

O'REILLY AUTO PARTS

BEING A SUBDIVISION OF A PORTION OF LAND
LYING WITHIN THE NW 1/4 OF SECTION 25,
TOWNSHIP 44 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HUTTON GROWTH BLUE SKY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "O'REILLY AUTO PARTS", BEING A SUBDIVISION OF A PORTION OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 200 FEET OF THE EAST 240 FEET OF THE NORTH 233.66 FEET OF THE SOUTH 413.66 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LESS THE EAST 27 FEET; AND THE NORTH 213.66 FEET OF THE SOUTH 413.66 FEET OF THE WEST 40 FEET OF THE EAST 280 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LESS THE NORTH 20 FEET OF THE SOUTH 200 FEET OF THE WEST 200 FEET OF THE EAST 240 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 25 (PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 9375-113), S01°31'00"W, A DISTANCE OF 256.41 FEET; THENCE, DEPARTING SAID EAST LINE, N87°24'02"W, A DISTANCE OF 67.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL PER OFFICIAL RECORDS BOOK 5832, PAGE 1360 FOR A POINT OF BEGINNING; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, S01°31'00"W, A DISTANCE OF 213.70 FEET; THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF THE SOUTH 200 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25, N87°24'02"W, A DISTANCE OF 213.04 FEET TO THE WEST LINE OF THE EAST 280 FEET OF THE NORTH 213.66 FEET OF THE SOUTH 413.66 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE, ALONG SAID WEST LINE, N01°31'00"E, A DISTANCE OF 213.70 FEET TO THE NORTH LINE OF THE SOUTH 413.66 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE, ALONG SAID NORTH LINE, S87°24'02"E, A DISTANCE OF 213.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 45,518 SQUARE FEET OR 1.045 ACRES, MORE OR LESS.

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

LOT 1 IS HEREBY RESERVED FOR THE OWNER, HUTTON GROWTH BLUE SKY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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.

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

THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF February, 2016

HUTTON GROWTH BLUE SKY, LLC
A FLORIDA LIMITED LIABILITY COMPANY

KAREN J. HUTTON, CEO

WITNESS: Tod Beckner
PRINT NAME: TOD BECKNER

WITNESS: Mecani C. Lamar
PRINT NAME: MECANI C. LAMAR

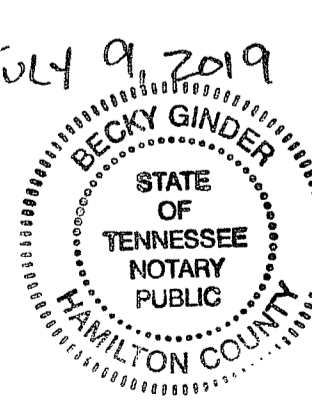
ACKNOWLEDGMENT:

STATE OF TENNESSEE
COUNTY OF HAMILTON

BEFORE ME PERSONALLY APPEARED KAREN J. HUTTON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CEO OF HUTTON GROWTH BLUE SKY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE)(SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) 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 12th DAY OF FEBRUARY, 2016

MY COMMISSION EXPIRES: JULY 9, 2019



WITNESS: Becki Ginder
NOTARY PUBLIC
NAME: BECKI GINDER
COMMISSION No. N/A

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF Mississippi
COUNTY OF Lee

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF 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 26839 AT PAGE 1362 THROUGH 1370 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice Pres. AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF February, 2016

BANCORPSOUTH BANK
A MISSISSIPPI CORPORATION

WITNESS: J. Tim Roberts
PRINT NAME: J. Tim Roberts

BY: John Gaston
PRINT NAME: John Gaston
TITLE: Senior Vice President

WITNESS: Sam Agnew
PRINT NAME: Sam Agnew

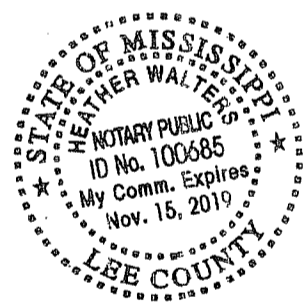
ACKNOWLEDGMENT:

STATE OF Mississippi
COUNTY OF Lee

BEFORE ME PERSONALLY APPEARED John Gaston WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS S.V.P. OF Bancorpsouth 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 (IF AVAILABLE) 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 17th DAY OF February, 2016

MY COMMISSION EXPIRES: Nov. 15, 2019



WITNESS: Heather Walters
NOTARY PUBLIC
NAME: Heather Walters
COMMISSION No. 100685

TITLE CERTIFICATION:

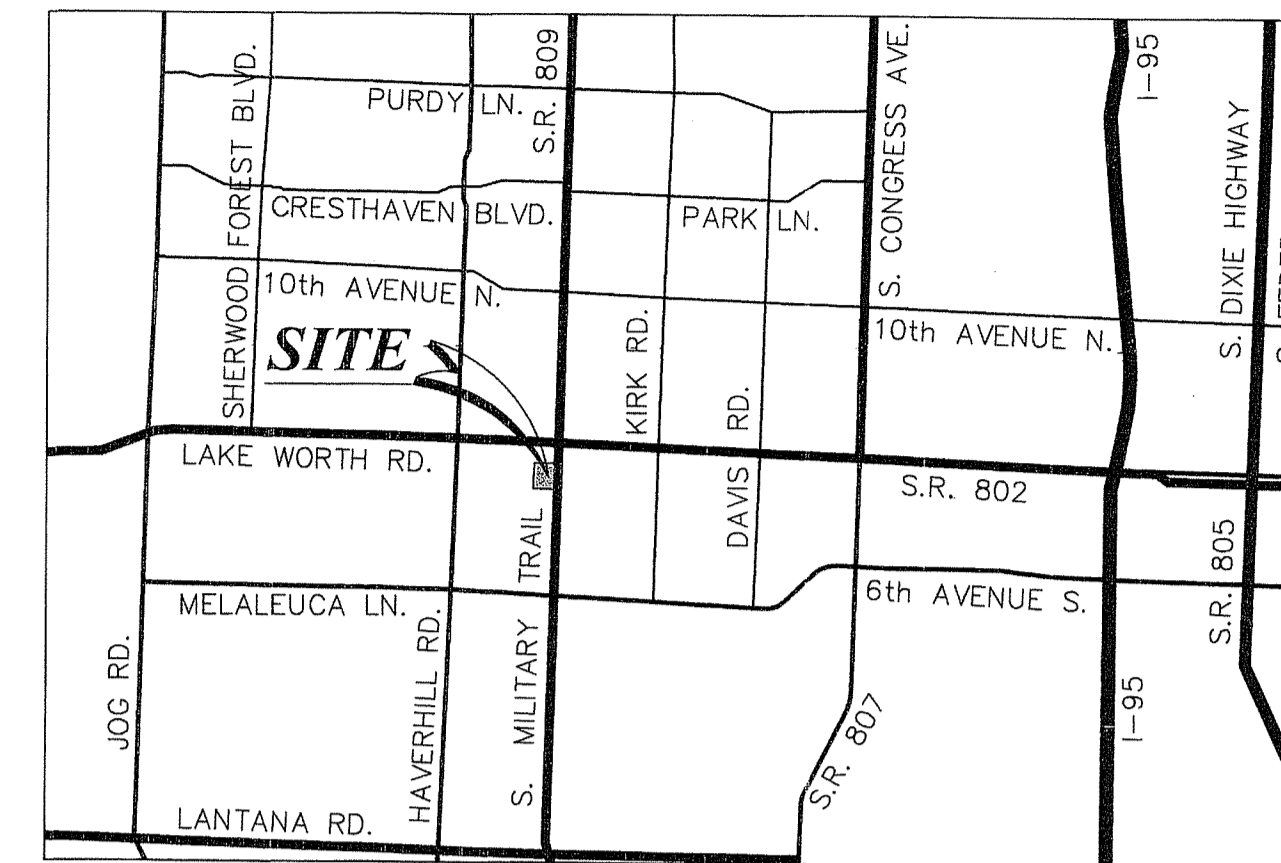
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, PRESTON O. COCKEY, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN HUTTON GROWTH BLUE SKY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: FEB 19, 2016

BY: Preston O. Cockey, Jr.
PRESTON O. COCKEY, JR.,
ATTORNEY AT LAW
FLORIDA BAR NO. 114528

VICINITY MAP (NOT TO SCALE)



COUNTY APPROVAL - COUNTY ENGINEER:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 22nd DAY OF March, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: George T. Webb, P.E.
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

PREPARING SURVEYOR & MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:

JEFFREY L. KOHLER, P.S.M. L.S.6201, STATE OF FLORIDA
EBI SURVEYING (L.B. 7652)
8415 SUNSTATE STREET
TAMPA, FLORIDA 33634
PH. 813.886.6080

SURVEYOR'S NOTES:

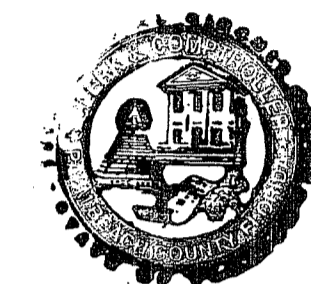
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS REFERENCED ON FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 9375-113 AND PER OFFICIAL RECORDS BOOK 5832, PAGE 1360, HAVING A BEARING OF SOUTH 01°31'00" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST (0901)
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
PROJECT SCALE FACTOR = 1.0000373
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 THESE PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

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."), 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.

BY: Jeffrey L. Kohler DATE: 2/11/2016

JEFFREY L. KOHLER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 6201
EBI SURVEYING
LICENSED BUSINESS #7652
8415 SUNSTATE STREET
TAMPA, FLORIDA, 33634



COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 13:31 PM THIS 22 DAY OF March 2016 AND DULY RECORDED IN PLAT BOOK No. 121 ON PAGE 108-109
SHARON R. BOCK, CLERK AND COMPTROLLER
BY: Sharon R. Bock

EBI Surveying
8415 Sunstate Street
Tampa, Florida 33634
Phone: (813) 886-6080 / Fax: (813) 886-6081
LB Number 7652

SITE PLAN DATA:
CONTROL NUMBER 2013-286

