

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TACO BELL OF AMERICA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS TACO BELL AT NORTHLAKE COMMONS, BEING A PORTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 88°01'16" EAST, ALONG THE NORTH LINE OF SAID SECTION 19 (THE NORTH LINE OF SECTION 19 IS ASSUMED TO BEAR SOUTH 88°01'16" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO) A DISTANCE OF 1049.35 FEET TO A POINT; THENCE SOUTH 01°58'44" WEST, A DISTANCE OF 100 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD AND THE POINT OF BEGINNING OF THE HEREMFTER DESCRIBED PARCEL; THENCE SOUTH 88°01'16" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 210.00 FEET TO A POINT ON A LINE 80 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF OF SAID NORTHWEST QUARTER OF SECTION 19; THENCE SOUTH 02°04'12" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 219.49 FEET TO A POINT; THENCE NORTH 87°55'48" WEST, A DISTANCE OF 210.00 FEET TO A POINT; THENCE NORTH 02°04'12" EAST, A DISTANCE OF 219.16 FEET TO THE POINT OF BEGINNING.

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

- 1. THE 12 FOOT SEACOAST UTILITY AUTHORITY WATER AND SEWER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER AND WATER FACILITIES, SAID LANDS ENCOMBERED BY SAID EASEMENT BEING PERPETUAL OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
2. THE 10X10 FOOT SEACOAST UTILITY AUTHORITY WATER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES, SAID LANDS ENCOMBERED BY SAID EASEMENT BEING PERPETUAL OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
3. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
4. A 3.5 FOOT PERPETUAL PUBLIC ACCESS EASEMENT FOR THE BENEFIT OF PEDESTRIAN USE, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
5. THE PUBLIC INGRESS/EGRESS EASEMENT AS SHOWN IN THE SOUTHEAST CORNER OF SAID PLAT IS FOR THE BENEFIT OF VEHICULAR PURPOSES FOR ACCESS.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 30TH DAY OF MARCH, 2016.

TACO BELL OF AMERICA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Mary C. Shipma, MARY C. SHIPMA, ASSISTANT SECRETARY

WITNESS: Kelly B. Solari, LAURENCE GERICH

TACO BELL AT NORTHLAKE COMMONS

A PORTION OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 1

PREPARED BY

BLOOMSTER PROFESSIONAL LAND SURVEYING, INC.

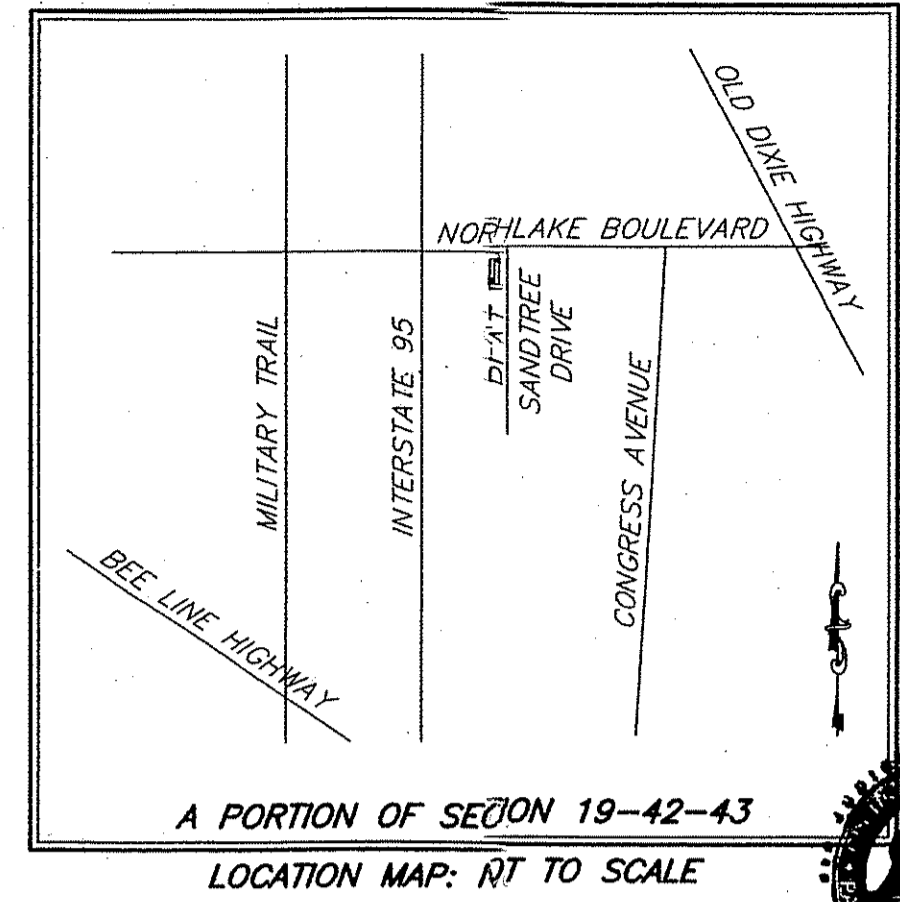
641 NORTHEAST SPENCER STREET, JENSEN BEACH, FLORIDA 34957

PHONE (772) 334-0868, FAX (772) 334-5283

SURVEYORS NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF UNPLATTED LANDS AND NORTH LINE OF PARCEL 'A', AS SHOWN ON PLAT OF CROSSROADS AT NORTHLAKE, PLAT BOOK 92, PAGES 128-129, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH BEARS NORTH 87°55'48" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE SURVEY FOOT.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED BY SUCH ENCROACHMENTS.
4. 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.
5. THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 4906, PAGE 1606, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, GRANTS CROSS ACCESS TO LOT 1 THROUGH PLATTED PARCEL 'A' OF CROSSROADS AT NORTHLAKE (PLAT BOOK 92, PAGES 128-129); ALSO ALLOWS CROSS ACCESS TO THE UNPLATTED LAND TO THE WEST OF LOT 1 AND ALLOWS CROSS DRAINAGE TO THE UNPLATTED LAND TO THE WEST OF LOT 1.

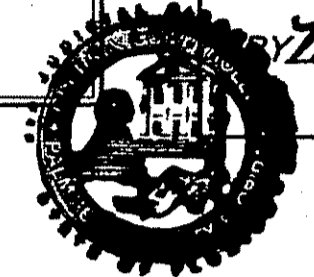
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT FILED FOR RECORD AT 12:26 P.M. THIS 12 DAY OF APRIL 2016, AND DULY RECORDED IN PLAT BOOK NO. 121 ON PAGES 119 THROUGH 119.

SHARON R. BOCK, CLERK AND COMPTROLLER OF THE CIRCUIT COURT, DEPUTY CLERK



TITLE CERTIFICATION:

I, EVAN MARDIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY VESTED IN TACO BELL OF AMERICA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO BUSINESS IN FLORIDA AND PALM BEACH COUNTY; A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: March 31, 2016. SIGNATURE: Evan Mardin, ATTORNEY AT LAW LICENSED IN FLORIDA. NAME: Evan Mardin, ADDRESS: 48 East Fowler St. PH104 Miami, FL 33211, LICENSE NO.: 0314986

REVIEWING SURVEYOR:

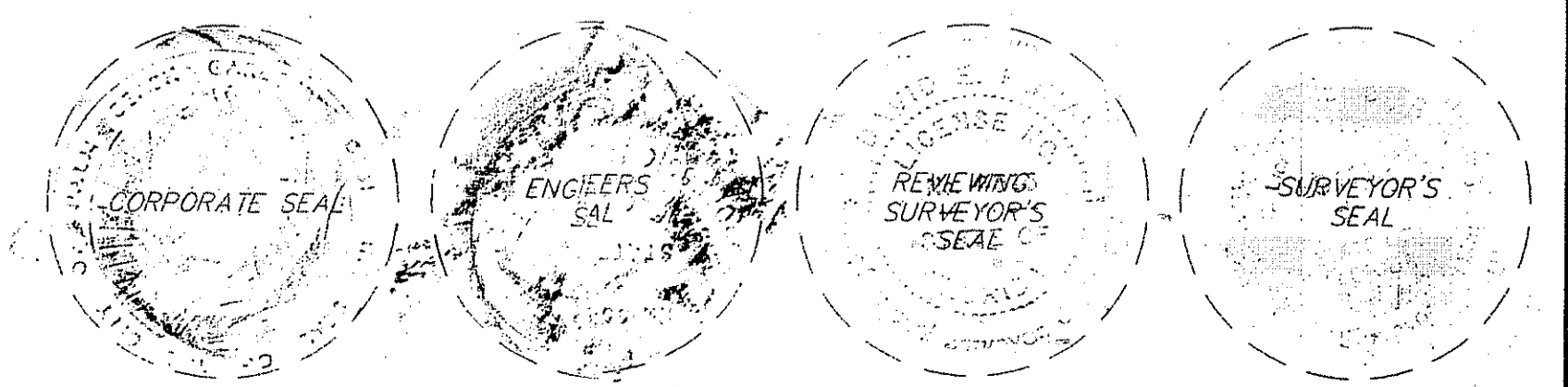
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THE REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.'S) AND MONUMENTS AT LOT CORNERS.

THIS 4th DAY OF APRIL, 2016. NAME: David E. Rohlf, FLORIDA LICENSE NO. 4315. APPROVALS: CITY OF PALM BEACH GARDENS COUNTY OF PALM BEACH, FLORIDA. THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF 2016. BY: TODD ENGLE, PE CITY ENGINEER.

SURVEYOR'S CERTIFICATION

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 SEC. 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS 29th DAY OF MARCH, 2016. SIGNATURE: Robert Bloomster, Jr., ROBERT BLOOMSTER, JR., PROFESSIONAL LAND SURVEYOR, BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. 641 NORTHEAST SPENCER STREET, JENSEN BEACH, FLORIDA 34957, FLORIDA REGISTRATION NO. 4134, LICENSED BUSINESS #6018.



DEDICATION AND RESERVATIONS ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA COUNTY OF ORANGE

ON March 30, 2016 BEFORE ME, THAVERY BUTH, NOTARY PUBLIC, PERSONALLY APPEARED MARY C. SHIPMA, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

Signature of Thavery Buth, Notary Public - California, Orange County, My Comm. Expires Mar 16, 2019.

LEGEND & ABBREVIATIONS

- = SET 4"x4"x24" CONCRETE MONUMENT WITH DISC (PRM LB 6018)
PRM = PERMANENT REFERENCE MONUMENT
ORB = OFFICIAL RECORDS BOOK
PS. = PAGE
LB = LICENSED BUSINESS
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
R/W = RIGHT OF WAY
A.K.A. = ALSO KNOWN AS
PB = PLAT BOOK
CCR = CERTIFIED CORNER RECORDS
S.U.A. = SEACOAST UTILITY AUTHORITY
FPL = FLORIDA POWER & LIGHT

