

# WEST PALM BEACH AUTO AUCTION, M.U.P.D.

BEING A REPLAT OF ALL OF TRACTS 14, 15, 22 AND A PORTION OF TRACTS 9, 13, 16, 21 AND A PORTION OF THE 30 FOOT ROADWAYS, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OF LOT 2 AND TRACT R-1, PALMS WEST INDUSTRIAL PARK, PLAT BOOK 71, PAGES 75 THROUGH 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
JANUARY 2007 SHEET 2 OF 5

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD \_\_\_\_\_ DAY OF  
AD, 2007 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGE(S)  
\_\_\_\_\_ AND \_\_\_\_\_

SHARON R. BOCK, CLERK  
BY: \_\_\_\_\_, D.C.

CIRCUIT COURT SEAL

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF December, 2007.

*Dean Eisner*  
**DEAN EISNER,**  
PRESIDENT

FLORIDA AUTO AUCTION OF ORLANDO, INC.,  
A DELAWARE CORPORATION  
LICENSED TO DO BUSINESS IN FLORIDA

BY: Michael Broe  
MICHAEL BROE, PRESIDENT

ATTEST: Michael Broe  
MICHAEL BROE, VICE PRESIDENT

### ACKNOWLEDGMENT

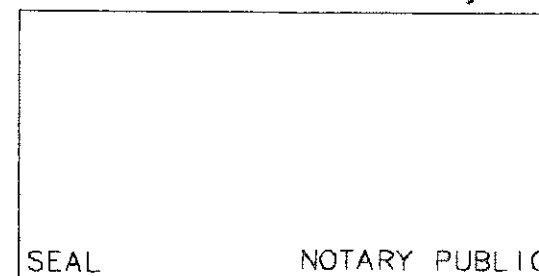
STATE OF FLORIDA (GEORGIA)  
COUNTY OF PALM BEACH (POLK)

BEFORE ME PERSONALLY APPEARED DEAN EISNER AND MICHAEL BROE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF FLORIDA AUTO AUCTION OF ORLANDO, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 \_\_\_\_\_ DAY OF December, 2007.

MY COMMISSION EXPIRES: 2/17/09  
DATE Michael Broe  
NOTARY PUBLIC

COMMISSION NUMBER \_\_\_\_\_



### MORTGAGEE'S CONSENT

STATE OF FLORIDA (Virginia)  
COUNTY OF PALM BEACH (Orange)

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 17113 AT PAGE 1234, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF January, 2007.

SUNTRUST BANK  
A GEORGIA BANKING CORPORATION

WITNESS: [Signature]  
BY: [Signature]  
SIGNATURE  
Kip Hurd, Director  
PRINTED NAME, TITLE

### ACKNOWLEDGMENT

STATE OF FLORIDA (Virginia)  
COUNTY OF PALM BEACH (Orange)

BEFORE ME PERSONALLY APPEARED Kip Hurd WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Director OF SUNTRUST BANK, A GEORGIA BANKING 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 13th DAY OF January, 2007.

MY COMMISSION EXPIRES: 3/31/08  
DATE John C. Davis  
NOTARY PUBLIC

COMMISSION NUMBER 351184  
[Seal]  
NOTARY PUBLIC

SEAL

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF ~~PALM BEACH~~ ORANGE

I, JOHN F. BENNETT, 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 RECORD TITLE TO THE PROPERTY IS VESTED TO JMC-IV REAL ESTATE COMPANY, A GEORGIA PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, PALM BEACH NEWSPAPERS, INC. A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA AND FLORIDA AUTO AUCTION OF ORLANDO, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA; 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: April 10, 2008 BY: [Signature]  
JOHN F. BENNETT, ESQUIRE  
FLORIDA BAR NO. 0117398

### AREA TABULATION

|         |              |
|---------|--------------|
| TRACT A | 59.963 ACRES |
| TRACT B | 11.092 ACRES |
| TRACT C | 0.020 ACRES  |
| TOTAL   | 71.075 ACRES |

CONTROL NUMBER 05-641

### SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF TRACT 16, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 00°56'58" WEST.
- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000024511 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
- 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED.

### SURVEYOR'S CERTIFICATION

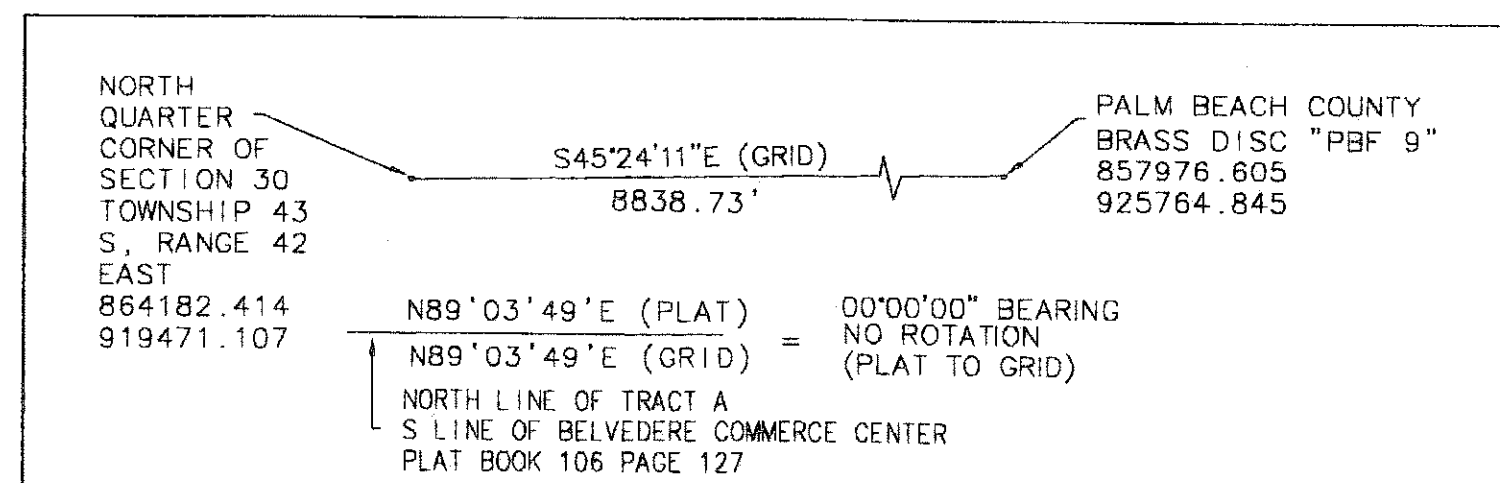
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

DATE: 4-20-08 BY: [Signature]  
TIMOTHY M. SMITH, P.S.M.  
FLORIDA CERTIFICATE NO. LS 004676

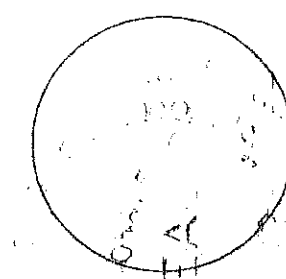
### COUNTY APPROVAL

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 16th DAY OF June, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

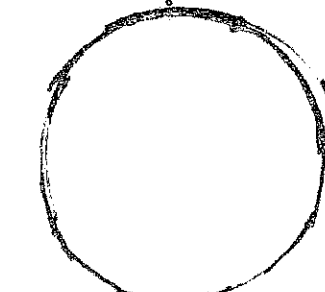
BY: [Signature]  
GEORGE T. WEBB, P.E., COUNTY ENGINEER



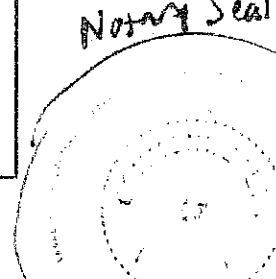
SEAL  
FLORIDA AUTO AUCTION  
OF ORLANDO, INC.



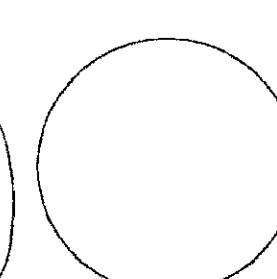
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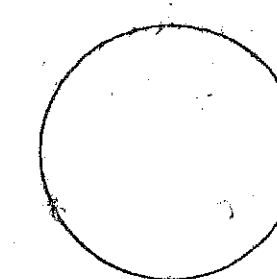
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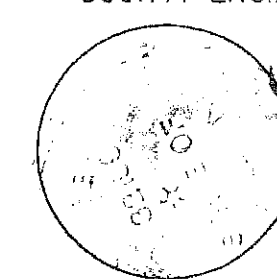
SEAL  
MORTGAGEE  
*No corporate seal*



SEAL  
PROFESSIONAL  
SURVEYOR AND MAPPER



SEAL  
COUNTY ENGINEER



THIS INSTRUMENT WAS PREPARED BY  
TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS 004676  
TIMOTHY M. SMITH LAND SURVEYING, INC.  
11440 OKEECHOBEE BOULEVARD SUITE 210  
ROYAL PALM BEACH, FL 33411  
(561) 602-8160