

DEDICATION

LAND TRUST

WE KNOW ALL MEN BY THESE PRESENTS THAT LAND TRUST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS M & P PROPERTIES PLAT, BEING A REPLAT OF A PORTION OF TRACTS 18, 19, AND 20 OF THE PLAT OF MODEL LAND CO. SUBDIVISION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ST ONE-HALF BEGIN AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF TRACT 20, PLAT 14, TOWNSHIP OF MODEL LAND CO. SUBDIVISION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE NORTH-SOUTH SAID PLAT A CENTER LINE OF TRACTS 18, 19 AND 20 OF SAID PLAT A DISTANCE OF 802 FEET TO THE NORTH LINE OF SAID PLAT; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF TRACT 18, 19 AND 20, 163 FEET TO A POINT; THENCE SOUTHERLY PARALLEL WITH SAID 9 AND 20, 80 NORTH-SOUTH CENTER LINE OF TRACTS 18, 19 AND 20, 802 FEET TO A POINT WASTERLY ALONG THE SOUTH LINE OF TRACT 20; THENCE EASTERLY ALONG THE SOUTH LINE OF TRACT 20 A DISTANCE OF 163 FEET TO THE POINT OF BEGINNING.

AS FOLLOWS: THE ABOVE LANDS ALSO BEING DESCRIBED AS FOLLOWS:

OF TRACTS 18, A PARCEL OF LAND LYING WITHIN A PORTION OF TRACTS 18, 19 AND 20, PLAT 14, TOWNSHIP OF MODEL LAND CO. SUBDIVISION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 78, OF THE PUBLIC RECORDS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH AT A CONCRETE MONUMENT AND BRASS DISC AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE SOUTH 01°52'18" EAST LINE WEST (AS A BASIS OF BEARINGS) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1319.35 FEET; THENCE SOUTH 88°28'47" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 1974.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°58'58" EAST, ALONG THE REMENTIONED EAST LINE OF THE WEST ONE-HALF OF AFOREMENTIONED TRACTS 18, 19 AND 20, A DISTANCE OF 802.00 FEET; THENCE NORTH 88°28'47" WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT 18, A DISTANCE OF 163.00 FEET; THENCE SOUTH 01°58'58" WEST, ALONG A LINE 162.99 FEET WEST OF AND PARALLEL TO (AS MEASURED AT RIGHT ANGLES) THE EAST LINE OF THE WEST ONE-HALF OF SAID TRACTS 18, 19 AND 20, A DISTANCE OF 802.00 FEET TO THE SOUTH LINE OF SAID TRACT 20; THENCE SOUTH 88°28'47" EAST, ALONG THE SOUTH LINE OF SAID TRACT 20, A DISTANCE OF 163.00 FEET TO THE POINT OF BEGINNING.

PALM BEACH SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, ACRES MORE CONTAINING 130,722 SQUARE FEET OR 3.001 ACRES MORE OR LESS.

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

- THE PARCEL 'C', AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF THE PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
THE PARCEL 'D', AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF THE PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

LIABILITY WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS 28th DAY OF October, 2004.
LAND TRUST HOLDINGS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: Edward C. Mungenast
MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, SHAWN A. BOBBO, NOTARY PUBLIC, BEING PERSONALLY APPEARED EDWARD C. MUNGENAST, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED BEFORE ME THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

DAY WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF October, 2004.
MY COMMISSION EXPIRES: October 30, 2007
NOTARY PUBLIC
SHAWN A. BOBBO
COMMISSION NUMBER: DD285378
EXPIRES: OCTOBER 30, 2007

TITLE CERTIFICATION

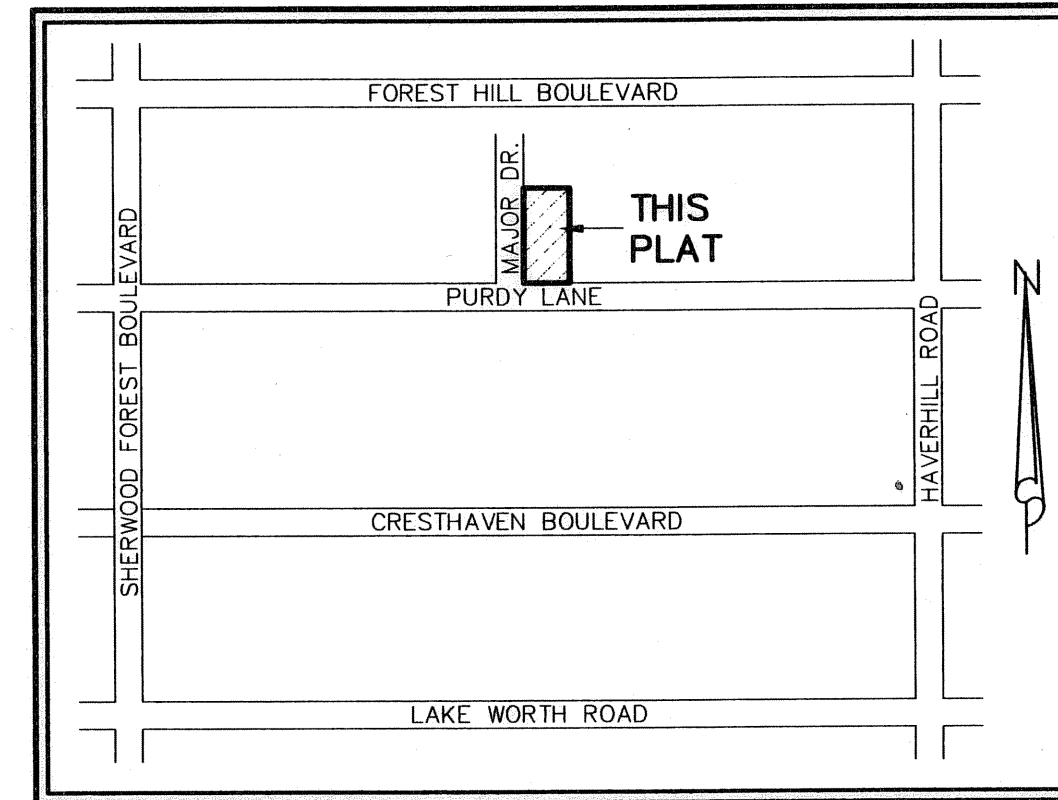
STATE OF FLORIDA
COUNTY OF PALM BEACH
INSURANCE SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE TITLE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LAND TRUST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.
DATED: October 24, 2004
KENNETH L. TOWNSEND - PRESIDENT

COUNTY APPROVAL

PURSUANT TO THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 3 DAY WEEK OF October, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPING EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.
George T. Webb, P.E. - COUNTY ENGINEER

M & P PROPERTIES PLAT

BEING A REPLAT OF A PORTION OF TRACTS 18, 19, AND 20 OF THE PLAT OF MODEL LAND CO. SUBDIVISION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA



LOCATION MAP NOT TO SCALE

- COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.000033896

S 01°52'18" W (PLAT) = 00°00'00" BEARING ROTATION
S 01°52'18" W (GRID) = (PLAT TO GRID)

EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 14-44S-42E., PALM BEACH COUNTY SECTION DATA SHEETS.

COORDINATE TRANSLATION DATA

SURVEYOR'S NOTES

- 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST. SAID LINE BEING MONUMENTED AND DEPICTED AS HAVING A BEARING OF SOUTH 01°52'18" WEST, AS SHOWN ON THE PALM BEACH COUNTY SECTION DATA SHEETS.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION. (SEE COORDINATE TRANSLATION DETAIL NOTE SHEET 1 OF 2).
3. THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. 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 THIS COUNTY.

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 SEC. 177.091 (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.

DATED: October 29, 2004

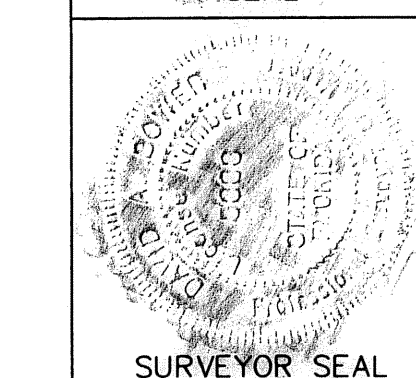
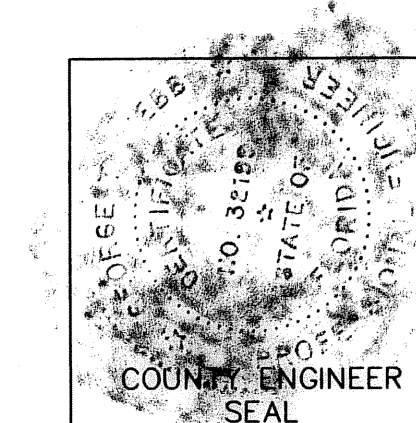
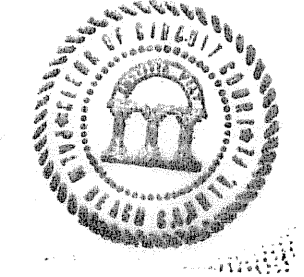
David A. Bower
DAVID A. BOWER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5888

THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES OF
DENNIS J. LEAVY AND ASSOCIATES, INC.
460 BUSINESS PARK WAY, SUITE D
ROYAL PALM BEACH, FLORIDA 33411
(561) 753-0650

STATE OF FLORIDA COUNTY OF PALM BEACH S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT 4th M. THIS 4th DAY OF NOV 20 04. AND DULY RECORDED IN: PLAT BOOK 103 ON PAGE 89-90. DOROTHY MILKEN CLERK, CIRCUIT COURT. BY: Maria S. Johnson DEPUTY CLERK.

SHEET 1 OF 2



DENNIS J. LEAVY & ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY • SUITE D • ROYAL PALM BEACH, FL • 33411 PHONE: (561) 753-0650 FAX: (561) 753-0290

SCALE: N/A CHECKED BY: D.J.L. DATE: 05/06/04 DRAWN BY: D.A.B. JOB NO.: 04-010

SUBDIVISION M & P PROPERTIES PAGE 89 FLOOD MAP # 165 B ZONING R1A QUAD # 32 SE TAZ 292 FUD NAME