

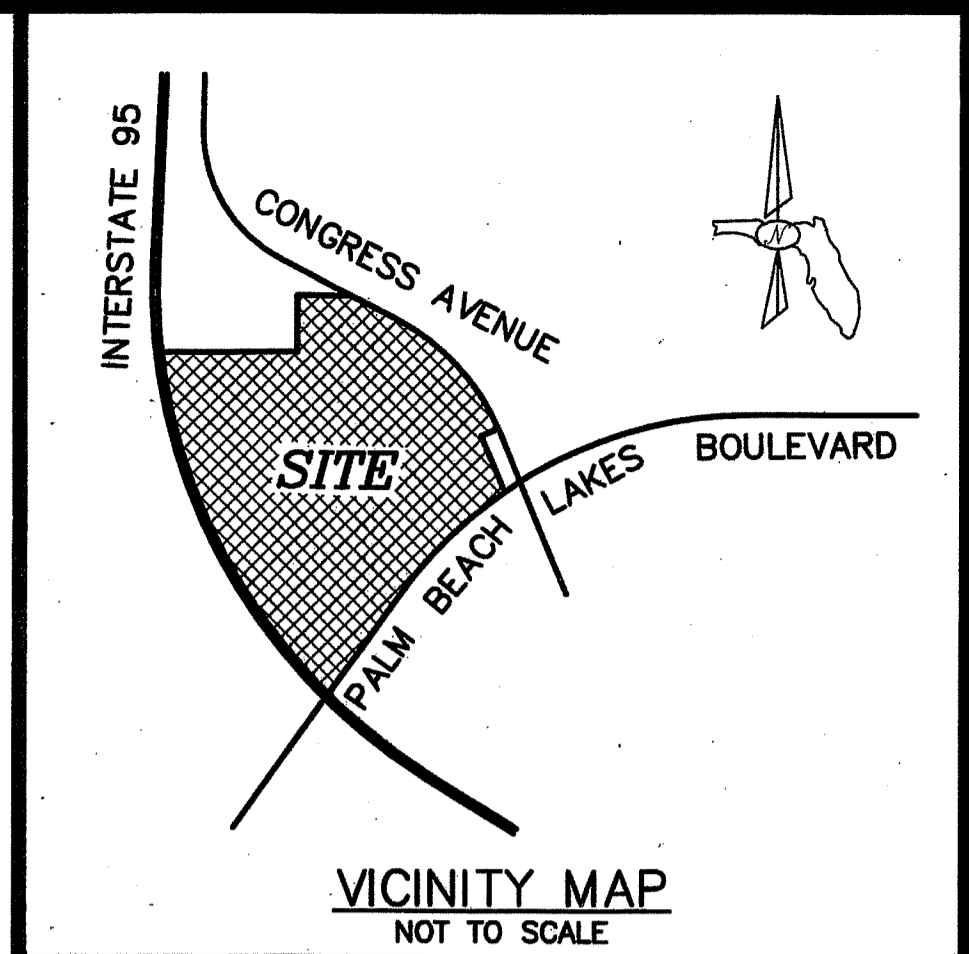
PALM BEACH OUTLETS

A COMMERCIAL PLANNED DEVELOPMENT

LYING IN SECTIONS 17, 18 & 19 TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOT 1, BLOCK 11, FLAMING WATERS COUNTRY CLUB, PLAT BOOK 28 PAGE 23

SHEET 1 OF 3

00074-303



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record on 3/24/13
 this day of March 2013
 and duly recorded in Plat Book 116
 on Page(s) 98-100
 Sharon E. Park, Clerk & Computer
 J. E. Phillips, D.C.

DEDICATIONS AND RESERVATIONS
COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH MALL HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTIONS 17, 18 & 19 TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOT 1, BLOCK 11, FLAMING WATERS COUNTRY CLUB, PLAT BOOK 28 PAGE 23, SHOWN HEREON AS:

PALM BEACH OUTLETS

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF SAID SECTION 18, N89°45'34"W FOR 690.98 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF PALM BEACH LAKES BOULEVARD (FORMERLY 12th STREET), RECORDED IN PLAT BOOK 28, PAGE 94, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, S36°57'36"W FOR 278.75 FEET; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, S73°05'39"W FOR 132.40 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 9 (I-95), RECORDED IN ROAD PLAT BOOK 3, PAGE 217, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY FOR THE FOLLOWING COURSES:

THENCE N35°02'24"W FOR 489.00 FEET;
THENCE N23°21'58"W FOR 610.00 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 3669.83 FEET, WHERE A RADIAL LINE BEARS N77°13'28"E;
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°58'23" FOR 894.98 FEET TO A POINT OF TANGENCY;
THENCE N01°11'51"E FOR 496.51 FEET;

THENCE N90°00'00"E FOR 130.03 FEET;
THENCE N01°11'51"E FOR 100.02 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF BLOCK 11 FLAMING WATERS COUNTRY CLUB, RECORDED IN PLAT BOOK 28, PAGE 239, OF SAID PUBLIC RECORDS;
THENCE ALONG THE SOUTH BOUNDARY OF SAID PLAT, N90°00'00"E FOR 972.99 FEET;
THENCE DEPARTING SAID BOUNDARY, N00°00'00"E FOR 303.00 FEET;
THENCE N90°00'00"E FOR 368.65 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF CONGRESS AVENUE, RECORDED IN ROAD PLAT BOOK 5, PAGE 8, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY FOR THE FOLLOWING COURSES:

THENCE S57°00'00"E FOR 309.42 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1045.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°30'09" FOR 556.32 FEET TO A POINT OF TANGENCY;
THENCE S26°29'51"E FOR 22.08 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY, S63°30'09"W FOR 137.00 FEET;
THENCE S26°29'51"E FOR OF 535.09 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY OF PALM BEACH LAKES BOULEVARD (FORMERLY 12TH STREET), BEING A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3138.27 FEET;
THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°04'18" FOR 1,263.71 FEET TO A POINT OF TANGENCY;
THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, S36°57'36"W FOR 646.35 FEET TO THE POINT OF BEGINNING.

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

TRACT A, AS SHOWN HEREON IS HEREBY RESERVED BY PALM BEACH MALL HOLDINGS LLC, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES CONSISTENT WITH THE APPROVED SITE PLAN, AS AMENDED.

IN WITNESS WHEREOF, PALM BEACH MALL HOLDINGS LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Manager, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF February, 2013.

WITNESS: John A. Trentman (print name)
BY: PBM DEVELOPER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS: Douglas E. Karp (print name)
BY: NED PBM LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: NED MANAGER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: Douglas E. Karp (print name and title)

BY: Douglas E. Karp (print name and title)

BY: Douglas E. Karp (print name and title)

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BY: Douglas E. Karp (print name and title)

BY: Douglas E. Karp (print name and title)

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 24808, PAGE 1392, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WELLS FARGO BANK, NATIONAL ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President, THIS 11 DAY OF February, 2013.

WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: Federick G. Bright (print name)
Vice President (print title)

ACKNOWLEDGEMENT

STATE OF FLORIDA MASSACHUSETTS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Federick G. Bright, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF WELLS FARGO BANK, NATIONAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH Vice President OF SAID WELLS FARGO BANK, NATIONAL ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF February, 2013.

MY COMMISSION EXPIRES: 3/16/18 COMMISSION NO. _____

Dorothy Anne Galvin (print name)
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT M. GRAHAM, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PALM BEACH MALL HOLDINGS LLC, A DELAWARE 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.

Robert M. Graham (print name)
ROBERT M. GRAHAM, ESQ.
ATTORNEY-AT-LAW LICENSED IN FLORIDA
DATED: 11-21-2013 at 11:00 AM

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

Vincent J. Noel (print name)
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. 4169

SURVEYOR'S CERTIFICATE

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

John E. Phillips III (print name)
JOHN E. PHILLIPS, III, P.S.M.
License No. 4826
State of Florida

CITY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 21st DAY OF February, 2013.

BY: Geraldine Muijo (print name)
GERALDINE MUIJO, MAYOR

CITY PLANNING BOARD APPROVAL

BY: Steven Mayans (print name)
STEVEN MAYANS, CHAIR

NOTES:

- BEARINGS ARE BASED ON AN ASSUMED BEARING OF N89°45'34"W ALONG THE SOUTH LINE OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 43 EAST.
- PERMANENT REFERENCE MONUMENT (P.R.M.) No. "LB6473" SET, UNLESS NOTED OTHERWISE.
 PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- AREA = 86.43 ACRES, MORE OR LESS.
- 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.

THIS INSTRUMENT PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD, SUITE 509
 WEST PALM BEACH, FLORIDA 33409 561-615-3988, 615-3991 FAX
 561-615-3988, 615-3991 FAX E-Mail: info@brown-phillips.com

PALM BEACH MALL HOLDINGS LLC SEAL
 PALM BEACH MALL HOLDINGS LLC NOTARY SEAL
 WELLS FARGO BANK SEAL
 WELLS FARGO BANK NOTARY SEAL
 CLERK OF THE CIRCUIT COURT SEAL
 SURVEYOR'S SEAL
 CITY OF WPB REVIEWING SURVEYOR SEAL
 CITY OF WPB SEAL

