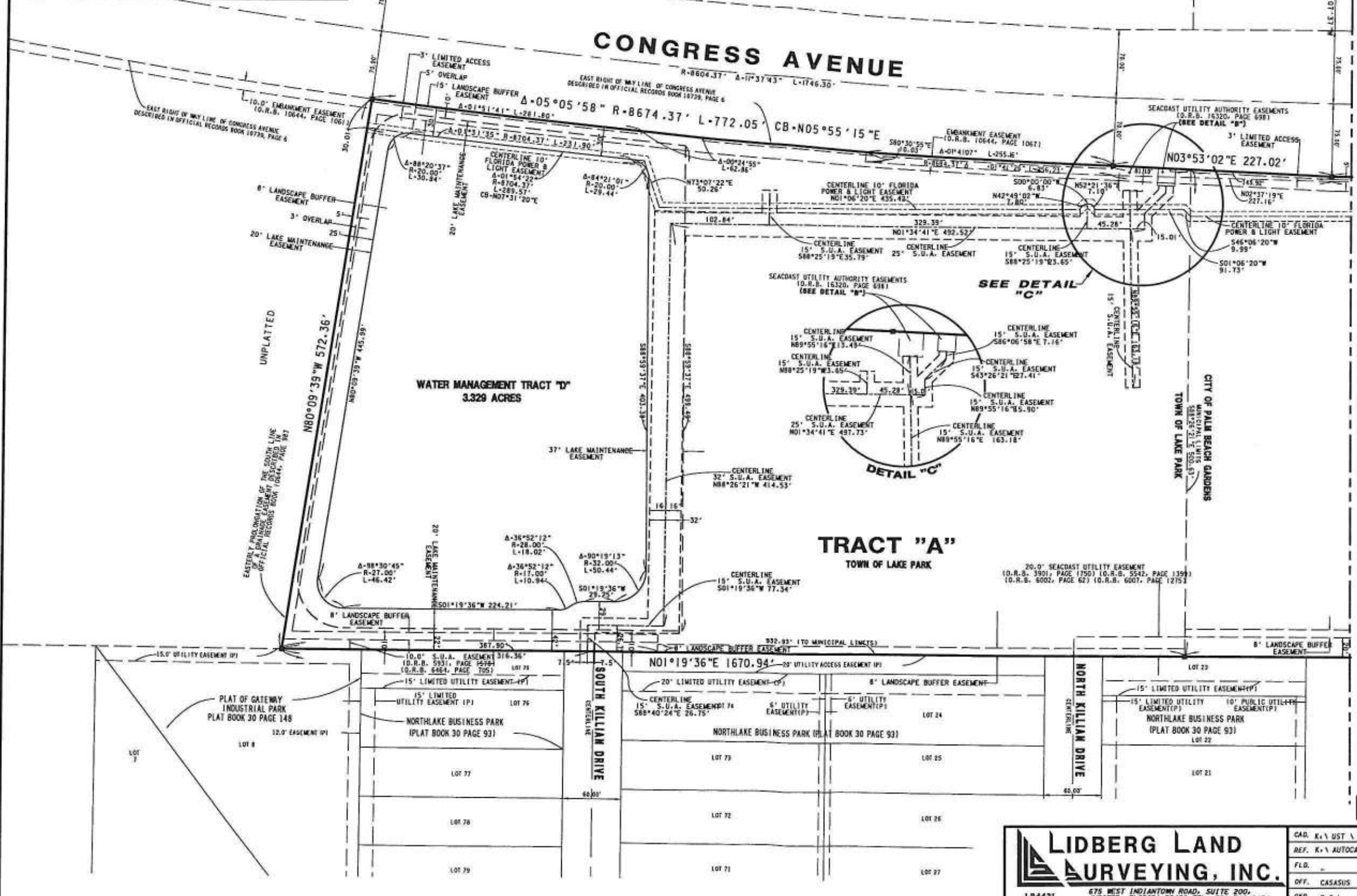
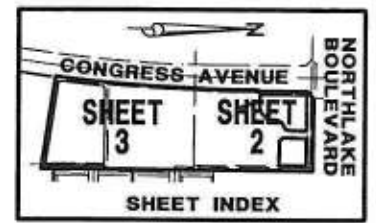
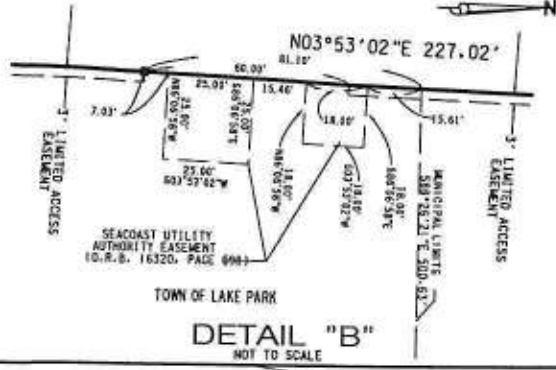
SEAL
DAVID C. LIDBERG, P.S.M.

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FLD: _____	FR: PG: _____	JOB: 00-167-306	
OFF: CASASUS	DATE: _____	DATE: NOV. 2004	
CKD: D.C.L.	SHEET: 01	4	DWG: 000-167P

LIDBERG LAND SURVEYING, INC.
L.B.4431 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TEL: 561-748-8454

NORTHLAKE SQUARE EAST

SITUATE IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST
 CITY OF PALM BEACH GARDENS AND THE TOWN OF LAKE PARK,
 PALM BEACH COUNTY, FLORIDA
 NOVEMBER 2004 SHEET 3 OF 4



AREA TABULATION

DESCRIPTION	ACREAGE
TRACT "A"	14.121
TRACT "B"	1.086
TRACT "C"	0.843
TRACT "D"	3.329
TRACT "E"	0.229
TOTAL	19.620

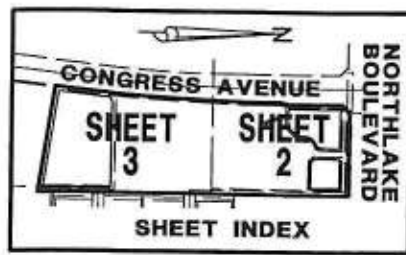
ABBREVIATIONS

- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- PC = POINT OF CURVE
- PT = POINT OF TANGENT
- NR = NON RADIAL
- CL = CENTER LINE
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA
- S.U.A. = SEACOAST UTILITY AUTHORITY
- L.A.E. = LIMITED ACCESS EASEMENT
- F.P.L. = FLORIDA POWER & LIGHT COMPANY
- PRM = PERMANENT REFERENCE MONUMENT
- LB = LICENSED BUSINESS
- DOT = DEPARTMENT OF TRANSPORTATION
- LAC = LIMITED ACCESS EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- ORB = OFFICIAL RECORD BOOK
- PG = PLAT BOOK
- PC = PAGE
- TYP. = TYPICAL

NOTE: SEE SHEET 4 OF 4 FOR ADDITIONAL DRAINAGE EASEMENTS

LIDBERG LAND SURVEYING, INC.
 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TEL. 561-746-8454

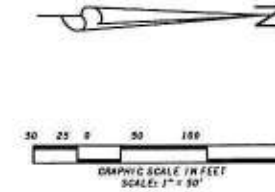
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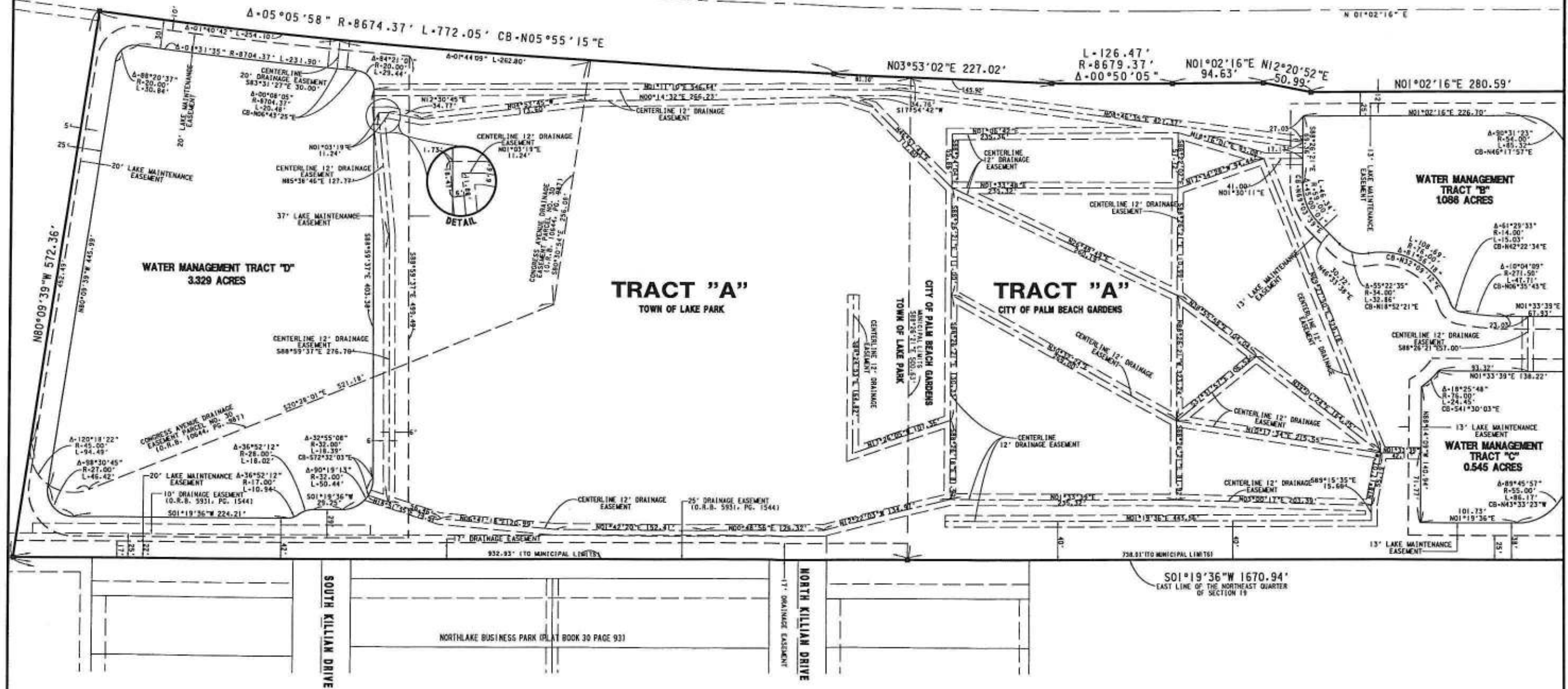
NORTHLAKE SQUARE EAST

SITUATE IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST
CITY OF PALM BEACH GARDENS AND THE TOWN OF LAKE PARK,
PALM BEACH COUNTY, FLORIDA

NOVEMBER 2004 SHEET 4 OF 4



CONGRESS AVENUE



DRAINAGE EASEMENTS DETAIL SHEET

LIDBERG LAND SURVEYING, INC.		CAD: X:\UST\194243\1670306\SHEET4.DWG	
675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TEL: 561-746-8454		REF: X:\AUTOCAD2000\194243\00-167\1670104.DWG	
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	CKD: D.C.L.	SHEET: 04	DATE: NOV. 2004
			DWG: 000-167P