OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A

BOCA RATON, FLORIDA 33433 - (561)392-1991 JANUARY - 2009

MARKET MUPD TWO

BEING A REPLAT OF A PORTION OF TRACT 8, BLOCK 29, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

> TABULAR DATA TOTAL AREA THIS PLAT 1.7894 ACRES 1.7894 ACRES PETITION NUMBER: CA 78-77 A USE - COMMERCIAL

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH MOB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS MARKET MUPD TWO, BEING A REPLAT OF A PORTION OF TRACT 8, BLOCK 29, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 8, BLOCK 29; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 30.00 FEET; THENCE SOUTH, A DISTANCE OF 200.99 FEET TO THE POINT OF BEGINNING; THENCE EAST, A DISTANCE OF 229.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.03'05'18"W., A RADIAL DISTANCE OF 125.35 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 2117'46", A DISTANCE OF 46.59 FEET; THENCE SOUTH, A DISTANCE OF 161.00 FEET; THENCE EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH, A DISTANCE OF 61.00 FEET; THENCE WEST, A DISTANCE OF 29.50 FEET; THENCE SOUTH, A DISTANCE OF 59.19 FEET; THENCE S.45'00'00"W., A DISTANCE OF 22.15 FEET; THENCE WEST, A DISTANCE OF 3.71 FEET; THENCE SOUTH, A DISTANCE OF 3.71 FEET; THENCE S.45'00'00"W., A DISTANCE OF 7.59 FEET; THENCE SOUTH, A DISTANCE OF 55.66 FEET; THENCE WEST, A DISTANCE OF 125.75 FEET; THENCE NORTH, A DISTANCE OF 193.60 FEET; THENCE WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH, A DISTANCE OF 179.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 77,945 SQUARE FEET OR 1.7894 ACRES ACRES, MORE OR LESS.

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

1. PARCEL 1

PARCEL 1, AS SHOWN HEREON IS HEREBY RESERVED BY PALM BEACH MOB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. UTILITY EASEMENT

THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO OHIO ROAD, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE. INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS. 3. LIMITED ACCESS EASEMENT

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGER DAY OF THE COMPANY, THIS DAY OF MANAGER, 2009.

PRINT NAME THE KIRKPATRICK HOLLEGAMA CHUX PRINT NAME Pollyannac. Helic PALM BEACH MOB, LLC. A FLORIDA LIMITED LIABILITY COMPANY

STEPHEN P. WATHEN MANAGER

**ACKNOWLEDGMENT:** 

STATE OF FLORIDA)
COUNTY OF HILLSBEAUGE)

BEFORE ME PERSONALLY APPEARED STEPHEN P. WATHEN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF PALM BEACH MOB. LLC. A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY. AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF MARCH

MY COMMISSION EXPIRES: 1/3/12/03 NOTARY PUBLIC LINEA TOHKEDY COMMISSION NUMBER: 11 051356



## MORTGAGEES CONSENT:

STATE OF FLORIDA COUNTY OF FRANKLING

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 RECORDS BOOK 2132, AT PAGES 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18 DAY OF MARKET

WITNESS: The Market A Country PRINT NAME WITNESS:

HUNTINGTON NATIONAL BANK A FLORIDA BANKING CORPORATION \_\_\_\_ VICE PRESIDENT

## ACKNOWLEDGMENT:

PRINT NAME CLASS & SECTION

STATE OF FLORIDA)" COUNTY OF BEFORE ME PERSONALLY APPEARED NOW HOUSE PRESONALLY KNOWN TO ME OR HAS PRODUCED NOTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF HUNTINGTON NATIONAL BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 \_\_\_\_\_ DAY OF 

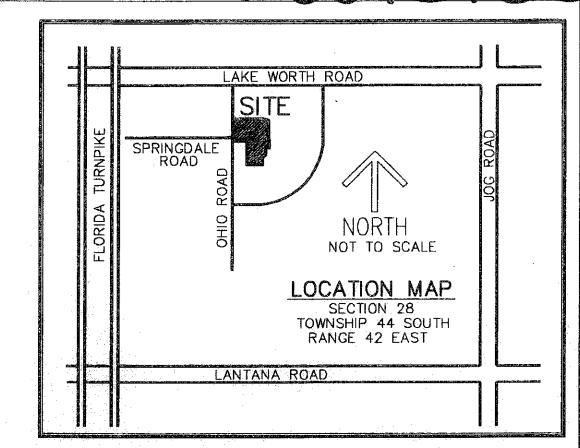
MY COMMISSION EXPIRES: 11-11-09 COMMISSION NUMBER: 23140

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H/meques & Break NOTARY PUBLIC Monigua L. Specier

20090133352



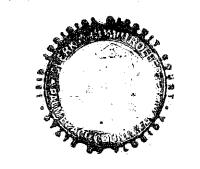
STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:00 AM.
THIS DAY OF COLUMN A.D. 2009 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ON PAGES \_\_\_\_ AND \_\_\_\_.

SHARON R. BOCK CLERK AND COMPTROLLER

DEPUTY CLERK

SHEET 1 OF 2

"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 PALM BEACH COUNTY.



## TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF Party (2)

1, Little Add Cartar Land, 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 PALM BEACH MOB, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATED: 144.016 1.024

May Ja 84, 4.5243523 ATTORNEY AT LAW LICENSED IN FLORIDA

## **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 COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

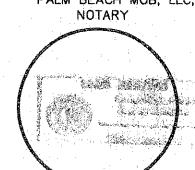
BY: MilleConnell GEORGE T. WEBB, P.E. COUNTY ENGINEER

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), 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.

DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

PALM BEACH MOB. LLC.



PALM BEACH MOB, LLC,



COUNTY **MORTGAGEE ENGINEER** Schuller Avges Announce as i

SURVEYOR