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 Minutes

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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 | х | | |
| Commissioner | | NO. CO. CO. CO. CO. CO. CO. CO. CO. CO. C | |

| Carey | X | |
|----------------------|---|--|
| Commissioner Daly | х | |
| 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 Balius 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.

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 Balius to approve Resolution 03-02-05; Commissioner Daly made the second.

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Vote on Motion:

| Commission | Yes | No | Other |
|---------------------------|-----|----|-------|
| Vice Mayor Balius | x | | |
| Commissioner Garretson | x | | |
| Commissioner Carey | х | | |
| Commissioner Daly | x | | |
| Mayor Castro | х | | |

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 Balius made the second.

Vote on Motion:

| Commission | Yes | No | Other |
|---------------------------|-----|----|-------|
| Vice Mayor Balius | X | | |
| Commissioner Garretson | x | | |
| Commissioner Carey | х | | |
| 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

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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 | х | | |
| Commissioner Daly | x | | 101-2 |
| 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 | | 1 |
| Commissioner Garretson | x | | |
| Commissioner Carey | x | | |
| Commissioner Daly | х | | |
| Mayor Castro | х | | |

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 | A | | |
| 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 | | х | |
| Commissioner Garretson | | х | |
| Commissioner Carey | x | | |
| Commissioner Daly | х | | |
| 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 | Y | |
| Commissioner | A | |
| Daly Mayor | X | |
| 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 | х | | |
| Commissioner Garretson | x | | |
| Commissioner Carey | х | | |
| 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 there 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

SEAL PART

Approved on this 16th day of February 2005.

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Public Comment Card Town of Lake Park

50 7 Meeting Date: FFB.

CARDS MUST BE SUBMITTED BEFORE THE ITEM IS DISCUSSED!

3 MINUTE TIME LIMITATION ON ALL COMMENTS

PARK OTTERSON BILL Address: Name:

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:

CARDS MUST BE SUBMITTED BEFORE THE ITEM IS DISCUSSED!

3 MINUTE TIME LIMITATION ON ALL COMMENTS

Address: Cold DATE PAIN DA. 1. IN. 1. In J. 1. I would like to make comments on the following AGENDA ITEM(S):

Would like to make comments on the following NON-AGENDA ITEM(S):

L. SINTS 37 BOLL DOLL CO MILL ON 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.

3



Public Comment Card Town of Lake Park

2/2/05 Meeting Date: CARDS MUST BE SUBMITTED BEFORE THE ITEM IS DISCUSSED!

3 MINUTE TIME LIMITATION ON ALL COMMENTS

Name.

Booth Bet

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):

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.

CH A

DEDICATIONS AND RESERVATIONS

ENOW ALL MEN BY THESE PRESENTS THAT WORTHLARE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN MERION AS MORTHLARE SQUARE EAST, SITUATE IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH COLORDAY, SITUATE IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, DALM PARK, PALM BEACH COUNTY, FLORIDA, SEING DESCRIBED AS A PARCEL OF LAND LYING IN THE HORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THEMSE SOUTH 61'19'36' WEST ALONG THE EAST LINE OF THE MORTHEAST CORNER OF SAID SECTION 19; THE SOUTH 61'19'36' WEST ALONG THE EAST LINE OF THE MORTHEAST QUARTER OF SAID SECTION 19; THE SOUTH 61'19' MEST AND ALL OTHER SECTION 19; THE SECRET LINE OF THE MORTHEAST QUARTER OF SAID SECTION 19; THE SECRET OF THE MORTHEAST QUARTER OF SAID SECTION 19; THE SECRET OF THE MORTHEAST QUARTER OF SAID SECTION 10; A POINT ON THE SOUTH RICHT OF WAY LINE OF MORTHLAKE SOULE HAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 19739, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDGE OF INC. AND THE POINT OF THE MORTH BILD PARKELL THENCE CONTINUE SOUTH 01'19'36' MEST ALONG THE EAST LINE OF THE MORTH BAY PARKELL THENCE CONTINUE SOUTH 01'19'36' MEST ALONG THE EAST LINE OF THE MORTH BAY PARKELL THENCE CONTINUE SOUTH 01'19'36' MEST ALONG THE EAST LINE OF THE MORTH BAY PARKELL THENCE CONTINUE SOUTH 01'19'36' MEST ALONG THE EAST LINE OF THE MORTH BAY PARKELT THENCE CONTINUE SOUTH 19'19'36' MEST ALONG THE LAST LINE OF THE MORTH BAY PARKELT THENCE CONTINUE SOUTH LINE AND ALONG SAID ESCRIBED TO PARKELT THE MOST THE MORTH BAY PARKET MEST AND THE MORTH BAY PARKET MEST ALONG SAID EAST RIGHT OF MAY LINE A DISTANCE OF 72'C AND THE MORTH BAY SAY OF TH

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

HAS CAUSED THE FOLLOWING TO BE SURVEYED AND PLATTED, DOES HEREBY MIKE THE FOLLOWING DEDITIONS AND/OR RESERVANTIONS:

- TRACT "A", AS SHOWN MERCON, IS HEREBY RESERVED BY MORTHLAKE SQUARE EAST, LLC. A FLORICA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND SHALL BE THE PERFECTUAL MAINTERMANCE OBLIGATION OF EAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE TOWN OF LAKE PARK
- MATER MANAGEMENT TRACTS B. C. AND D. AS SHOWN HEREON, ARE HEREBY RESERVED BY MOTERLASE SQUARE EAST, LLC. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMATER MANAGEMENT AND DALINAGE PURPOSES AND IS THE PERFETUAL MAINTERNANCE DILICATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, MITHOUT RECOURSE TO THE CITY OF PALM BEACH GARBERS OR THE TOWN OF LAKE SAID.
- TRACT "E". AS SHOWN HEREON, IS HEREBY RESERVED BY NORTHLARE SQUARE EAST, LLC. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, YOR FUTURE RIGHT OF WAY AND SHALL BE THE PERPETURI, MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, MITHOUT ECOURSE TO THE CITY OF PALM BEACH GARDENS.
- LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY BEDICATED TO THE CITY OF PALM BEACH CARDENS AND THE TOWN OF LAKE PARK FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- LAKE WHITTEMANCE EASEMENTS, AS SHOWN MEREON, ARE HEREBY RESERVED BY MORTHLAKE SQUARE EAST, LLC. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRIVING FACULITIES LOCATED WITHIN THE ASSOCIATED WHITE MANAGEMENT TRACES FOR PURPOSES OF PERFORMING ANY AND ALL MAINTEMANCE ACTIVITIES FURSIONATED TO THE MAINTEMANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PAIN BEACH GARDENS OR THE TOWN OF LAKE PARK.
- THE 20 FOOT AND 12 FOOT GRAINAGE EASEMENTS, AS SHOWN HEREOV, ARE HEREBY RESERVED BY MORTHLARE SQUARE EAST, LLC. A FLORIDA LIMITED LIABILITY COMPANY FOR DRAINAGE PURPOSES, THE MINITEMANCE OF ALL DRAINAGE FACILITIES LOCATED THERE IN SHALL BE THE PERPETUAL MAINTEMANCE OR, LASTICHO OF SAID LIMITED LIABILITY CHAPMY, ITS SUCCESSORS AMO ASSIGNS, WITHOUT SECOURSE TO THE CITY OF PALM BEACH CARDERS OR
- THE 17 FOOT DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF LARE PARK FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE DULI GATION OF HORTHLANE SOURING EAST, L.C. A FLORIDA LINE TO LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RESOURSE TO THE TOWN OF LAKE PARK.
- LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY WORTHLAKE SQUARE EAST, LLC. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND INTERNMENCE OBLICATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO TO THE CITY OF PALM BEACH SARDERS OR THE TOWN OF LAKE PARK.
- THE 5 FOOT AND 20 FOOT PUBLIC ACCESS EASTMENT, AS SHOWN HEREON, ARE HEREBY BEDICATED TO THE CITY OF PALM BEACH CARRENS FOR PEDISTRIAN ACCESS PURPOSES AND WILL BE THE PERFECTUAL MAINTENANCE ORLIGATION OF MORTHLAKE GUARGE FAST, LLC. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE SEACOAST UTILITY AUTHORITY CASEMENTS IS. (L.A.), AS SHOWN HEREON, ARE MEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY. ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND HIN INTERNACE OF DOMESTIC WATER AND SAINTARY SEMILE FACULATION. SAID LAMOS ENCUMBERED BY SAID BARGEMENTS SHALL BE THE PERFETURL MAINTENANCE ORIGINATION OF THE OWNER OF OWNERS OF THE FEE SIMPLE INTEREST IN SAID LAMOS, THIER SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, HORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, MAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBERS, MORTHLAME INVESTORS EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ITS COMPANY SEALT DE AFFIXED HERETO 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 THE A FLORIDA LIMITED LIABILITY COMPANY

| Print Name: JDE 0 | ROSELLA |
|-------------------|----------|
| WITNESS: | IS DEMER |
| 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

BEFORE ME PERSONALLY APPEARED JOE CARDSELLA WHO IS PERSONALLY BEFORE ME PRESONALLY APPEARED JGE CARDSCLLA WHO IS PERSONALLY MAD WHO
KNOWN TO ME, OR NAS PRODUCTED AND HIPSE SICKEMES AS IGENT FIREATION, AND WHO
EXECUTED THE FOREODING INSTRUMENT AS MANAGING MEMBER OF NORTHLAKE INVISTORS
EAST, LLC. A FLORIDA LIMITED LABILITY COMPANY AND SEVERALLY ACROSM EDGED
TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID
LIMITED LIMITED LITY COMPANY. AND THAT THE SEAL AFFIXED TO THE FORECOIND
INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND
THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REQULAR AUTHORITY, AND
THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REQULAR AUTHORITY, AND
THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY
COMPANY.

| V511000 | -03 | |
|--|--|------|
| MY COMMISSION EXPIRES COMMISSION NO.: | The second secon | |
| | PRINT NAME. | |
| | | |

MORTGAGEE'S CONSENT

ACKNOWLEDGEMENT

BANK ATLANTIC, A FEDERAL GAVINGS BANK CERTIFIES THAT IT IS THE NOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED INSECON AND DOES HEREBY JOIN IN AND COMBRIT TO THE DEDICATION OF THE LAND OSSCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE. WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12048, PARE 1664, OF THE PUBLIC RECORDS OF PAIN BEACH COUNTY, FLORED, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREOM.

IN MITNESS MEREOF, BANK ATLANTIC, A FEDERAL SAVINGS BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2004

| | BANK ATLANTIC, A FEDERAL SAVI | NOS BANK |
|-------------|-------------------------------|----------|
| WITHESS: | BY | |
| PRINT NAME: | JEFFREY S. CHICER | |
| WI THEES: | SENTOR VICE PRESIDENT | |
| PRINT MINE | | |

ACKNOWLEDGEMENT

MITWEEL OF HERE AND APPEARED AND THE

BEFORE ME PERSONALLY APPEARED JEFFREY'S, CHICER 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 PEDERAL, SAVINOS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE WE THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FORECOME INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FORECOME INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION.

DUE AND REQULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND SEED OF SAID CORPORATION.

| . 2004. | - Writing Scar 1915 | SWI SF | - |
|----------------------|---------------------|--------|---|
| MY COMMISSION EXPIRE | Sc MOTARY PUBLIC | | |
| | PRINT MAKE | | |
| Hot | ARY SEALI | | |

MORTGAGEE'S CONSENT

STATE OF FLORIDA 1

NORTHLANE ACQUISITION EAST, LLC. A FLORIDA LIMITED LIABILITY COMPANY, CERTIFIES THAT IT IS THE HOLDER OF A MORECAGE, UPON THE PROPERTY DESCRISED HEREON AND BOOS HERBY JOIN IN AND CONSENT OF THE DEDICATION OF THE LAND DESCRIBED IN BAID BEDICATION BY THE COMMESS THEREOF AND ADREES THAT ITS MORECAGE WHICH IS RECORDED IN OFFICIAL BECOME DOOR 120-68, PAGE 731-4, OF THE PUBLIC RECORDS OF PAIN BLACH COUNTY, FLORIDA, SHALL BE SUBDIDIMATED TO THE BEDICATION SHOWN

IN WITHESS MACREDE, NORTHLAKE ACQUISITION EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY MAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFISED HERCON BY AND MITS THE ANTHORITY OF ITS MEMBERS SHIS SAY OF 2004.

NORTHLAKE ACQUISITION EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY

| WI THESS: | BY: | |
|-------------|----------------------|--|
| PRINT NAME: | ROBERT T. WILLIAMSON | |
| | MANAGING MEMIER | |
| WITHESS: | | |
| PRINT NAME: | | |

BEFORE ME PERSONALLY APPEARED ROBERT T. WILLIAMSON WHO IS PERSONALLY KNOWN BEFORE ME PERSONALLY APPEARED ROGERT T. WILLIAMSON WHO IS PRISONALLY KNOWN TO ME, DEPART OF THE PROPERTY AND WHO PERSONALLY AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANACINE MEMBER OF MORTHLARE ACQUISITION EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH THE FOREGOING INSTRUMENT IS THE COMPANY AND THAT THE STAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SALO OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO BAID INSTRUMENT BY DUE AND REQULAR AUTHORITY. AND THAT SAID INSTRUMENT IS THE CREATED TO BAID INSTRUMENT BY DUE AND REQULAR AUTHORITY. AND THAT SAID INSTRUMENT IS THE PREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

| WITHESS MY HAND AND | OFFICIAL SEAL THIS | DAY OF | |
|---|--------------------|--------|--|
| NY DOMNISSION EXPIRES: COMNISSION NO.: | HOTARY PUBLIC | - | |
| | PRINT NAME | - | |
| NOTARY SE | Alt | | |

TITLE CERTIFICATION

STATE OF FLORIDAY

NE, 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 MORTHLAKE SQUARE EAST, LLC. A FLORIDA LIMITED LIABLITY COMPANY: THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAWARE SHOWN HEREONE AND THAT THERE ARE ENCLMBRANCES OF RECORD BUT THOSE ENCLMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY

| DATES | | |
|-------|------------------------|--|
| | 817 | |
| | ALBERTO GOMEZ - VI DAL | |
| | STATE COUNSEL | |

CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR

STATE OF FLORIDAL

D MOMADO DIREC

THIS PLAT WAS BEEN REVIEWED FOR CONFORMITY IN ACCOMMANCE WITH CHAPTER 177, MILITIOF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH CARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA.

| EACH (| ARDENS | APPROVAL |
|--------|--------|--------------|
| | | |
| | EACH (| EACH GARDENS |

ATTEST PATRICIA SNIDER CITY CLERK THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS DAY OF

TOWN OF LAKE PARK REVIEWING SURVEYOR

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

COUNTY OF PALM BEACH)

DEREK G. ZEMAN DATE: PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 5655

STATE OF FLORIDA

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





TOWN OF LAKE PARK APPROVAL

TOWN OF LAKE PARK! COUNTY OF PALM BEACH, FLORIDAL

AREA TABULATION

TRACT "B"

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF LANE PAIRS, AND IN ACCORDANCE WITH SEC. 177.071(1) let, FLORIDA STATUTES, THIS

| DAY | f OF 2004. | |
|-----|---------------------------------------|---|
| BY | | _ |
| | JOHN P. DOWNES, P.E. TOWN ENGINEER | |
| | | |

ATTEST: STEPHANIE THOMAS, TOWN CLERK

PAUL W CASTRO, MAYOR

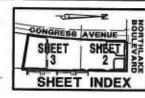
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MOMINENTS TP.R.M.**I, NAVE BEEN PLACED AS REQUIRED BY LAME, AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS AND THE TOWN OF LAKE

DAVID C. LIDRERG, P.S. M. LICENSE NO. LS 3613 STATE OF FLORIDA

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
- MENOTES A SET 4"X4" CONCRETE HONUMENT STAMPED "PRINCES 4431" PERMANENT REFERENCE MONUMENT (P.R. M.), UNLESS OTHERWISE MOTED.
- 3. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN OF LAKE PARK OR CITY OF PALM BEACH GARDENS APPROVALS OR PERMITS, AS REQUIRED FOR SUCH
- 4. LINES, WHICH INTERSECT CURVES, ARE HON-RADIAL UNLESS
- 5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HERE IN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS PALM BEACH COUNTY FLORIDA.
- FOR THE OFFICES OF LIGHERS LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458.
- SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAIMAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH DRAIMAGE OF PUBLIC STREETS. INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS.
- 8. THE LAKE MAINTAINANCE EASEMENTS WILL HAVE PRIORITY OVER THE LANDSCAPE MUFFER EASEMENTS IN THOSE CASES WHERE A OVERLAP IS SHOWN HEREON. WHERE LANDSCAPE BUFFERS OVERLAP DRAINAGE EASEMENTS, BOALMAGE EASEMENTS HAVE PRIORITY. LANDSCAPING WITHIN DRAINAGE EASEMENTS SHALL BE LINITED TO SHRUBS AND NO TREES WITH HEAVY ROOT SYSTE!





NORTHLAKE SQUARE EAST, LLC A FLORIDA LIMITED LIABILITY COMPANY



BANK ATLANTIC, A FEDERAL SAVINGS BANK



CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR



CITY OF PALM BEACH GARDENS







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DEDICATIONS AND RESERVATIONS

RHOW ALL MEN BY THESE PRESENTS THAT NORTHLAKE SQUARE EAST, LLC, A FLORIBA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS MORTHLAKE SQUARE EAST, SIT UATE IN SECTION 19. TOWNER IP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GRADERS AND THE TOWN OF LAKE PARK, PALM BEACH CONTY, FLORIBA, BEING DESCRIBED AS A PARCEL OF LAND LYING IN THE MORTHEAST QUARTER OF SECTION 19. TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

SOUTH, NAMEL AS FARDE, PASK BRACK COUNTY, FLORIDA, BEING MONE PARTICULARLY SCENIES ON A FOLLOWS:

COMMENCING AT THE HORTHEAST CORNER OF SAID SECTION 19; THERE SOUTH 01'19'36" WEST ALONG THE EAST LINE OF THE MORTHEAST QUARTER OF SAID SECTION 19; THE RAST LINE OF THE HORTHEAST QUARTER OF SAID SECTION 19; THE RAST SOUTH 01'19'36" WEST AND ALL OTHER BEARINGS STATED HERE IN ARC. RELATIVE THEREON A DISTANCE OF 52, 30 FEET TO A POINT ON THE SOUTH RIGHT OF MY LINE OF HORTHEAST CHARGE OF 52, 30 FEET TO A POINT ON THE SOUTH RIGHT OF MY LINE OF CROSSE OF PAUR BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE REFEIRNT LE DESCRIBED PARCELS THENCE CONTINUE SOUTH DI'19'36" WEST ALONG THE REFEIRNT LE DESCRIBED PARCELS THENCE CONTINUE SOUTH DI'19'36" WEST ALONG THE REFEIRNT LE DESCRIBED PARCELS THENCE CONTINUE SOUTH DI'19'36" WEST SOUTH LINE OF A POINT OF INTERSECTION WITH THE RASTERLY PROLONGANT ON OF THE SOUTH LINE OF A DEALWARD ACKNEWN THE RESTRICT ON A DISTANCE OF 1872, 94 FEET TO A POINT OF INTERSECTION WITH THE RESTRICT ON SOUTH LINE OF SOUTH LINE OF EASTERLY PROLONGANT ON OF THE SOUTH LINE OF CONCRESS AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1079, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDAD SAID POINT BEING DION 1079, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDAD SAID POINT BEING DION 1079, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDAD SAID POINT BEING DION 1079, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDAD SAID POINT BEING DION 1079, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDAD SAID EAST THE TOTAL ADULE OF 60'50'55'5" AND 6 GOOD BEARN OF OF THE WEST, HAVING A RADIUS OF 8,757.37 FEET TO A POINT ON A NON-TANGENT LINE, THE PAGE OF ORTH 1075'55'15'

THENCE NORTHERLY A

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

- TRACT "A". AS SHOWN HEREON, IS MEREBY RESERVED BY MORTHLANE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY. ITS SUCCESSIONS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND SHALL BE THE PERPTUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSIONS AND ASSIGNS, NITHOUT RECOURSE TO THE CITY OF PALM BEACH CARRENS OR THE TOWN OF LAKE PARK.
- MATER MANAGEMENT TRACTS R. C AND D. AS SHOWN HERCON, ARE HEREBY RESERVED BY NORTHLAKE SQUARE EAST, LLC. A FLORIDA LIMITED LIABULITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STOMMATER MANAGEMENT AND DRAINAGE PUMPOSES AND IS THE PERFETULA MAINTERANCE OR LEATION OF SAID LIMITED LIABLITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE TOWN OF LAKE PAUM OF ANY.
- TRACT "E", AS SHOWN HEREON, IS HEREOV RESERVED BY WORTHLAKE SQUARE EAST, LLC. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RIGHT OF MAY AND SHALL BE THE PERPETURA, MAINTEMANCE OBLIGATION OF SAID LINITED 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 SEACH CARDENS 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 MORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMATER MANAGEMENT AND DRAINMED FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORM NO AND ALL WAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLICATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH CARDENS OR THE TOWN OF LAKE PARK.
- THE 28 FOOT AND 12 FOOT GRAINAGE EASEMENTS, AS SHOWN HEREON, ARE MERELY RESERVED BY MORTHLAKE SQUARE EAST, LLC. A FLOREDAL LIMITED LIABILITY COMPANY FOR DIAL MAKE PURPOSES, THE MAINTENANCE OF ALL. GRAINAGE FACILITIES LOCATED THERE IN 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 17 FOOT DRAINAGE EASEMENT, AS SHOWN MERCON, IS HEREBY DEDICATED TO THE TOWN OF LAKE PARK FOR DRAINAGE PURPOSES AND 15 THE PERFETUAL MAINTENANCE COLLIGATION OF MORTHLAKE POUNCE SEAT, LLC. A FLORIDAL LINE TED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PAIR.
- LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEASON, ARE HERSBY RESERVED BY ADSTHLAKE SQUARE EAST, LLC. A FLORIDA LIMITED LIABILITY COMMANY, ITS SUCCESSORS AND ASSISTED, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE FERRETUAL MINITED HABILITY COMPANY, ITS SUCCESSORS AND ASSISTED, WITHOUT RECOURSE TO TO THE CITY OF PALM SEACH CARDENS ON THE TOWN OF LAKE PARK.
- THE S FOOT AND 20 FOOT PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDING FOR PEDESTRIAM ACCESS PURPOSES AND WILL BE THE PERFETUAL MAINTENANCE DELICATION OF MORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIBITLITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE SEACOAST UTILITY AUTHORITY EASEMENTS IS.U.A.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSICHS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF DOMESTIC WATER AND SANITARY SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID FASFMENTS SHALL BY THE PEOP MAINTENANCE OBLIGATION OF THE COMMER OR COMMERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THIER SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, NORTHLAKE SQUARE EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO GO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE STORED BY ITS MARAGINE MEMBER, NORTHLAKE INVESTORS EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH

MORTHLAKE SQUARE EAST, LLC A FLORIDA LIMITED LIABILITY COMPANY

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

| WITNESSI | 879 | |
|-------------|-----------------|--|
| Print Name; | JOE CAROSELLA | |
| WITNESS: | MANAGING MEMBER | |
| Point Names | - | |
| Disservance | | |

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 AREA TABULATION

NOVEMBER 2004

SHEET 1 OF 4

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED JOE CARDSELLA WHO IS PERSONALLY MOVIM TO ME. OR HAS PRODUCED A BRIVER'S LICENSE AS IDENTIFICATION. AND MED EXECUTED THE FOREGOING INSTRUMENT AS MINISTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND REFORE THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILILITY COMPANY AND SEVERALLY ACKNOWLEDGED IN AND REFORE THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT IS THE COMPANY SAID. OF SAID LIMITED LIABILITY COMPANY AND THAT IS AND INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

| WITHESS MY HAND AND _ 2004, | OFFICIAL SEAL THIS | DAY OF | _ |
|---|--------------------|--------|---|
| MY COMMISSION EXPIRES: COMMISSION NO.: | NOTARY PUBLIC | - | |
| | PRINT NAME | | |
| WOTARY S | FAIr | | |

MORTGAGEE'S CONSENT

ACKNOWLEDGEMENT

STATE OF FLORIDAY

STATE OF FLORIDA I

BARN ATLANTIC, A FEDERAL SAYINGS BANK CERTIFIES THAT IT IS THE HOLDER OF A MONTGACE, UPON THE PROPERTY DESCRIBED HEREOM AND DOES HERROY JOIN IN AND CONSERT TO THE CEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOM AND AGREES THAT ITS MORTGACE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 12048, PAGE 1644, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SURGOISIMATED TO THE DEDICATION SHOWN MERICA.

IN WITNESS MHEREOF, BANK ATLANTIC, A FEDERAL SAYINGS BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY 112 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS DOARD OF DIRECTORS THIS 2004. BANK ATLANTIC, A FEDERAL SAYINGS BANK

| WITNESSI | BV ₂ | |
|-------------|-----------------------|--|
| PRINT NAME: | JEFFREY S. CHICER | |
| | SENIOR VICE PRESIDENT | |
| WITHESS: | | |
| PRINT NAME: | | |

ACKNOWLEDGEMENT

STATE FLORIDAT 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 ESECUTED THE POWEDING INSTRUMENT AS SENIORY FOR PERSONAL OF BANK ATLANTIC, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWN EDGED TO AND SEFORE WE THAT HE EXECUTED SIGH INSTRUMENT AS SUCH DEFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREOMORISM INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT MAS AFFIXED TO SAID INSTRUMENT BY DUE AND REQUIAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

| WITNESS MY HAND AND . 2004. | OFFICIAL SEAL THIS | DAY OF | |
|---|--------------------|--------|--|
| MY COMMISSION EXPIRES: COMMISSION NO.: | HOTARY PUBLIC | | |
| | PRINT MIC | | |
| L | | | |

MORTGAGEE'S CONSENT

MORTHLAKE ACQUISITION EAST, LLC. A FLORIDA LIMITED LIABILITY COMPANY, CERTIFIES THAT IT IS THE MOLDER OF A MOREGARE, SPONT HE PROPERTY DESCRIBED HEREOM AND DOES HEREN JOIN IN AND COMERN TO THE DESCRIPTION OF THE LAND SESCRIPED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MOREGARE 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

IN MITNESS MHEREOF, MORTHLAKE ACQUISITION EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS WANGEING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS , 2004.

MORTHLAKE ACQUISITION EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY

| WITNESS | BY) | |
|-------------|--|--|
| PRINT NAME: | ROBERT T. WILLTANSON | |
| | MANAGING MEMBER | |
| WITHESS: | Approximation and the second s | |
| PRINT NAME: | | |

BEFORE ME PERSONALLY APPEARED ROBERT T. WILLIAMSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS JOENTIFICATION, AND WHO EXCUSTED THE FORECOME THYRIGHEN AS MENHAGING NEMBER OF NORTHLARE ACQUISITION EAST, LLC, A FLORIGA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED DOING HISTRIMENT AS SUCH OFFICER OF AND LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE THE THE EXECUTED DIT THE TEXT AFFIXED TO THE FORECOME OF INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BUT AND RECEIVED AND REQULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

| WITHESS MY HAND AND C | OFFICIAL BEAL THIS | DAY OF |
|------------------------|--------------------|----------------|
| AY COMMISSION EXPIRES: | NOTARY PUBLIC | 80 |
| | PRINT NAME | |

TRACT "C"

TITLE CERTIFICATION

ME, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDM, 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 WORTHLAKE SQUARE EAST LLC. A FLORIDA LINITED LIABLITY COMPANY THAT THE CURRENT TAKES HAVE BEEN PAID THAT ALL MORTGAGES MOT SATISFIED OR RELEASE OF SECORD MOT OHERWISE TERMINATED BY LAW ARE SHOWN HATSOM AND THAT THERE ARE ENCUMERANCES OF RECORD BUT THOSE ENCUMERANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION SEPTICES BY

| mere. | | |
|-------|-----------------------|--|
| DATE: | 872 | |
| | ALBERTO GOMEZ - VIDAL | |
| | STATE COUNSEL | |

CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR

STATE OF FLORIDAY COUNTY OF PALM BEACKS

O. HOMARD DUKES

THIS PLAT HAS BEEN REVIEWED FOR COMFORMITY 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

| STATE OF | | | | | |
|-----------|--------|-----------------------------|----------------|----------|----------|
| | | | BEACH | GARDENS | APPROVAL |
| | | CH GARDENS) EACH, FLORID | u | | |
| THIS PLAT | IS HER | EBY APPROVED | FOR RECORD THE | S DAY OF | ` |

DATES

PATRICIA SNIDER ERIC JABLIN THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS DAY OF DANIEL P. CLARK, P.E. - CITY ENGINEER

TOWN OF LAKE PARK REVIEWING SURVEYOR

DEREK G. ZEMAN

LICENSE NO. 5655

PROFESSIONAL SURVEYOR AND MAPPER

177.051(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LAKE PARK. THIS REVIEW COES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC CATA. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER





TOWN OF LAKE PARK APPROVAL

TOWN OF LAKE PARK! COUNTY OF PALM BEACK, FLORIDAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDI MANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SEC. 177.071(116), FLORIDA STATUTES, THIS

| ALC: None | Contract Con | |
|-----------|--|--|
| | DOWNES, P.E. | |
| TOWN EN | I MEER | |
| w. | | |

STEPHANIE THOMS, TOWN CLERK

SURVEYOR'S CERTIFICATION

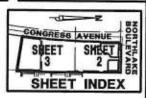
STATE OF FLORIDAT COUNTY OF PALM BEACH!

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISIONS THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS ("P.R.M."»"), HAVE BEEN PLACED AS REQUIRED BY LAME AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF COMPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALMISEACH GARDENS AND THE TOWN OF LAKE PARK, FLORIGA.

DAYID C. LIDBERG, P.S.M. LICENSE NO. LE 3613

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 88"26"21" WEST ALONG THE WORTH LINE OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM
- MENOTES A SET 4"X4" CONCRETE MONUMENT STAMPED "PRIN LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE HOTED.
- 3. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN OF LAKE PARK OR CITY OF PALM BEACH GARDENS APPROVALS OR PERMITS, AS REQUIRED FOR SUCH
- 4. LINES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS
- S. 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 PALM BEACH COUNTY FLORIDA.
- 6. THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS. IN AND FOR THE OFFICES OF LIBERG LAND SURVEYING, INC., 675
 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458.
- 7. THE CITY OF PALM BEACH CARDENS AND THE TOWN OF LAKE PARK SHALL MAYE THE RIGHT, BUT HOT THE DOLLGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH DRAINAGE OF PUBLIC STREETS. HILLIDING THE RIGHT TO STILLIZE FOR PROPER PURPOSES AM
- B. THE LAKE MAINTAINANCE EASEMENTS WILL HAVE PRIORITY OVER THE LAMBSCAPE BUFFER EASEMENTS IN THOSE CASES WHERE A OVERLAP IS SHOWN HEREON. WHERE LANDSCAPE BUFFERS OVERLAP DRAINAGE EASEMENTS, DRAINAGE EASEMENTS HAVE PRIORITY. LANDSCAPING WITHIN DRAINAGE EASEMENTS SHALL BE LIMITED TO SHRUBS AND NO TREES WITH HEAVY ROOT SYSTEM





MORTHLAKE SQUARE EAST, LLC A FLORIDA LIMITED LIABILITY COMPANY



BANK ATLANTIC, A FEDERAL BAYINGS BANK



CITY OF PALM BEACH GARDEN REVIEWING SURVEYOR



CITY OF PALM BEACH GARDENS



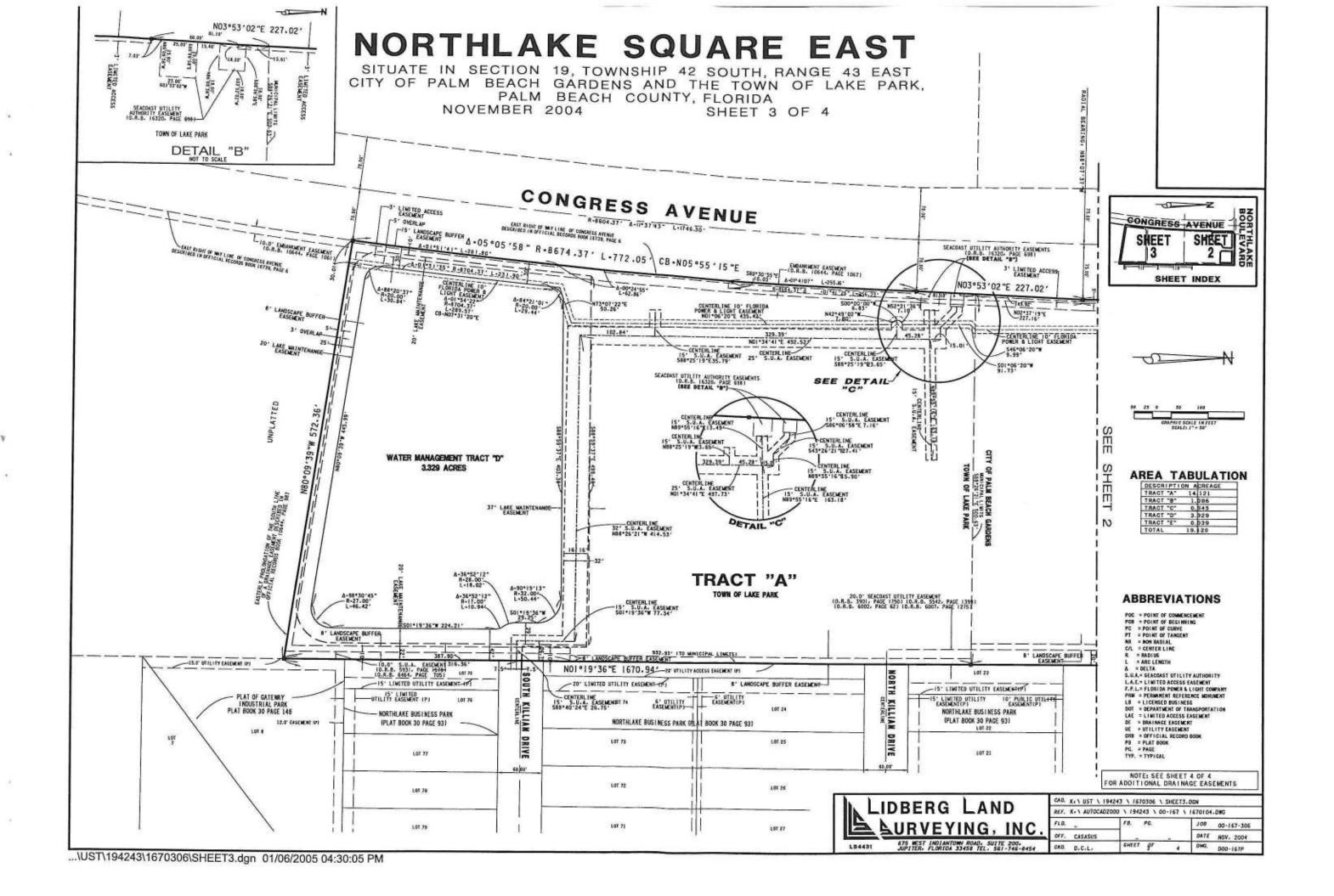
TOWN OF LAKE PARK

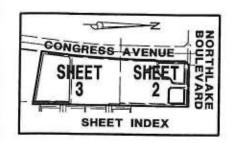




DAVID C. LIDBERG, P.S.M.

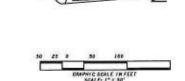
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NORTHLAKE SQUARE EAST

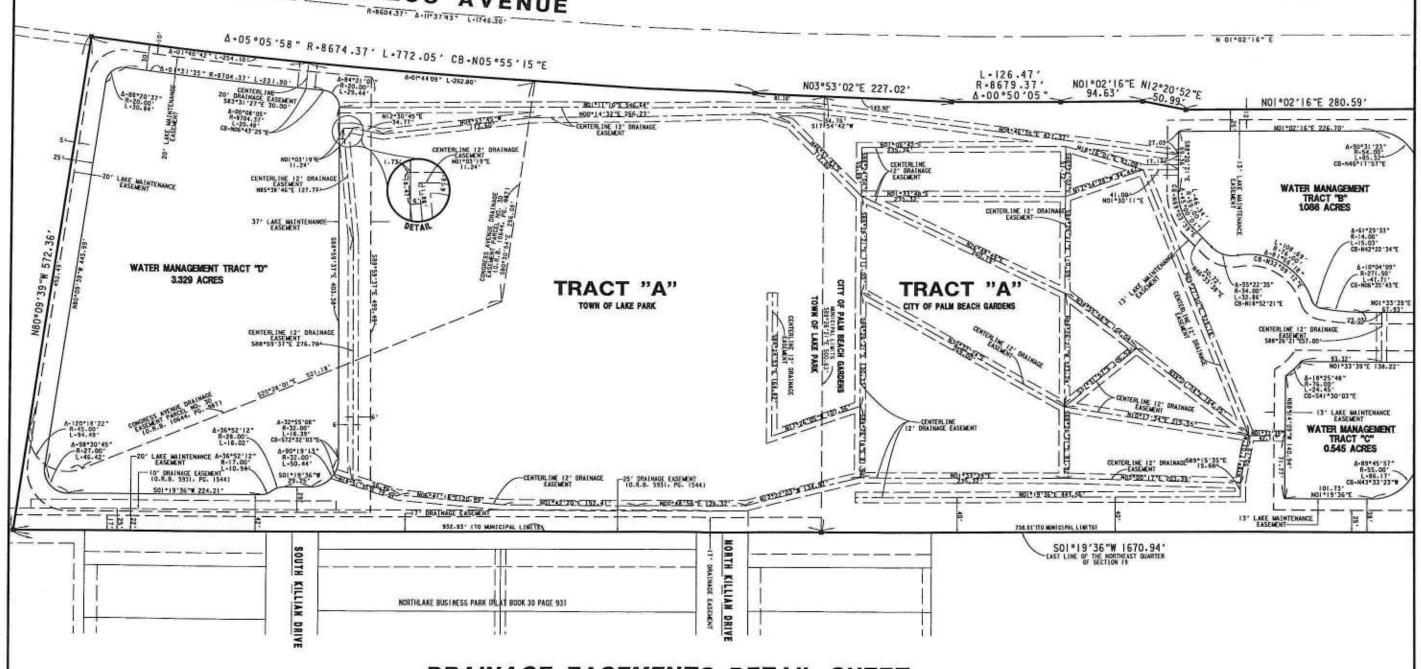
SITUATE IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF PALM BEACH GARDENS AND THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA



NOVEMBER 2004

SHEET 4 OF 4





DRAINAGE EASEMENTS DETAIL SHEET



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