

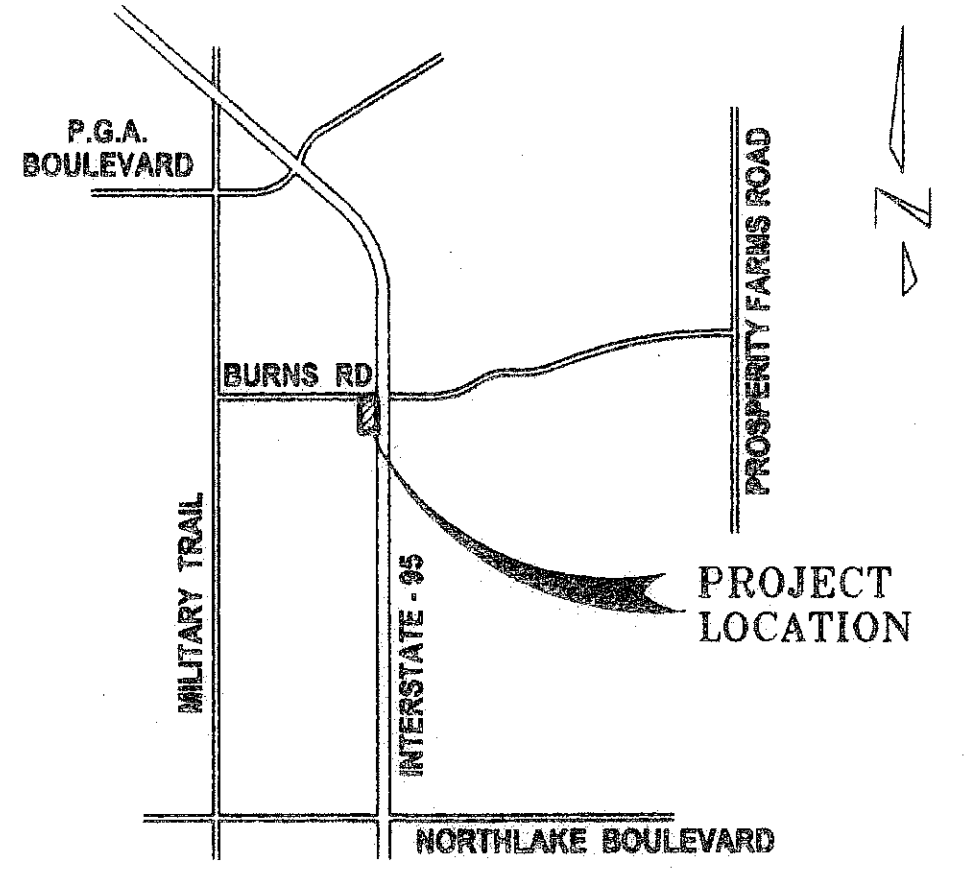
20090184404

130

DOG DAYS

BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 12
TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2

00052-173



DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT DOG DAYS HOLDINGS, LLC., A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND SHOWN HEREON AS DOG DAYS, LYING IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 01° 33' 35" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE 30.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF BURNS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1685, PAGE 1583, OFFICIAL RECORDS BOOK 821, PAGE 542, OFFICIAL RECORD BOOK 1508, PAGE 255, OFFICIAL RECORD BOOK 12088, PAGE 1039, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88° 29' 38" WEST, ALONG THE SAID PARALLEL LINE AND THE SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 171.93 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE I-95 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93220-2402 AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE NORTH 88° 29' 38" WEST, CONTINUING ALONG THE SAID PARALLEL LINE AND THE SAID RIGHT-OF-WAY LINE A DISTANCE OF 147.19 FEET; THENCE SOUTH 02° 32' 22" WEST, DEPARTING THE SAID PARALLEL LINE AND THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF 324.72 FEET; THENCE SOUTH 88° 29' 38" EAST, A DISTANCE OF 173.88 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE 95, SAID POINT ALSO BEING A POINT ON A CURVE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, FROM WHICH A RADIAL LINE BEARS NORTH 89° 37' 34" WEST AND A CHORD BEARS NORTH 02° 10' 00" WEST AND HAVING A RADIUS OF 3669.83 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 04' 52" A DISTANCE OF 325.44 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 52,904 SQUARE FEET OR 1.21 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, WITH THE AUTHORITY OF ITS' SOLE MEMBER.

THIS 28 DAY OF APRIL 2009.

WITNESS: Susan Tornabene BY: DOG DAYS HOLDINGS, LLC.
PRINT NAME: Susan Tornabene A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Hope Osagi BY: Stefan Gelch
PRINT NAME: Hope Osagi STEFAN GELCH, MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED STEFAN GELCH, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF DOG DAYS HOLDINGS, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF APRIL 2009.

MY COMMISSION EXPIRES: May 21, 2011 NOTARY PUBLIC: [Signature]

PRINT NAME: NANCY J. MULLIGAN

NOTARY SEAL: [Seal] COMMISSION NO.: DD-673223

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE PLATTING OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 23013, PAGE 773, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE PLATTED LANDS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION 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 28 DAY OF APRIL 2009.

WITNESS: Susan Tornabene BY: RA CO AMO, INC.
PRINT NAME: Susan Tornabene A DELAWARE CORPORATION

BY: Carl Volk
CARL VOLK, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED CARL VOLK WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RA CO AMO, INC., A DELAWARE CORPORATION 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 28 DAY OF APRIL 2009.

MY COMMISSION EXPIRES: May 21, 2011 NOTARY PUBLIC: [Signature]

PRINT NAME: NANCY J. MULLIGAN

NOTARY SEAL: [Seal] COMMISSION NO.: DD-673223

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, STEPHEN S. MATHISON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN DOG DAYS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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: THIS 28 DAY OF April 2009

BY: [Signature]
STEPHEN S. MATHISON
ATTORNEY-AT-LAW
FLORIDA BAR NO.: 0362786

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, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) OR PERMANENT CONTROL POINTS (P.C.P.'S).

DATED THIS 27th DAY OF APRIL 2009

[Signature]
THOMAS C. VOKOUN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.: 4382

ABBREVIATIONS:

- = SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB4897" UNLESS OTHERWISE NOTED.
- ⊙ = SET MAG NAIL AND DISK STAMPED "PCP LB4897"
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- S.U.A. = SEACOAST UTILITY AUTHORITY
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- FND. = FOUND
- F.P.L. = FLORIDA POWER & LIGHT
- L.A.E. = LIMITED ACCESS EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- LB = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- CH = CHORD BEARING

APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21st DAY OF May 2009.

ATTEST: [Signature] BY: [Signature]
PATRICIA SNIDER JOSEPH R. RUSSO
CITY CLERK, CMC MAYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21st DAY OF May 2009.

BY: [Signature]
MASSIMO BOSSO, P.E.
CITY ENGINEER

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PER PALM BEACH COUNTY GRID BEARINGS SAID LINE BEARS SOUTH 88° 29' 38" EAST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATED THERETO.
- 2) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 4) THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- 5) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6) THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") AND PERMANENT CONTROL POINTS ("P.C.P.'S") ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

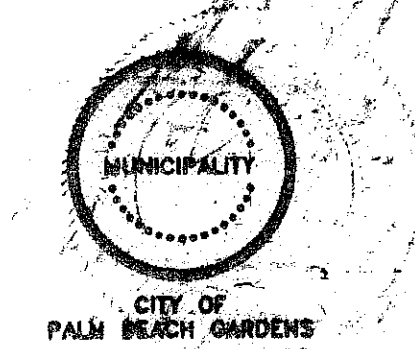
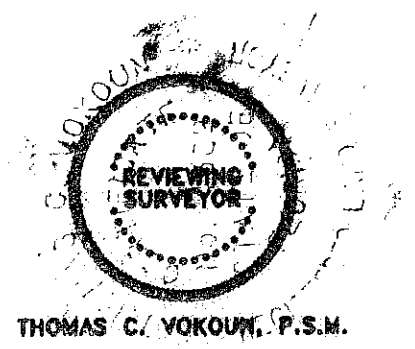
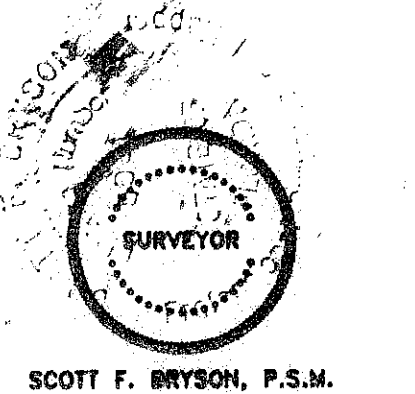
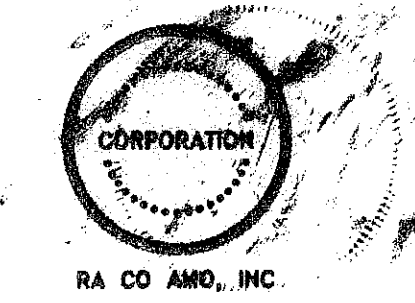
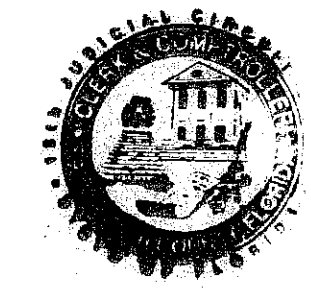
[Signature] DATED: THIS 27th DAY OF APRIL 2009
SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5991

CAD FILE: Z:\2008\08-901 DOG DAYS\DWG\08-901 PLAT.DWG		
DATE: 10-09-08	CHECKED: SB	PROJECT No.
SCALE: 1"=40'	APPROVED: SB	08-901
DRAWN: R.A.B.	DWG No. 08-901	

Keshavarz & Associates, Inc.
CONSULTING ENGINEERS - SURVEYORS
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED
FOR RECORD AT 1:57PM
THIS DAY OF May 2, 2009
AND DULY RECORDED IN PLAT
NO. 173 ON PAGES 136
THRU 137

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature] D.C.



PLOT DATE: Apr 24, 2009 TIME: 4:41pm BY: Surveyor
 DRAWING: A:\2008\08-901 DOG Days\DWG\08-901 Plat 12\Title.dwg LAYOUT: SHEET 1