

OKEECHOBEE BLVD. PUBLIC STORAGE MUPD

LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
JAN, 1999 SHEET 1 OF 2

173

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD THIS 15 DAY OF April
AD, 1999 AND DULY RECORDED
IN PLAT BOOK 81 ON PAGES
173 AND 174

DOROTHY H. WILKIN, CLERK
By Doug W. Stealy, D.C.

CIRCUIT COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BHLM PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP AND R.W. SILC, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN AS "OKEECHOBEE BLVD. PUBLIC STORAGE MUPD", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A

THE NORTH ONE-HALF (N1/2) OF THE WEST ONE-QUARTER (W1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, LESS THE WEST 85 FEET OF THE NORTH 250 FEET; LESS THE WEST 100 FEET OF THE EAST 110 FEET OF THE SOUTH 225 FEET OF THE NORTH 240 FEET; LESS THE WEST 130 FEET OF THE EAST 140 FEET OF THE SOUTH 100 FEET; PALM BEACH COUNTY, FLORIDA, AND FURTHER LESS THAT PORTION DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 6693, PAGE 1626, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LESS DONNELL ROAD AS DEFINED IN THAT CERTAIN PALM BEACH MAINTENANCE MAP RECORDED IN PLAT BOOK 4, PAGE 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, THENCE NORTH 89°22'12" WEST (THE EAST LINE OF SAID SECTION 25 IS ASSUMED TO BEAR SOUTH 01°33'41" EAST AND ALL OTHER BEARINGS MENTIONED HEREIN ARE RELATIVE THERETO) ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 1011.88 FEET TO A POINT ON THE EAST LINE OF THE WEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 01°30'36" WEST, ALONG SAID LINE, A DISTANCE OF 20.50 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY OF OKEECHOBEE ROAD AS NOW LAID OUT AND IN USE; THENCE, CONTINUE SOUTH 01°30'36" WEST, ALONG THE EAST LINE OF THE WEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, ALSO BEING THE CENTERLINE OF DONNELL ROAD, AS NOW LAID OUT AND IN USE, A DISTANCE OF 219.53 FEET; THENCE NORTH 89°22'12" WEST, A DISTANCE OF 15.00 FEET; TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE, FROM SAID POINT OF BEGINNING, SOUTH 01°30'36" WEST, ALONG A LINE 15.00 FEET WEST OF AND PARALLEL TO, THE CENTERLINE OF SAID DONNELL ROAD, A DISTANCE OF 335.01 FEET; THENCE NORTH 89°14'17" WEST, A DISTANCE OF 125.01 FEET; THENCE SOUTH 01°30'36" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°14'17" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 197.07 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 01°29'34" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 424.27 FEET; THENCE SOUTH 89°22'05" EAST, A DISTANCE OF 85.01 FEET; THENCE NORTH 01°29'34" EAST, A DISTANCE OF 229.53 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF OKEECHOBEE ROAD, AS NOW LAID OUT AND IN USE; THENCE SOUTH 89°22'12" EAST, ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 142.26 FEET; THENCE SOUTH 01°30'36" WEST, A DISTANCE OF 219.53 FEET; THENCE SOUTH 89°22'12" EAST, A DISTANCE OF 95.01 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH

TRACT B

THE SOUTH ONE-HALF (S1/2) OF THE EAST ONE-HALF (E1/2) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4), LESS THE NORTH 132.00 FEET AND THE SOUTH 75.00 FEET OF THE EAST 115.00 FEET OF THE WEST 125.00 FEET, OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND LESS DONNELL ROAD AS DEFINED IN THAT CERTAIN PALM BEACH MAINTENANCE MAP RECORDED IN PLAT BOOK 4, PAGE 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

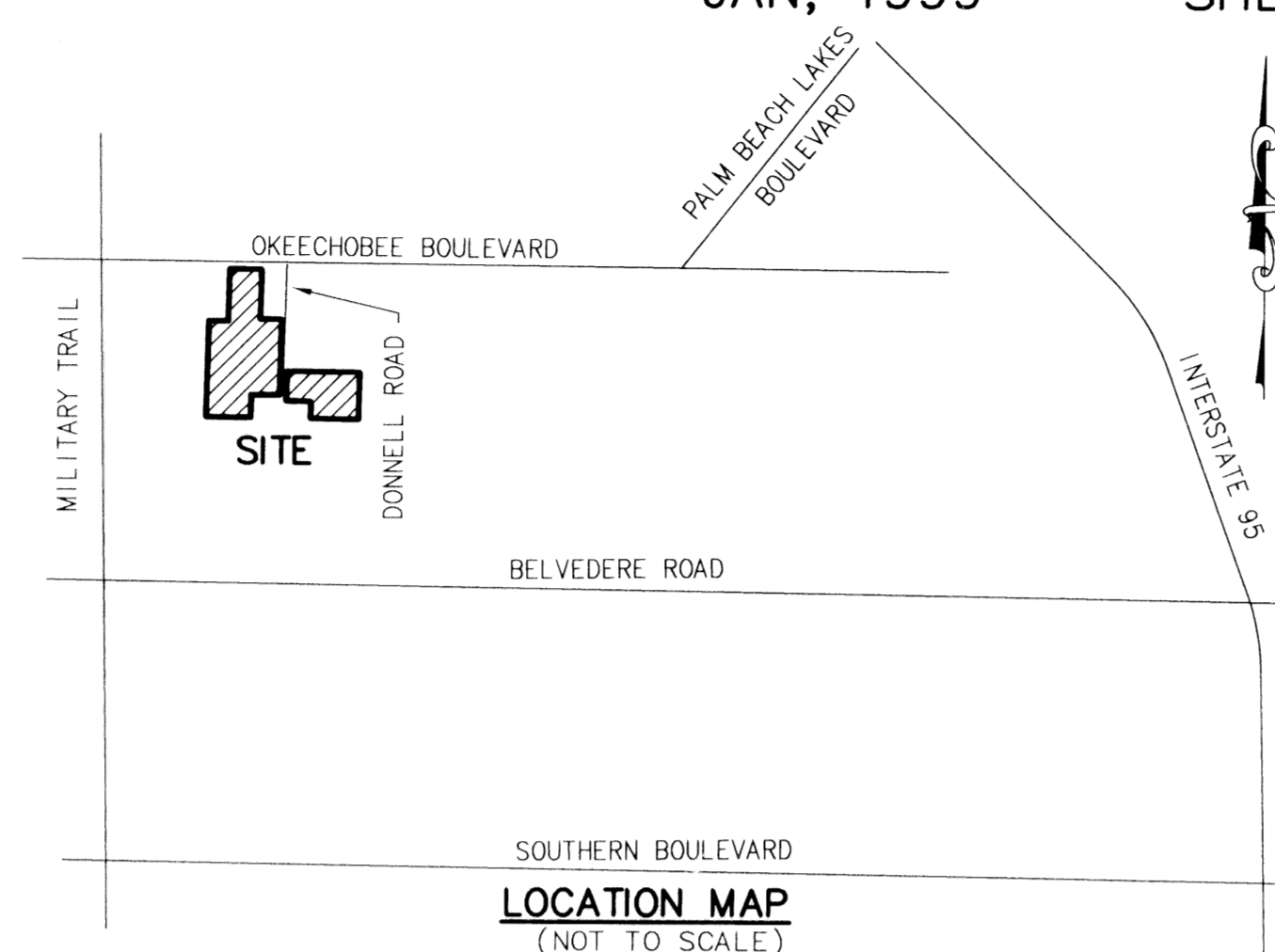
ALSO DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, THENCE NORTH 89°22'12" WEST (THE EAST LINE OF SAID SECTION 25 IS ASSUMED TO BEAR SOUTH 01°33'41" EAST AND ALL OTHER BEARINGS MENTIONED HEREIN ARE RELATIVE THERETO) ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 1011.88 FEET TO A POINT ON THE EAST LINE OF THE WEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 01°30'36" WEST, ALONG SAID LINE, A DISTANCE OF 20.50 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY OF OKEECHOBEE ROAD AS NOW LAID OUT AND IN USE; THENCE, CONTINUE SOUTH 01°30'36" WEST, ALONG THE EAST LINE OF THE WEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, ALSO BEING THE CENTERLINE OF DONNELL ROAD, AS NOW LAID OUT AND IN USE, A DISTANCE OF 449.05 FEET; THENCE SOUTH 89°18'11" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE, FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 89°18'11" EAST ALONG A LINE 132.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 322.15 FEET; THENCE SOUTH 01°31'38" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 205.91 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 89°14'17" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 212.08 FEET; THENCE NORTH 01°30'36" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 89°14'17" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 01°30'36" EAST, ALONG A LINE 15.00 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF DONNELL ROAD, A DISTANCE OF 130.54 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 4.956 ACRES, MORE OR LESS.

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

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF TRACT A, THEIR SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF TRACT A, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.



2. TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF TRACT B, THEIR SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF TRACT B, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS C AND D, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

4. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF TRACTS A AND B, AS SHOWN HEREON, THEIR SUCCESSORS AND ASSIGNS, FOR BUFFER, LANDSCAPING AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF TRACTS A AND B, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. 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 GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, NORMAN BRAMAN, THIS 31st DAY OF March, 1999. **MANAGING**

WITNESS: Sheila P. Johnson BY: Norman Braman
BHLM PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP
NORMAN BRAMAN, MANAGING PARTNER

WITNESS: Joseph L. ...

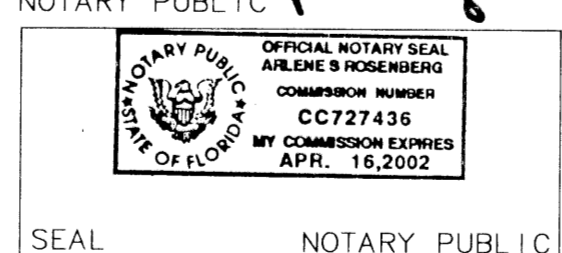
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
MIAMI-DADE

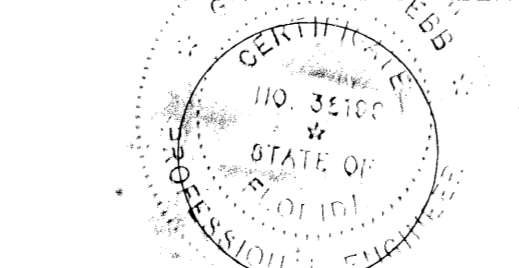
BEFORE ME PERSONALLY APPEARED NORMAN BRAMAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF March, 1999.

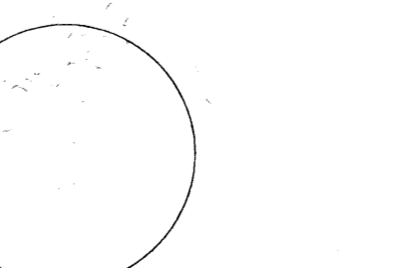
MY COMMISSION EXPIRES: 4/16/02 DATE



SEAL COUNTY ENGINEER



SEAL PROFESSIONAL SURVEYOR AND MAPPER



IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 8th DAY OF MARCH, 1999.

WITNESS: Jamal L. Hollenbut BY: R. W. Silc
R. W. SILC

WITNESS: Carl R. Andrea

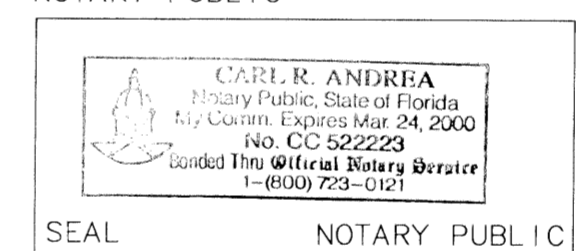
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED R. W. SILC WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF March, 1999.

MY COMMISSION EXPIRES: 3/24/00 DATE



MORTGAGEE'S CONSENT

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 9664 AT PAGE 1850, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I JULIAN M. ROWLEY, AS TRUSTEE UNDER THE JULIAN M. ROWLEY REVOCABLE TRUST DATED SEPTEMBER 2, 1998 DO HERETO SET MY HAND AND SEAL THIS 8th DAY OF MARCH, 1999.

WITNESS: Jamal L. Hollenbut BY: Julian M. Rowley
JULIAN M. ROWLEY, AS TRUSTEE UNDER THE JULIAN M. ROWLEY REVOCABLE TRUST DATED SEPTEMBER 2, 1998.

WITNESS: Carl R. Andrea

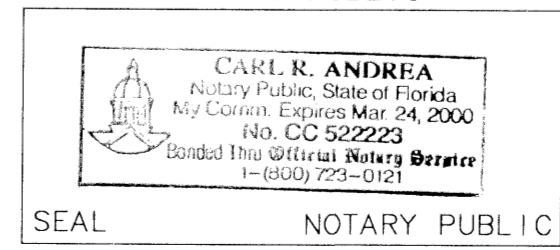
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JULIAN M. ROWLEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF March, 1999.

MY COMMISSION EXPIRES: 3/24/00 DATE



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES WILL 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.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

WE, CHICAGO TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO R.W. SILC AND BHLM PARTNERSHIP, A FLORIDA GENERAL 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: 3/24/99 BY: Michael M. McCormick
MICHAEL M. MCCORMICK
ASSISTANT VICE PRESIDENT

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°22'12" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

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 ROTATION NOTE SHEET 2 OF 2).

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATED TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

5. NOTICE: 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 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) 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.

THIS 1st DAY OF APRIL, 1999.

APPROVALS

COUNTY ENGINEER:

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 14 DAY OF April, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

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

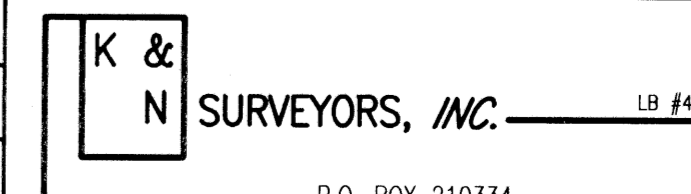
P.U.D. TABULAR DATA

OKEECHOBEE BLVD. PUBLIC STORAGE MUPD PETITION NO. 97-119

AREA 4.956 ACRES

THIS INSTRUMENT WAS PREPARED BY TIMOTHY M. SMITH, P.S.M. IN THE OFFICES OF K&N SURVEYORS, INC., 9040 BELVEDERE ROAD WEST PALM BEACH, FLORIDA 33411.

SCALE: 1" = 40'
JOB NO.: 11-019-97
DATE: JULY 1998
DRAWING NO. D-319



OKEECHOBEE BLVD.
PUBLIC STORAGE MUPD
A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SUBDIVISION Okeechobee Blvd. Public Storage
BOOK 84 PAGE 173
FLOOD MAP # 155B
ZONING MAP # 1015
QUAD # 31
SR 97-119 ZIP CODE 33419
PLAT # 10
PUD NAME Okeechobee Blvd. Public Storage