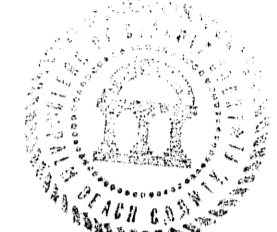


STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 11:00 A.M. this 5th day of NOVEMBER, 2004 and duly recorded in Plat Book No. 103 on Pages 95 and 96.
DOROTHY H. WILKEN, CLERK
BY: Maria L. Johnson



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FLAGLER LANDING LP, A GEORGIA LIMITED PARTNERSHIP, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A REPLAT OF A PORTION OF LOTS 9 AND 11, GALE LAKE WORTH PLAT NO. 1 (PB 3, PG 9, PBCR) TOGETHER WITH SUBMERGED LANDS ADJACENT TO SAID LOTS 9 AND 11, ALL IN SECTION 10, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FLAGLER LANDING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

A PARCEL OF SUBMERGED LAND LYING IN SECTION 10, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 9, LESS THE WEST 20 FEET THEREOF, THE GALE LAKE WORTH PLAT NO. 1 ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA RECORDED IN PLAT BOOK 3, PAGE 9.

TOGETHER WITH THAT PORTION OF PROPERTY ADJACENT TO SAID LOT 9 DESCRIBED AFORESAID AND BOUNDED AS FOLLOWS:

ON THE WEST BY THE EASTERLY LOT LINE OF SAID LOT 9; ON THE EAST BY THE MEAN HIGH WATER MARK/LINE OF LAKE WORTH; ON THE NORTH BY THE NORTH LOT LINE OF SAID LOT 9 EXTENDED EASTWARD; ON THE SOUTH BY THE SOUTH LOT LINE OF SAID LOT 9 EXTENDED EASTWARD.

PARCEL 2

LOT 11, EXCEPTING THEREFROM THE WEST 10 FEET OF GALE LAKE WORTH, PLAT NO. 1, AS ADDITION TO THE CITY OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 3, PAGE 9.

TOGETHER WITH FILLED IN SUBMERGED LANDS AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF LOT 11, GALE LAKE WORTH, AS SAME APPEARS IN PLAT BOOK 3, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID LOT 11, SOUTH 87°38'05" EAST, A DISTANCE OF 419 FEET TO THE WESTERLY SHORE OF LAKE WORTH AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF SUBMERGED LAND; THENCE CONTINUING ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 11, SOUTH 87°38'05" EAST A DISTANCE OF 429.84 FEET TO ITS INTERSECTION WITH THE CITY OF WEST PALM BEACH BULKHEAD LINE (1963), AS SAME APPEARS IN PLAT BOOK 27, PAGE 233, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID BULKHEAD LINE, NORTH 15°05'35" WEST, A DISTANCE OF 137.75 FEET TO THE INTERSECTION OF SAID BULKHEAD LINE WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 11; THENCE ALONG SAID EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 11, NORTH 87°35'40" WEST, A DISTANCE OF 435.29 FEET TO THE EXISTING WESTERLY SHORE LINE OF LAKE WORTH; THENCE ALONG SAID SHORE LINE SOUTH 02°24'20" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 34°48'30" EAST, A DISTANCE OF 77.45 FEET; THENCE SOUTH 02°21'55" WEST, A DISTANCE OF 35.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3

A PARCEL OF LAND WITHIN SECTION 10, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PLAT OF FLAGLER LANE AS RECORDED IN PLAT BOOK 24, PAGE 197 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 87°38'05" EAST (THE NORTH LINE OF SAID PLAT OF FLAGLER LANE IS ASSUMED TO BEAR SOUTH 87°38'05" EAST AND ALL OTHER BEARINGS ARE RELATIVE TO SAID BEARING) ALONG THE NORTH LINE AND THE EASTERLY EXTENSION OF SAID PLAT OF FLAGLER LANE, A DISTANCE OF 828.84 FEET TO THE SOUTHEAST CORNER OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED NUMBER 24666; THENCE NORTH 15°05'35" WEST ALONG THE EAST LINE OF SAID DEED, A DISTANCE OF 26.23 FEET (26.21 FEET MEASURED) TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 15°05'35" WEST ALONG THE EASTERLY LINE OF SAID DEED, A DISTANCE OF 111.52 FEET (111.41 FEET MEASURED) TO THE NORTHEAST CORNER OF SAID DEED; THENCE SOUTH 87°35'40" EAST ALONG THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID DEED, A DISTANCE OF 1.32 FEET TO THE EASTERLY FACE OF A 1.7 FOOT WIDE CONCRETE BULKHEAD CAP; THENCE SOUTH 15°08'07" EAST ALONG THE EASTERLY FACE OF SAID BULKHEAD CAP, A DISTANCE OF 111.54 FEET (111.54 FEET MEASURED) TO A CORNER OF SAID BULKHEAD CAP; THENCE NORTH 87°39'05" WEST ALONG THE SOUTHERLY FACE OF SAID BULKHEAD CAP, A DISTANCE OF 1.40 FEET (1.36 FEET MEASURED) TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 157,598 SQUARE FEET (3.618 ACRES), MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR RESIDENTIAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FLAGLER LANDING PROPERTY OWNERS ASSOCIATION.

TRACT "B" IS HEREBY DEDICATED TO THE FLAGLER LANDING PROPERTY OWNERS ASSOCIATION FOR CANAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

THE SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR SIDEWALK PURPOSES.

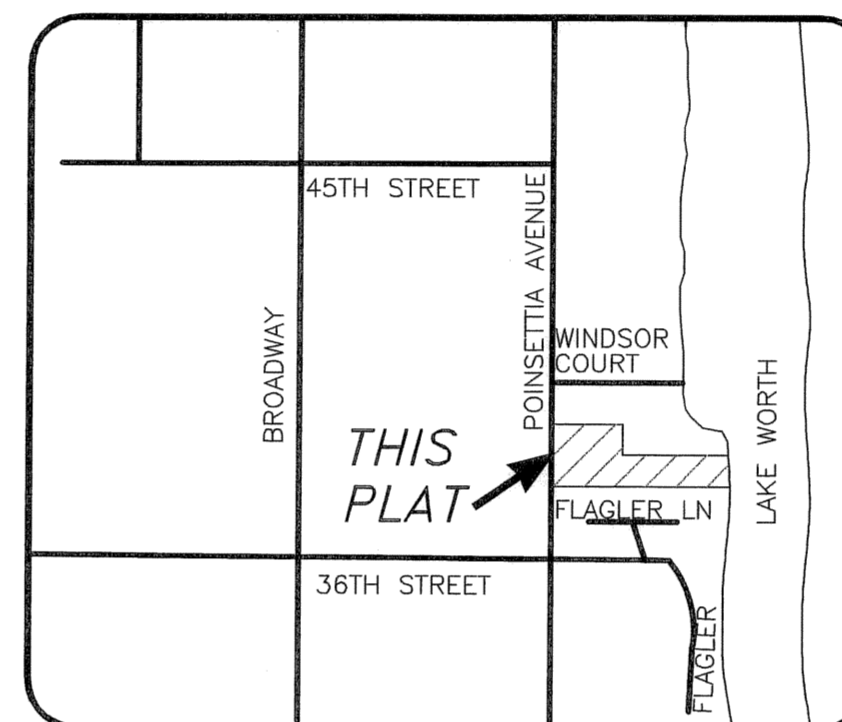
THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

FLAGLER LANDING
A REPLAT OF A PORTION OF LOTS 9 AND 11, GALE LAKE WORTH PLAT NO. 1 (PB 3, PG 9, PBCR) TOGETHER WITH SUBMERGED LANDS ADJACENT TO SAID LOTS 9 AND 11, ALL IN SECTION 10, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY: MICHAEL D. ROSE, PSM

SDA SHAH & ASSOCIATES ENGINEERING SURVEYING & PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

NOVEMBER 2003



LOCATION MAP NOT TO SCALE

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 13876, AT PAGE 150 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 31 DAY OF August, 2004.

WITNESS: James Nugent, Lani Jo Lewis
PRINTED NAME: James Nugent, Lani Jo Lewis
TITLE: GROUP VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED Carmen de Espartero WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF SOUTH TRUST BANK AND 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 31 DAY OF August 2004.

NOTARY PUBLIC: Lani Jo Lewis
PRINTED NAME: Lani Jo Lewis
My Commission D0239858 Expires August 10, 2007

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 23 DAY OF August, 2004.

WITNESS: Elizabeth Schmidt
(PRINTED NAME) Elizabeth Schmidt

WITNESS: Anne Nys
(PRINTED NAME) Anne Nys

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Pryse R. Elam WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MEMBER OF TRADE STREET PARTNERS, LLC, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF August, 2004.

NOTARY PUBLIC: Elizabeth A. Schmidt
PRINTED NAME: Elizabeth Schmidt
MY COMMISSION EXPIRES: 2-27-08

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

FLAGLER LANDING PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23 DAY OF August, 2004.

WITNESS: Elizabeth Schmidt, Pryse R. Elam
PRINTED NAME: Elizabeth Schmidt, Pryse R. Elam
TITLE: President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Pryse R. Elam WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MEMBER OF FLAGLER LANDING PROPERTY OWNERS ASSOCIATION, INC. 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 23 DAY OF August 2004.

MY COMMISSION EXPIRES: 2-27-08
Elizabeth A. Schmidt
NOTARY PUBLIC
My Commission D0294616 Expires February 27, 2008

Table with 2 columns: AREA TABULATION, SQUARE FEET. Rows: TRACT "A" (146,950), TRACT "B" (10,648), TOTAL (157,598).

Grid of 10 boxes for acknowledgments: DEDICATION (TRADE STREET PARTNERS, LLC), ACKNOWLEDGEMENT, ACCEPTANCE OF DEDICATIONS (FLAGLER LANDING PROPERTY OWNERS ASSOCIATION, INC.), ACKNOWLEDGEMENT, MORTGAGEE'S CONSENT, ACKNOWLEDGEMENT, CITY OF WEST PALM BEACH SURVEYOR, CITY OF WEST PALM BEACH, SURVEYOR.

APPROVALS:

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 22nd DAY OF October, 2004.

BY: Lois Frankel, Mayor

APPROVED BY CITY PLANNING AND ZONING BOARD ON THIS 19th DAY OF October, 2004.

BY: Kenneth Spillars, Chairman

CITY SURVEYOR:

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

DATED: 10-11-04

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, William R. Bloom, 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 FLAGLER LANDING LP, A GEORGIA LIMITED PARTNERSHIP; 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: 9-27-04
PRINTED NAME: William R. Bloom

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 (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA 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 THE CITY OF WEST PALM BEACH, FLORIDA.

DATED: August 20, 2004
BY: Michael D. Rose
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998