

DEDICATION:

STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT HAVERHILL BUSINESS PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS HAVERHILL BUSINESS PARK, LYING IN AND BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE NORTH 01°38'42" EAST ALONG THE EAST LINE OF SAID SECTION 26, (THE EAST LINE OF SAID SECTION 26 IS ASSUMED TO BEAR NORTH 01°38'42" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO) A DISTANCE OF 700.00 FEET; THENCE NORTH 88°21'18" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°38'42" EAST ALONG A LINE 150.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 897.85 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILWAY RIGHT-OF-WAY; THENCE NORTH 53°41'08" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 779.52 FEET TO THE EASTERNMOST CORNER OF ROBINTECH INCORPORATED PLANT SITE AS RECORDED IN PLAT BOOK 31, PAGE 13, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED SOUTH 36°18'52" WEST ALONG THE SOUTHEAST LINE OF SAID ROBINTECH INCORPORATED PLANT SITE, A DISTANCE OF 657.91 FEET TO THE SOUTHERNMOST CORNER OF SAID ROBINTECH INCORPORATED PLANT SITE; THENCE SOUTH 69°54'10" WEST, A DISTANCE OF 4.37 FEET TO THE INTERSECTION WITH THE CURVED EASTERLY RIGHT-OF-WAY LINE OF HAVERHILL ROAD; THENCE SOUTHERLY ALONG SAID CURVED RIGHT-OF-WAY LINE HAVING A RADIAL BEARING OF NORTH 69°54'10" EAST, A RADIUS OF 1382.69 FEET, AND A CENTRAL ANGLE OF 25°29'24", A DISTANCE OF 615.14 FEET TO THE END OF SAID CURVE; THENCE SOUTH 45°35'13" EAST, A DISTANCE OF 435.47 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED SOUTH 88°21'18" EAST, A DISTANCE OF 354.30 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTAINING 20.65 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1. TRACT "B" AND DRAINAGE EASEMENTS ("DE"), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAVERHILL BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS. SAID ASSOCIATION HAS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN THE WATER MANAGEMENT FACILITIES WITHIN SAID TRACT B AND THE DRAINAGE EASEMENTS AND TO CONVEY SAID TRACT B AND THE DRAINAGE EASEMENTS AND ALL IMPROVEMENTS LOCATED THEREIN TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE HAVERHILL BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. THERE SHALL BE NO PLACEMENT OF STRUCTURES OR UTILITY FACILITIES ON OR UNDER SAID TRACT B OR THE DRAINAGE EASEMENTS UNLESS PREVIOUSLY APPROVED, IN WRITTEN FORM, BY SAID ASSOCIATION, PROVIDED THAT WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AND THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION.
2. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING THE CITY OF RIVIERA BEACH, THE CITY OF RIVIERA BEACH UTILITIES DEPARTMENT, FLORIDA POWER AND LIGHT COMPANY, BELLSOUTH TELEPHONE COMPANY AND CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES OR OTHER UTILITIES.
3. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. TRACT "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HAVERHILL BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS AND EGRESS AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID PROPERTY OWNERS ASSOCIATION. SAID TRACT "A" BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA, RESERVING TO HAVERHILL BUSINESS PARK, LLC, ITS SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS OVER THIS PLAT.
5. LANDSCAPE BUFFER EASEMENTS (L.B.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAVERHILL BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR THE CONSTRUCTION OF WALLS, FENCES, AND OTHER USES INCLUDING, BUT NOT LIMITED TO LANDSCAPING AND SIGNAGE.
6. AN EASEMENT OVER ALL OF TRACT "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR INGRESS, EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER UTILITIES.
7. THE LAKE MAINTENANCE EASEMENTS (L.M.E.), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HAVERHILL BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR PURPOSES OF INGRESS AND EGRESS AND THE INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF WATER MANAGEMENT FACILITIES.

IN WITNESS WHEREOF, HAVERHILL BUSINESS PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION AND RESERVATION OF RIGHTS TO BE SIGNED BY ITS MANAGER, CARL M. SABATELLO, THIS 12th DAY OF March, 2004.

BY: HAVERHILL BUSINESS PARK, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: [Signature] BY: [Signature]
CARL M. SABATELLO, MANAGER
PRINTED NAME: Lisa M. Siniscalchi
WITNESS: Molly Covino
PRINTED NAME: Molly Covino

HAVERHILL BUSINESS PARK
LYING IN AND BEING A PORTION OF THE SOUTHEAST ONE-QUARTER
OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.
MARCH 2004

ACKNOWLEDGEMENT:

STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CARL M. SABATELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF HAVERHILL BUSINESS PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY BY DUE AND REGULAR AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF March, 2004.

MY COMMISSION EXPIRES: 7/24/07 NOTARY PUBLIC: [Signature]
FLORIDA COMMISSION NO: 00210180 PRINTED NAME: Lisa M. Siniscalchi



TITLE CERTIFICATION:

STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH)

I, DAVID M. LAYMAN, ESQ., 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 TO HAVERHILL BUSINESS PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE IS NO MORTGAGE OF RECORD AND THAT THE PROPERTY IS FURTHER UNENCUMBERED, EXCEPT AS TO THE RIGHTS OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, SUCCESSOR BY AMENDMENT OF NAME TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

DATE: Feb 25, 2004 BY: [Signature]
DAVID M. LAYMAN, ESQ.
GREENBERG TRAURIG, P.A.
FLORIDA BAR NO. 0294470
777 SOUTH FLAGLER DRIVE, SUITE 300 EAST
WEST PALM BEACH, FLORIDA 33401

GENERAL EASEMENT NOTES AND RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE.
2. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY EASEMENTS AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID NORTHERN ON THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY HUGO P. UNRUH, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY ONEAL BARDIN, JR., ITS SECRETARY, BOARD OF SUPERVISORS, THIS 24th DAY OF MARCH, 2004.

BY: [Signature] ATTEST: [Signature]
HUGO P. UNRUH, PRESIDENT ONEAL BARDIN, JR., SECRETARY
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

SURVEYOR'S NOTES:

- 1. NO BUILDINGS OF ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS. LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF THE CITY OF RIVIERA BEACH AND ALL UTILITIES OCCUPYING SAME.
2. BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE EAST LINE OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR NORTH 01°38'42" EAST.
3. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
4. 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.
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."
6. THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY, DAILEY AND ASSOCIATES, INC., 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469.

NOTICE AND DISCLOSURE:

UNIT OF DEVELOPMENT N.O. 7

NOTICE AND DISCLOSURE OF TAXING AUTHORITY BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT IS A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING CERTAIN BENEFITS AND IMPROVEMENTS TO REAL PROPERTIES LOCATED WITHIN ITS UNITS OF DEVELOPMENT.

THIS NOTICE AND DISCLOSURE IS GIVEN IN ORDER TO INFORM THOSE INDIVIDUALS OR ENTITIES OWNING OR PURCHASING LOTS OR UNITS WITHIN THIS PLAT ENTITLED HAVERHILL BUSINESS PARK, THAT THEY WILL BE RESPONSIBLE TO PAY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SUCH NON-AD VALOREM ASSESSMENTS THAT HAVE OR MAY BE LEVIED AND ASSESSED BY THE DISTRICT AGAINST SAID LOTS OR UNITS.

FOR FURTHER INFORMATION REGARDING THIS INSTRUMENT, PLEASE CONTACT: NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, 357 HIATT DRIVE, PALM BEACH GARDENS, FLORIDA 33418.

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS:

STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH)

HAVERHILL BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12th DAY OF March, 2004.

BY: HAVERHILL BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: [Signature] BY: [Signature]
CARL M. SABATELLO, PRESIDENT
PRINT NAME: Lisa M. Siniscalchi

WITNESS: [Signature]
MOLLY COVINO
PRINT NAME: Molly Covino

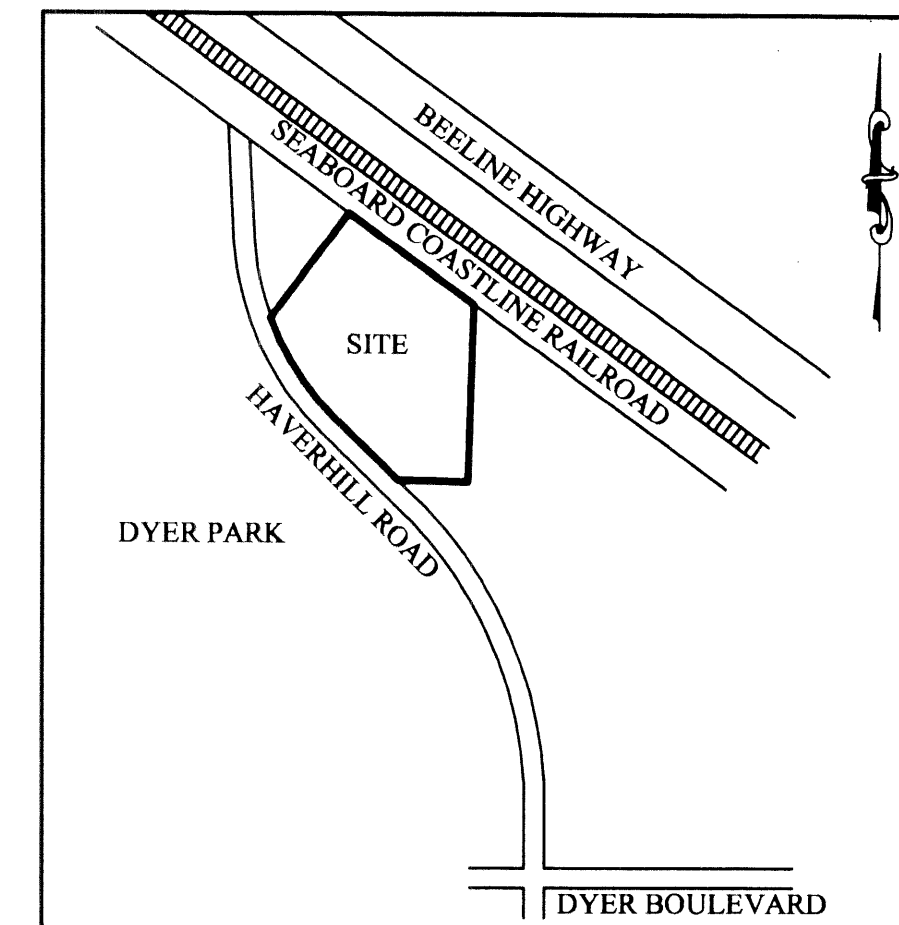
ACKNOWLEDGEMENT:

STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CARL M. SABATELLO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, OF THE HAVERHILL BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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 12th DAY OF March, 2004

MY COMMISSION EXPIRES 7/24/07 NOTARY PUBLIC [Signature]
FLORIDA COMMISSION NO: 00210180 PRINTED NAME: Lisa M. Siniscalchi



LOCATION MAP (NOT TO SCALE)

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; 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 CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), CHAPTER 177, FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH 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 RIVIERA BEACH, FLORIDA.

MARCH 5, 2004 BY: [Signature]
DATE DAN W. DAILEY, P.L.S.
FLORIDA CERTIFICATE NO. 2439

CITY SURVEYOR'S APPROVAL:

ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: [Signature] DATE: 3/25/2004
STEVE GORDON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO 5974



CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF HAVERHILL BUSINESS PARK HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 17th DAY OF March, 2004.

BY: [Signature]
MICHAEL D. BROWN, MAYOR
BY: [Signature]
CARRIE E. WARD, CITY CLERK
BY: [Signature]
LAL SAMADI, CITY ENGINEER

