

WEST PALM COMMERCE PARK

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 EAST
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2 MAY, 2002

THIS INSTRUMENT PREPARED BY
DENNIS POORE, P.L.S., 2226 STATE OF FLORIDA
BOWYER-SINGLETON AND ASSOCIATES, INC.
WEST PALM BEACH, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:19 P.M.
THIS 13TH DAY OF December
A.D. 2002 AND DULY RECORDED
IN PLAT BOOK 96
PAGES 146 AND 147.

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

By *[Signature]*
DEPUTY CLERK

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT WEST PALM COMMERCE PARK LIMITED, A FLORIDA LIMITED PARTNERSHIP, BY MACKAY DEVELOPMENT, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER, OWNERS OF THE LANDS SHOWN HEREON AS:

WEST PALM COMMERCE PARK

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

1. UTILITY EASEMENT:
NON-EXCLUSIVE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE APPROPRIATE PUBLIC UTILITY COMPANIES FOR THE PURPOSES OF PROVIDING FOR THE UNDERGROUND UTILITIES TO THE PROPERTY, SAID UTILITY EASEMENTS MAY BE USED FOR CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICE OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. NO PERMANENT STRUCTURES SHALL BE LOCATED WITHIN SAID EASEMENT.

2. DRAINAGE EASEMENT:
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WEST PALM COMMERCE PARK PROPERTY OWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

3. ROADS:
PARCEL A AS SHOWN HEREON IS PRIVATE AND IS HEREBY DEDICATED TO THE WEST PALM COMMERCE PARK PROPERTY OWNERS ASSOCIATION, INC. FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WEST PALM COMMERCE PARK PROPERTY OWNERS' ASSOCIATION, INC., WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. THE UNDERSIGNED DEVELOPER HEREBY RESERVES UNTO ITSELF, ITS AFFILIATES AND THEIR SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE, PERPETUAL EASEMENTS, FOR INGRESS AND EGRESS OVER, UNDER, ACROSS AND THROUGH PARCEL A AS SHOWN HEREON, AND FOR THE PURPOSES OF CONSTRUCTION AND INSTALLATION OF UTILITIES AND DRAINAGE FACILITIES. AN INGRESS-EGRESS EASEMENT OVER AND ACROSS ALL OF PARCEL A AS SHOWN, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR ACCESS TO AND FROM SAID CITY'S FACILITIES, LAND, AND EASEMENTS FOR MAINTENANCE PURPOSES. THE LANDS LYING IN AND UNDER SAID INGRESS-EGRESS EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WEST PALM COMMERCE PARK PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID CITY.

4. LANDSCAPE EASEMENTS:
THE LANDSCAPE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO WEST PALM COMMERCE PARK PROPERTY OWNERS' ASSOCIATION, INC. FOR REQUIRED PERIMETER LANDSCAPING AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

5. WATER MANAGEMENT TRACT: (TRACT W)
WATER MANAGEMENT TRACT W AS SHOWN HEREON IS HEREBY DEDICATED, IN FEE SIMPLE, TO THE WEST PALM COMMERCE PARK PROPERTY OWNERS' ASSOCIATION, SAID WATER MANAGEMENT TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

6. LAKE ACCESS EASEMENT:
THE LAKE ACCESS EASEMENT AS SHOWN HEREON ARE DEDICATED TO THE WEST PALM COMMERCE PARK PROPERTY OWNERS' ASSOCIATION, INC. AND TO THE CITY OF WEST PALM BEACH FOR WATER MANAGEMENT ACCESS PURPOSES, SAID LAKE ACCESS EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS' ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

7. 40' UTILITY AND INGRESS-EGRESS EASEMENT:
AN INGRESS-EGRESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR ACCESS TO THEIR LIFT STATION OVER THAT 40' UTILITY AND INGRESS-EGRESS EASEMENT SHOWN HEREON. SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE WEST PALM COMMERCE PARK PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

8. COMMON AREA: (TRACT L)
THE COMMON AREA AS SHOWN HEREON AS TRACT L IS HEREBY DEDICATED TO THE WEST PALM COMMERCE PARK PROPERTY OWNERS' ASSOCIATION, INC. FOR OPEN SPACE, LANDSCAPING, BERMS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES INCLUDING C.A.T.V. AND DRAINAGE FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

9. BUS SHELTER EASEMENT:
THE 30 FOOT BY 10 FOOT BUS SHELTER EASEMENT IS HEREBY DEDICATED TO THE WEST PALM COMMERCE PARK PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE FUTURE LOCATION OF A BUS SHELTER, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

10. LIFT STATION EASEMENT:
THE LIFT STATION EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE MAINTENANCE OF A SANITARY LIFT STATION.

OWNERS CONSENT

IN WITNESS WHEREOF, WEST PALM COMMERCE PARK LIMITED, A FLORIDA LIMITED PARTNERSHIP, BY MACKAY DEVELOPMENT INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31ST DAY OF OCTOBER 2002.

WEST PALM COMMERCE PARK LIMITED, A FLORIDA LIMITED PARTNERSHIP, BY MACKAY DEVELOPMENT INC., A FLORIDA CORPORATION, ITS MANAGING GENERAL PARTNER

By: *[Signature]* Walter J. Mackey, Jr. President
[Signature] Andrea J. McCung Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *[Signature]* Walter J. Mackey, Jr. and *[Signature]* Andrea J. McCung who IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF WEST PALM COMMERCE PARK LIMITED, A FLORIDA LIMITED PARTNERSHIP MACKAY DEVELOPMENT INC., A FLORIDA CORPORATION, ITS MANAGING GENERAL PARTNER ACKNOWLEDGED TO ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND SAID LIMITED PARTNERSHIP OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31ST DAY OF October 2002.

12/15/2005
MY COMMISSION EXPIRES

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGN 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 12876, PAGE 129, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATED FINANCING AND SECURITY AGREEMENTS SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

BY: *[Signature]* SOUTHERN COMMUNITY BANK
NAME: SOUTHERN COMMUNITY BANK
ATTEST: *[Signature]*
ATTEST: *[Signature]*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *[Signature]* Peter Kampine WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AN OFFICER OF SOUTHERN COMMUNITY BANK, AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF November 2002.

MY COMMISSION EXPIRES MARCH 21, 2006
APPROVALS: *[Signature]*

CITY OF WEST PALM BEACH
COUNTY OF PALM BEACH
STATE OF FLORIDA

THE PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE, CONTAINED ON THIS PLAT THIS 1st DAY OF December 2002.

By: *[Signature]*
JOEL T. DAVES, MAYOR

APPROVED BY CITY PLANNING AND ZONING BOARD ON THIS 12 DAY OF December 2002.

By: *[Signature]*
KENNETH SPILLIAS, CHAIRMAN
CITY SURVEYOR

THIS PLAT HAS BEEN REVIEWED IN CONFORMANCE WITH CHAPTER 98-20, SECTION 177, FLORIDA STATUTES.

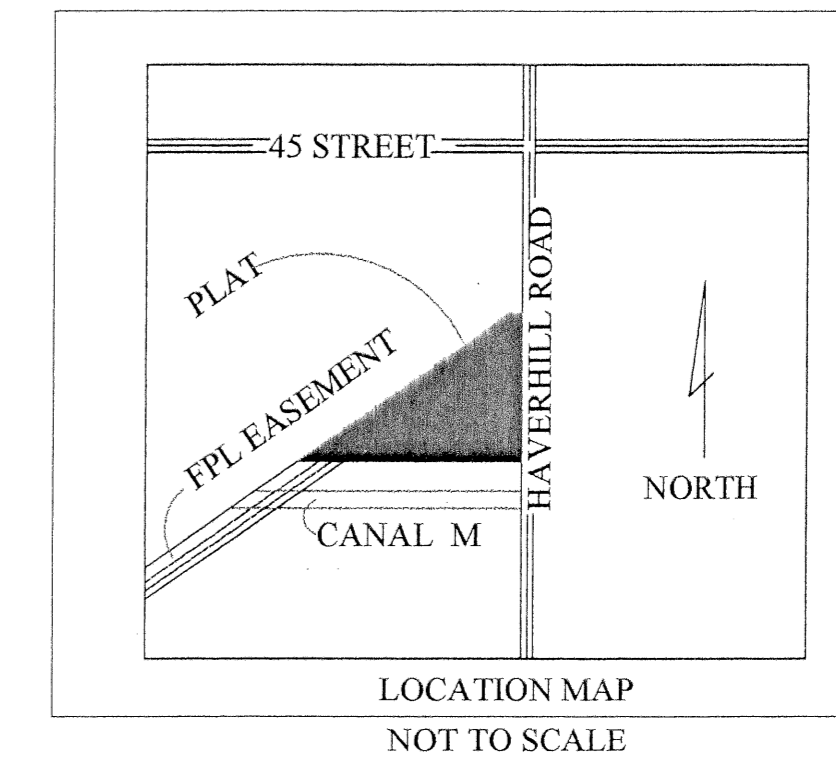
[Signature]
VINCENT J. NOEL, PSM
REGISTRATION NO 4169
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, *[Signature]* ALAN I. ARMOUR II, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, AND FIND THE TITLE TO THE PROPERTY IS VESTED TO WEST PALM COMMERCE PARK LIMITED, A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF SUBDIVISION DEPICTED BY PLAT.

DATED 11/7/02 BY: *[Signature]*
FOR FIRM
ATTORNEY AT LAW
LICENSED IN FLORIDA



DESCRIPTION:

BEING A PARCEL OF LAND LYING IN THE SOUTHEAST (SE 1/4) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 2; RUN THENCE NORTH 04°55'38" EAST ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, A DISTANCE OF 450.78 FEET TO A POINT ON A LINE 450.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 2; THENCE NORTH 88°28'41" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 54.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°28'41" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 2238.20 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED IN DEED BOOK 1023, PAGE 680, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 51°47'07" EAST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 2813.53 FEET; THENCE SOUTH 85°04'22" EAST, A DISTANCE OF 181.40 FEET TO A POINT ON A LINE 54.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, SAID PARALLEL LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF HAVERHILL ROAD AS SAME IS DESCRIBED IN THE OFFICIAL BOOK 6401, PAGE 1649, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 04°55'38" WEST ALONG SAID PARALLEL LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1792.28 FEET TO THE POINT OF BEGINNING.

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 PERMANENT CONTROL POINTS (P.C.P.'S) ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA AS REQUIRED BY LAW 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, FLORIDA.

DATE: 11-6-02

[Signature]
WALTER J. SMITH NO. 4807
PROFESSIONAL SURVEYOR AND MAPPER

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