

20050561016

5085-000

# KEEPERS SELF STORAGE-LANTANA

M.U.P.D.

BEING A PARCEL OF LAND IN GOVERNMENT LOT 4, IN THE NORTHWEST QUARTER OF SECTION 4,

TOWNSHIP 45 SOUTH, RANGE 43 EAST,  
SAID PARCEL ALSO BEING A PORTION OF HIATUS TRACT 37,  
TOWNSHIP 44 1/2 SOUTH, RANGE 43 EAST,  
PALM BEACH COUNTY, FLORIDA.

# 31

STATE OF FLORIDA  
COUNTY OF PALM BEACH : SS

This Plat was Filed for Record  
at PM this 8 day of  
September, 2005, A.D.  
and duly recorded in  
Plat Book No. 106  
on Pages 31 & 32.

SHARON R. BOCK, Clerk & Comptroller  
By: Maria S. Johnson D.C.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT KEEPERS SELF STORAGE-LANTANA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS KEEPERS SELF STORAGE-LANTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN GOVERNMENT LOT 4 IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 43 EAST, SAID PARCEL ALSO BEING A PORTION OF HIATUS TRACT 37, TOWNSHIP 44 1/2 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4; THENCE SOUTH 03°20'19" WEST (STATE PLANE GRID BEARING DATUM) ALONG THE WEST LINE OF SECTION 4, A DISTANCE OF 500 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DEED BOOK 710, PAGE 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°39'58" EAST ALONG THE SOUTH LINE OF SAID PARCEL, 139.30 FEET TO THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THE PARCEL DESCRIBED HEREIN, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGH RIDGE ROAD AS DEEDED TO PALM BEACH COUNTY IN OFFICIAL RECORD BOOK 208, PAGE 624, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID EASTERLY RIGHT-OF-WAY LINE BEING DELINEATED ON THE PALM BEACH COUNTY ENGINEERING DEPARTMENT RIGHT-OF-WAY MAP OF HIGH RIDGE ROAD, DRAWING NO. 3-58-020; THENCE NORTH 18°00'18" EAST ALONG SAID RIGHT-OF-WAY LINE, 56.46 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE BEING AN ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1950.08 FEET, A CENTRAL ANGLE OF 12°50'14", AN ARC DISTANCE OF 436.92 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LANTANA ROAD (S.R. 812) AS DEEDED TO PALM BEACH COUNTY IN OFFICIAL RECORD BOOK 17692, PAGE 1135, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 47°20'25" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 34.84 FEET TO A POINT ON A LINE THAT IS 72.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 33, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE SOUTH 88°29'12" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 212.83 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LANTANA ROAD DEEDED TO THE STATE OF FLORIDA IN OFFICIAL RECORD BOOK 2148, PAGE 1655, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID RIGHT-OF-WAY BEING KNOWN AS PARCEL 291 AND DELINEATED ON THE DEPARTMENT OF TRANSPORTATION STATE ROAD 9 (I-95) RIGHT-OF-WAY MAP, SECTION NO. 93220-2412; THENCE SOUTH 32°04'16" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 108.87 FEET; THENCE SOUTH 85°25'47" EAST ALONG SAID RIGHT-OF-WAY LINE, 0.33 FEET TO THE EAST LINE OF SAID PARCEL DESCRIBED IN DEED BOOK 710, PAGE 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 03°20'19" WEST ALONG SAID EAST LINE BEING PARALLEL WITH THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 408.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°39'58" WEST ALONG THE SOUTH LINE OF SAID PARCEL, 360.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.62 ACRES, MORE OR LESS

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

1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
2. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
3. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR KEEPERS SELF STORAGE-LANTANA, LLC, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY 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 28 DAY OF June, 2005.

WITNESS: Kathi Baranicki  
 PRINT NAME: Kathi Baranicki      KEEPERS SELF STORAGE-LANTANA, LLC  
 A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Andrew Hochman      BY: David Haver  
 PRINT NAME: Andrew Hochman      DAVID HAVER, MANAGER

### ACKNOWLEDGEMENTS

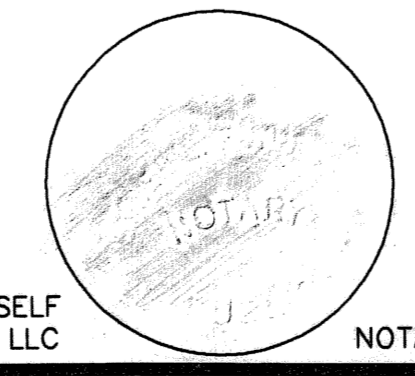
STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH : Bergen

BEFORE ME PERSONALLY APPEARED DAVID HAVER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF KEEPERS SELF STORAGE-LANTANA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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.

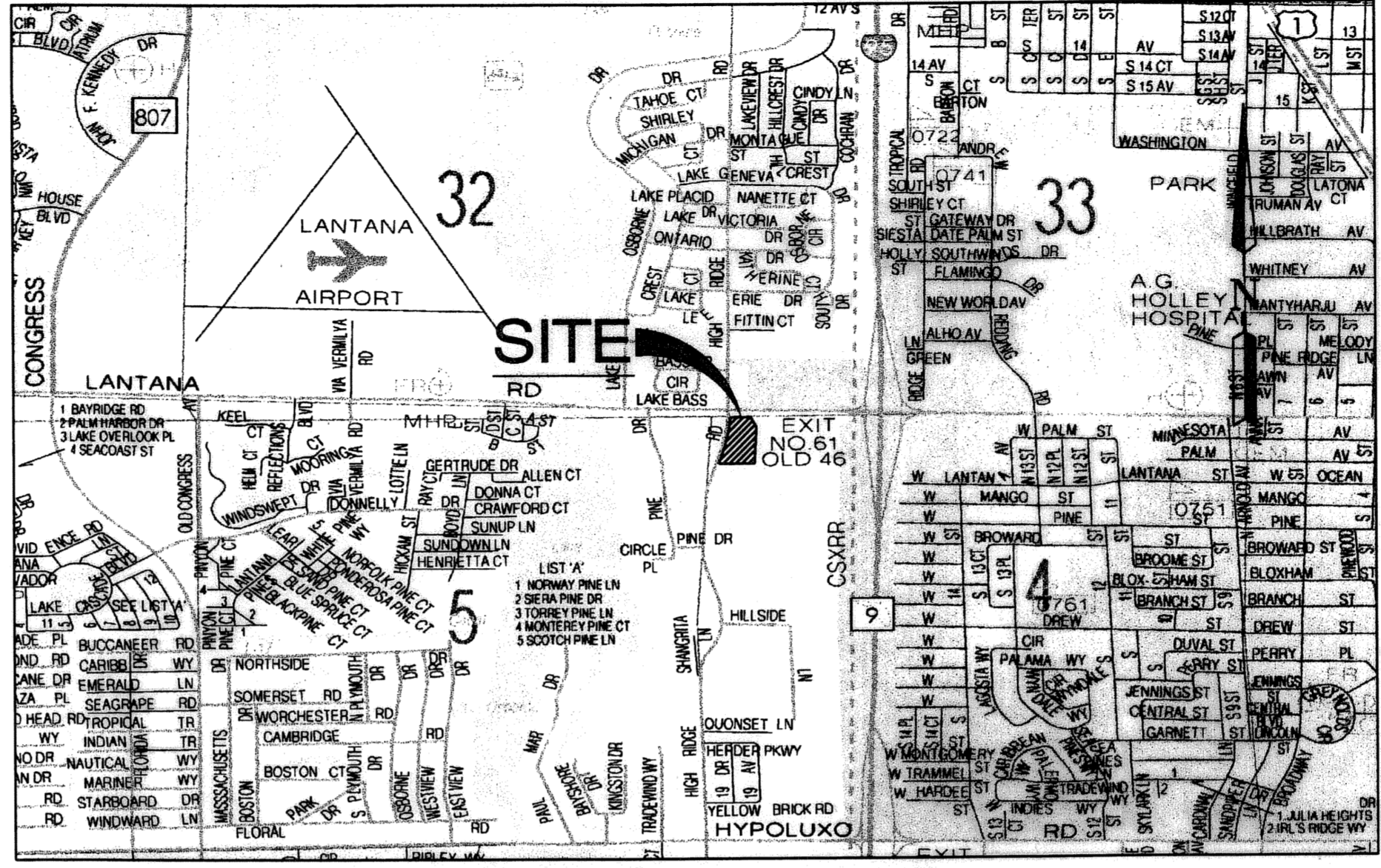
WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF June, 2005.  
MY COMMISSION EXPIRES:

NOTARY PUBLIC: Ethel L. Fondacaro

ETHEL FONDACARO  
NOTARY PUBLIC OFFICIAL SEAL  
Commission Expires: 2/1/2008



KEEPERS SELF STORAGE, LLC  
NOTARY



### LOCATION MAP

(NOT TO SCALE)

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DAVID M. LAYMAN, 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 KEEPERS SELF STORAGE-LANTANA, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

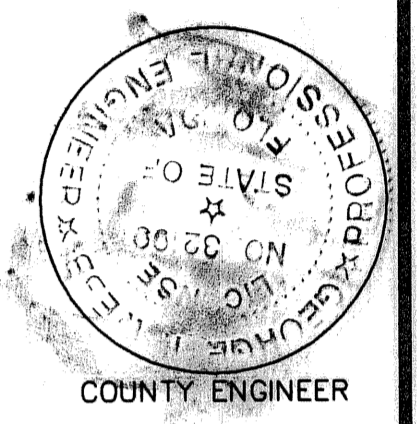
DATE: May 3, 2005  
August 11, 2005 update

GREENBURG TRAUIG, P.A.  
BY: David M. Layman  
DAVID M. LAYMAN  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### COUNTY APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(2), F.S., THIS 6 DAY OF Sept, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: George T. Webb  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER



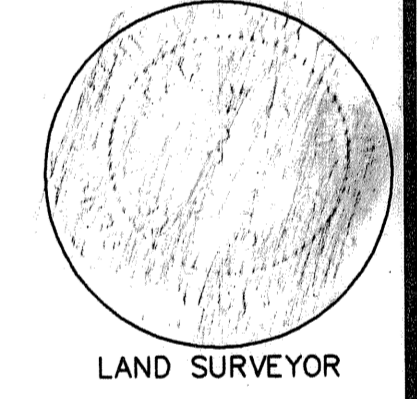
### LAND SURVEYOR'S CERTIFICATE

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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.081(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

ADAIR & BRADY, INC.  
LB 604

DATE: July 5, 2005

BY: Dennis Painter  
DENNIS PAINTER  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3542



### LAND SURVEYOR'S NOTES:

THE BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE GRID DATUM; THE WEST LINE OF SECTION 4 BEARS SOUTH 03°20'19" WEST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

NO BUILDING 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

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.

BUILDING SETBACKS WILL BE IN COMPLIANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.

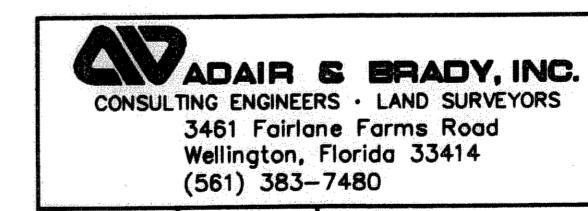
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND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

- INDICATES PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. ADAIR & BRADY 3542".
- INDICATES SET MAG NAIL & DISK STAMPED "ADAIR & BRADY 3542", UNLESS OTHERWISE NOTED.

THIS INSTRUMENT WAS PREPARED BY:  
DENNIS PAINTER, R.L.S.  
3461 FAIRLANE FARMS ROAD  
WELLINGTON, FLORIDA 33414  
561-383-7480

### SHEET INDEX

DEDICATIONS AND APPROVALS SHEET 1  
BOUNDARY SURVEY & PLAT SHEET 2



RECORD PLAT  
KEEPERS SELF  
STORAGE-LANTANA

COORDINATES SHOWN ARE GRID.  
DATUM = N.A.D. 83, 1980 ADJUSTMENT AS READJUSTED IN 1998  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FOOT  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000046254  
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

Dr. db	Date: JUNE 2005	FP 1594D	1 SHEET OF 2
Ck. dp	Job. No. 99047H		

SUBDIVISION Keepers Self Storage - LANTANA  
PAGE 31  
BOOK 106  
FLOOD MAP # 195 B  
ZONING PDD  
QUAD # 19  
SE  
T&L 406  
PUD NAME