

OAKBROOK CORPORATE CENTRE

PLAT OF

LYING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
FEBRUARY 1998

109

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 7, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 0°55'10" EAST ALONG THE CENTERLINE OF ELLISON WILSON ROAD, A DISTANCE OF 98.50 FEET TO A POINT; THENCE SOUTH 85°11'11" EAST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 7, A DISTANCE OF 33.17 FEET; THENCE SOUTH 0°55'10" EAST, A DISTANCE OF 0.44' FEET; THENCE SOUTH 80°42'44" EAST, A DISTANCE OF 32.11' FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF P.G.A. BOULEVARD AS NOW LAID OUT AND IN USE SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 80°42'44" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 159.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1502.94 FEET AND A CENTRAL ANGLE OF 4°28'27"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 117.36 FEET TO A POINT ON A LINE 118.0 FEET SOUTH OF, AND PARALLEL WITH, SAID NORTH LINE OF GOVERNMENT LOT 7; THENCE SOUTH 85°11'11" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 569.95 FEET; THENCE SOUTH 34°09'14" EAST, A DISTANCE OF 38.88 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, AS SHOWN IN ROAD PLAT BOOK 2 PAGES 105-118, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 1°52'44" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 432.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1970.08 FEET, AND A CENTRAL ANGLE OF 6°10'12"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 212.15 FEET TO A POINT; THENCE NORTH 85°11'11" WEST, PARALLEL WITH SAID NORTH LINE OF GOVERNMENT LOT 7, DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 400.00 FEET TO A POINT; THENCE SOUTH 74°03' WEST, A DISTANCE OF 199.91 FEET TO A POINT; THENCE NORTH 85°11'11" WEST, PARALLEL WITH SAID NORTH LINE OF GOVERNMENT LOT 7, A DISTANCE OF 280.74 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF ELLISON WILSON ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES,
1) NORTH 0°55'10" WEST, A DISTANCE OF 483.40 FEET
2) NORTH 0°59'23" EAST, A DISTANCE OF 210.12 FEET
3) NORTH 0°55'10" WEST, A DISTANCE OF 166.09 FEET
4) NORTH 49°11'03" EAST, A DISTANCE OF 32.07 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
THE NORTH LINE OF SAID GOVERNMENT LOT 7 IS ASSUMED TO BEAR SOUTH 85°11'11" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
CONTAINING 13.580 ACRES, MORE OR LESS.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT PG PARTNERS, A FLORIDA JOINT VENTURE, CONSISTING OF P.G.A. II, LTD., A FLORIDA LIMITED PARTNERSHIP, AND CENTREFUND PGA CORP., A FLORIDA CORPORATION, JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A MASSACHUSETTS CORPORATION, AND OAKBROOK CORPORATE CENTRE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS OAKBROOK CORPORATE CENTRE AS SHOWN HEREON, AND DO HEREBY DEDICATE AND/OR RESERVE AS FOLLOWS:

- 1. THE UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS U.E. ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITY FACILITIES.
- 2. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER STREET PARCEL G IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY; ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OAKBROOK CORPORATE CENTRE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER STREET PARCEL G IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER PARCEL G.
- 3. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OAKBROOK CORPORATE CENTRE PROPERTY OWNERS ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- 4. PARCEL G, AS SHOWN HEREON IS A PRIVATE ROADWAY AND IS HEREBY DEDICATED TO THE OAKBROOK CORPORATE CENTRE PROPERTY OWNERS ASSOCIATION, INC., FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 5. ALL WATER LINE EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF WATER FACILITIES.

IN WITNESS WHEREOF, PG PARTNERS, A FLORIDA JOINT VENTURE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY A JOINT VENTURE PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR AND ON THIS 4th DAY OF February, A.D., 1998.

BY: PG PARTNERS, A FLORIDA JOINT VENTURE
BY: P.G.A. II, LTD., A FLORIDA LIMITED PARTNERSHIP, JOINT VENTURER
BY: P.G.A. II CORP., PARTNER

BY: ANDREW BROCK, VICE PRESIDENT

WITNESS: G.D. Mongee
PRINT NAME: G.D. Mongee

WITNESS: Sandra A. Rudderow
PRINT NAME: Sandra A. Rudderow

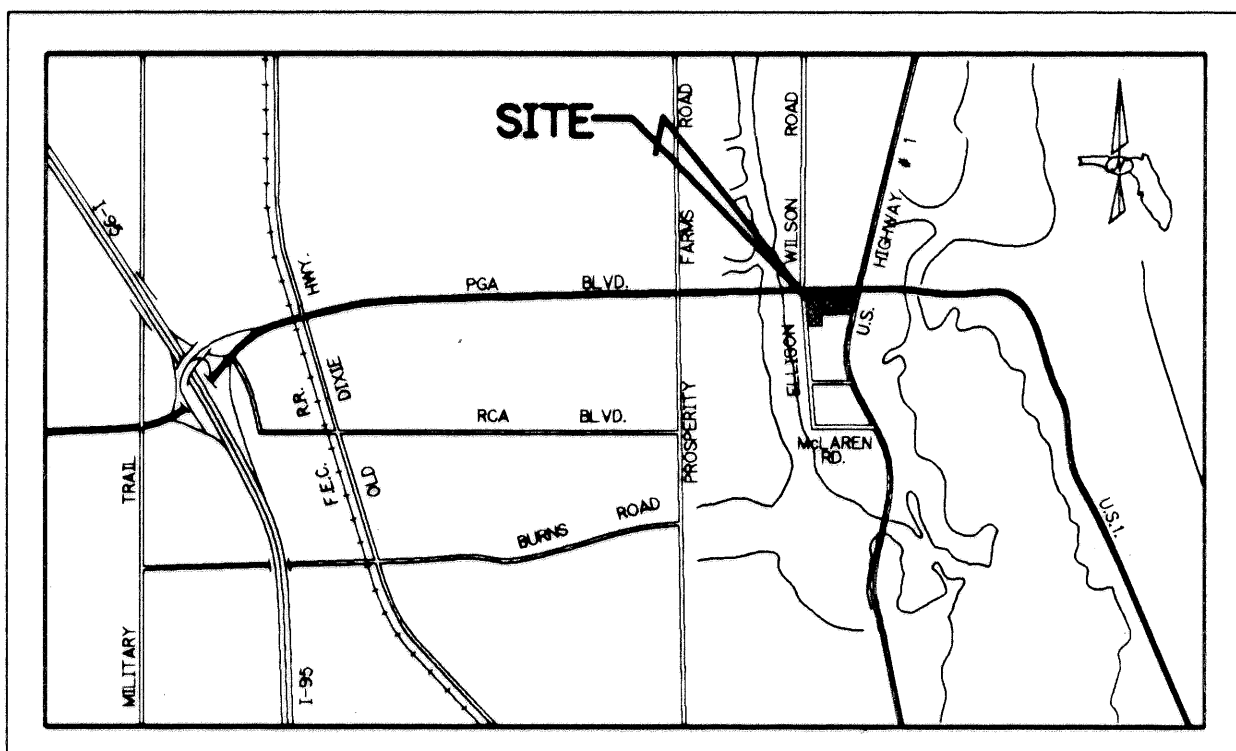
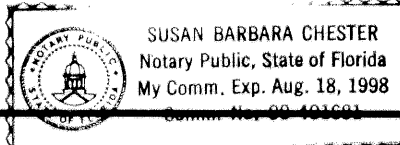
ACKNOWLEDGMENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANDREW BROCK, VICE PRESIDENT OF P.G.A. II, CORP., A FLORIDA CORPORATION, AS GENERAL PARTNER OF P.G.A. II, LTD., A FLORIDA LIMITED PARTNERSHIP, JOINT VENTURE PARTNER OF PG PARTNERS, A FLORIDA JOINT VENTURE, TO ME PERSONALLY WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT. HE DID NOT TAKE AN OATH, AND 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 ON BEHALF 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, ON BEHALF OF SAID PG PARTNERS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF February, A.D., 1998.

Susan Barbara Chester
PRINT NAME: Susan Barbara Chester
NOTARY PUBLIC, STATE OF FLORIDA



LOCATION MAP

IN WITNESS WHEREOF, OAKBROOK CORPORATE CENTRE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR AND ON THIS 15th DAY OF December, A.D., 1998.

BY: OAKBROOK CORPORATE CENTRE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION

BY: Robert H. Coughlin, ATTEST: Lawrence Smith, VP
PRINT NAME: Robert H. Coughlin PRINT NAME: LAWRENCE SMITH

ACKNOWLEDGMENT (AS TO ROBERT H. COUGHLIN)

STATE OF MASSACHUSETTS SS
COUNTY OF PALM BEACH SUFFOLK COUNTY

BEFORE ME PERSONALLY APPEARED Robert H. Coughlin AND TO ME PERSONALLY WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President AND VICE PRESIDENT RESPECTIVELY OF THE ABOVE-NAMED OAKBROOK CORPORATE CENTRE PROPERTY OWNERS ASSOCIATION, INC., THEY DID NOT TAKE AN OATH, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT ARE THE CORPORATE SEAL ON BEHALF OF SAID CORPORATIONS 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 15th DAY OF December, A.D., 1998.

Notary seal for Maria L. Schmitt, Notary Public, State of Massachusetts, My Commission Expires September 18, 2002.

MORTGAGEE'S CONSENT

THE UNDERSIGNED CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREON; THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10202, PAGE 1772 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

FIRST UNION NATIONAL BANK OF FLORIDA, A FLORIDA CORPORATION

BY: Albert Fils, ATTEST: John W. White, Senior Vice President
PRINT NAME: Albert Fils, Senior Vice President PRINT NAME: John W. White, Senior Vice President

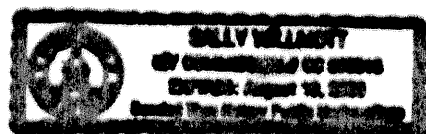
ACKNOWLEDGMENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Albert Fils AND John W. White TO ME PERSONALLY WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND SENIOR VICE PRESIDENT, RESPECTIVELY, OF THE ABOVE-NAMED FIRST UNION NATIONAL BANK OF FLORIDA, A FLORIDA CORPORATION, THEY DID NOT TAKE AN OATH, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL ON BEHALF 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 4th DAY OF February, A.D., 1998.

Sally Wellmott
NOTARY PUBLIC, STATE OF FLORIDA



PREPARED BY ROBERT P. BLASZYK, PSM, IN THE OFFICES OF

Messler & Associates
CONSULTING ENGINEERS
11211 Prosperity Farms Road, Suite C-301, Palm Beach Gardens, Florida 33410
Phone (561) 627-2226 Fax (561) 624-1569

ACKNOWLEDGMENT (AS TO LAWRENCE SMITH)

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LAWRENCE SMITH, TO ME PERSONALLY WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE ABOVE-NAMED OAKBROOK CORPORATE CENTRE PROPERTY OWNERS ASSOCIATION, INC., HE DID NOT TAKE AN OATH, AND HE 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 ON BEHALF 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 28th DAY OF JANUARY, A.D., 1999.

Diane C. Lankin
PRINT NAME: DIANE C. LANKIN
NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY 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 IN PG PARTNERS, A FLORIDA JOINT VENTURE, CONSISTING OF P.G.A. LTD., A FLORIDA LIMITED PARTNERSHIP, CENTREFUND PGA CORP., A FLORIDA CORPORATION, JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A MASSACHUSETTS CORPORATION, AND OAKBROOK CORPORATE CENTRE PROPERTY OWNERS ASSOCIATION, A FLORIDA NON-PROFIT CORPORATION; 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.

DATE: 2/13/98 BY: Glenda Bellamy
Glenda Bellamy
PRINT NAME: Glenda Bellamy
Glenda V.P.
PRINT TITLE:

APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF FEBRUARY, A.D. 1999.
CITY ENGINEER: Edward E. Lindahl, P.E.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF February, A.D. 1999.

BY: Joseph R. Russo, ATTEST: Linda V. Kosier, City Clerk
JOSEPH R. RUSSO, MAYOR LINDA V. KOSIER, CITY CLERK

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

BY: Robert P. Blaszyk, PSM, DATE: 2-4-98
ROBERT P. BLASZYK, PSM DATE
FLORIDA CERTIFICATE NO. 4133

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:
NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

