

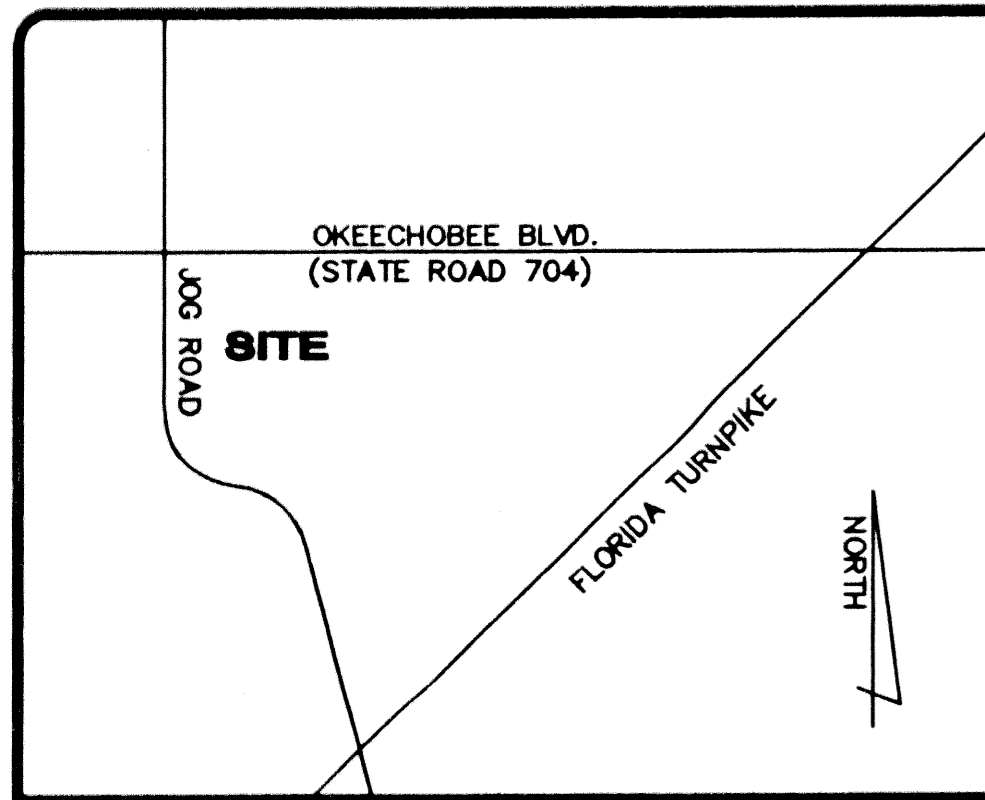
PALM BEACH PLAZA MUPD

A REPLAT OF TRACT 26, AND THE WEST ONE-HALF OF TRACT 27, BLOCK 1, PALM BEACH FARMS COMPANY PLAT No.9, RECORDED IN PLAT BOOK 5, PAGE 58, AND THE WEST ONE-QUARTER OF TRACT 1, BLOCK 4, PALM BEACH FARMS COMPANY PLAT No.3 RECORDED IN PLAT BOOK 2, PAGE 45, LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

APRIL 1999

SHEET 1 OF 3

0750-001



VICINITY MAP N.T.S.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT OKEECHOBEE PARCELS, Ltd., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS:

PALM BEACH PLAZA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING A REPLAT OF TRACT 26 AND THE WEST ONE-HALF OF TRACT 27, BLOCK 1, OF PALM BEACH FARMS COMPANY PLAT No.9, RECORDED IN PLAT BOOK 5, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE WEST ONE-QUARTER OF TRACT 1, BLOCK 4, OF PALM BEACH FARMS COMPANY PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45 OF SAID PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE ALONG THE NORTH LINE OF SAID SECTION 27, S88°45'34"E FOR 202.09 FEET AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 7413, PAGE 1922 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY EXTENSION, S00°56'48"E FOR 61.70 FEET TO THE SOUTH LINE OF THE NORTH 31.66 FEET OF SAID TRACT 26, AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE, S88°45'34"E FOR 675.63 FEET TO THE CENTERLINE OF THE 30' ROAD LYING BETWEEN SAID TRACTS 26 AND 27; THENCE ALONG SAID CENTERLINE, S00°57'25"E FOR 6.34 FEET TO THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-1, RECORDED IN DEED BOOK 67, PAGE 453 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, S88°45'34"E FOR 457.89 FEET TO THE EAST LINE OF THE SAID WEST ONE-HALF OF TRACT 27; THENCE ALONG SAID EAST LINE, S00°05'59"E FOR 830.21 FEET TO THE SOUTH LINE OF SAID TRACT 27; THENCE ALONG SAID SOUTH LINE, S89°03'03"W FOR 50.57 FEET; THENCE S00°56'57"E FOR 30.00 FEET TO THE NORTHEAST CORNER OF THE SAID WEST ONE-QUARTER OF TRACT 1; THENCE ALONG THE EAST LINE OF THE SAID WEST ONE-QUARTER OF TRACT 1, S00°24'14"E FOR 659.92 FEET TO THE SOUTH LINE OF SAID TRACT 1; THENCE ALONG SAID SOUTH LINE, S89°03'03"W FOR 47.19 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF JOG ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES:

- 1. N48°27'59"W FOR 20.37 FEET; 2. N61°13'45"W FOR 110.78 FEET; 3. N56°30'37"W FOR 298.85 FEET TO THE WEST LINE OF SAID TRACT 1;

THENCE ALONG SAID WEST LINE, N00°58'54"W FOR 422.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE N00°56'57"W FOR 30.00 FEET TO THE SOUTH LINE OF SAID TRACT 26; THENCE ALONG SAID SOUTH LINE, S89°03'03"W FOR 539.47 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF JOG ROAD BEING A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 838 FEET, WHERE A RADIAL LINE BEARS N58°08'56"E; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°54'16" FOR 452.01 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, N00°56'48"W FOR 449.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.256 ACRES, MORE OR LESS.

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

1. WATER MANAGEMENT TRACTS:

TRACT W-1 AND TRACT D-1, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PBP MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT W-1 IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN ORB 11816, PAGE 1072 THROUGH 1078, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. WATER MANAGEMENT MAINTENANCE EASEMENTS:

THE WATER MANAGEMENT MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR PBP MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT W-1, FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

3. UTILITY EASEMENTS:

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.

4. LIMITED ACCESS EASEMENTS:

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.

5. PRESERVATION AREAS:

TRACT P-1, AS SHOWN HEREON, IS HEREBY RESERVED TO THE PBP MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR VEGETATION PRESERVE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THIS PERPETUAL MAINTENANCE OBLIGATION IS SET FORTH IN THE PRESERVE MANAGEMENT PLAN AS REQUIRED BY PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, SECTION 9.5.

6. LANDSCAPE/BUFFER TRACTS:

TRACTS B-1 THROUGH B-6, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PBP MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ROBERT L. SHAPIRO, THIS 22nd DAY OF December, 1999.

OKEECHOBEE PARCELS, Ltd., A FLORIDA LIMITED PARTNERSHIP

WITNESS: June Emberton BY: ROBERT L. SHAPIRO, AS GENERAL PARTNER

WITNESS: Sandra Adams (PRINT NAME) Sandra Adams

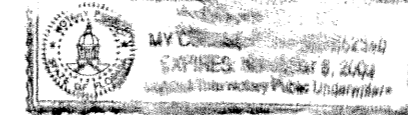
ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF FLORIDA

BEFORE ME PERSONALLY APPEARED ROBERT L. SHAPIRO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF OKEECHOBEE PARCELS, Ltd., A FLORIDA LIMITED PARTNERSHIP, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF December, 1999.

MY COMMISSION EXPIRES: June Emberton NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE PBP MAINTENANCE ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22nd DAY OF December, 1999.

PBP MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

BY: Robert Lee Shapiro, President (PRINT NAME & TITLE)

WITNESS: June Emberton (PRINT NAME) June Emberton

WITNESS: Sandra Adams (PRINT NAME) Sandra Adams

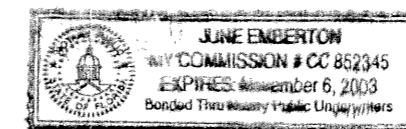
ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF FLORIDA

BEFORE ME PERSONALLY APPEARED Robert Lee Shapiro WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF THE PBP MAINTENANCE ASSOCIATION, INC., A CORPORATION, AND 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 22nd DAY OF December, 1999.

MY COMMISSION EXPIRES: June Emberton NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I JOHN WHITE II, 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 TO OKEECHOBEE PARCELS, Ltd., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 12-22-99 JOHN WHITE II ATTORNEY-AT-LAW LICENSED IN FLORIDA

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) 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.

CHARLES H. ANDERSON License No. 4392 State of Florida 1-4-2000

COUNTY APPROVAL

COUNTY ENGINEER:

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 December, 2000 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

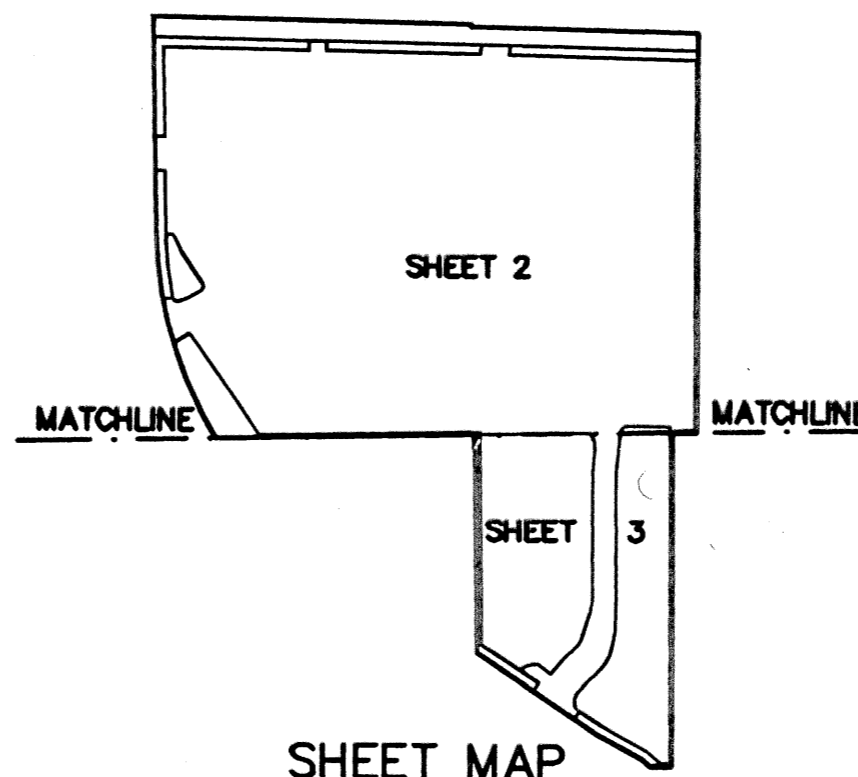
GEORGE T. WEBB, P.E. COUNTY ENGINEER

NOTES:

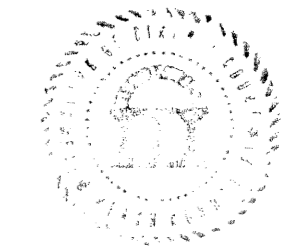
- 1. BEARING BASIS: BEARINGS HEREON ARE BASED UPON AN ASSUMED BEARING OF SOUTH 88°45'34" EAST ALONG THE NORTH LINE OF SECTION 27. 2. PERMANENT REFERENCE MONUMENT (P.R.M.) No. "LB4897" SET, UNLESS NOTED OTHERWISE. 3. NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 4. A. COORDINATES SHOWN ARE GRID B. DATUM - NAD 83, 1990 ADJUSTMENT C. ZONE - FLORIDA EAST D. LINEAR UNIT - US SURVEY FOOT E. COORDINATE SYSTEM 1983 STATE PLANE F. TRANSVERSE MERCATOR PROJECTION G. ALL DISTANCES ARE GROUND H. SCALE FACTOR - 1.0000294 I. ROTATION EQUATION: 588°45'34"E (PLAT BEARING) 0°00'01" COUNTER-CLOCKWISE 588°45'35"E (GRID BEARING) BEARING ROTATION PLAT TO GRID J. RADIAL BEARINGS ARE NOTED AT ALL NON-TANGENT CURVES. 5. RADIAL BEARINGS ARE NOTED AT ALL NON-TANGENT CURVES. 6. PLAT AREA: 27.256 ACRES, MORE OR LESS.

ABBREVIATIONS

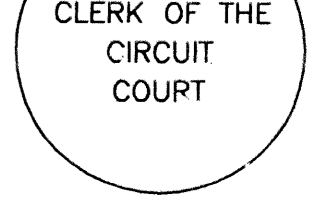
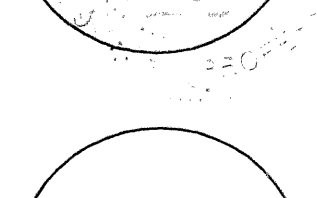
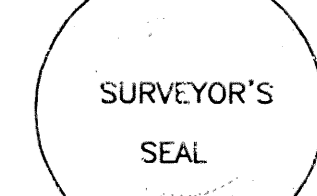
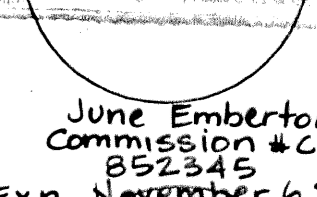
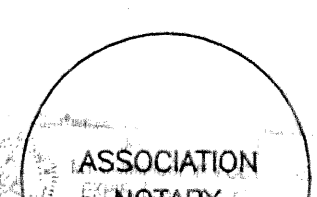
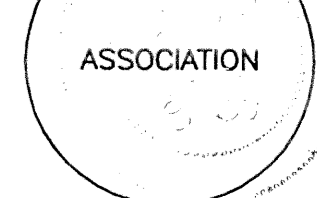
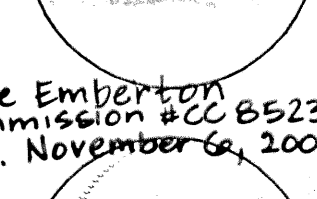
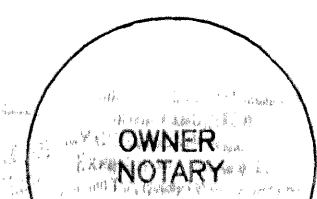
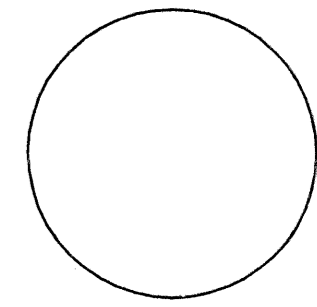
- R/W - RIGHT-OF-WAY LAE - LIMITED ACCESS EASEMENT FRM - PERMANENT REFERENCE MONUMENT WMME - WATER MANAGEMENT MAINTENANCE EASEMENT PCP - PERMANENT CONTROL POINT LWDD - LAKE WORTH DRAINAGE DISTRICT CL - CENTERLINE PG(s) - PAGES R - RADIUS LB - LICENSED BUSINESS C - CENTRAL ANGLE # - NUMBER L - ARC LENGTH No. - NUMBER P.B. - PLAT BOOK P.S.M. - PROFESSIONAL SURVEYOR & MAPPER O.R.B. - OFFICIAL RECORD BOOK D.E. - DRAINAGE EASEMENT D.B. - DEED BOOK U.E. - UTILITY EASEMENT P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT



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.



COUNTY OF PALM BEACH, FLORIDA 25 January 11:01a 2000 38-40 Doug A. Stealy



KESHAVARZ & ASSOCIATES, INC. THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 1280 N. CONGRESS AVENUE, SUITE 206 WEST PALM BEACH, FLORIDA 33409 (561) 689-8600/ FAX 689-7476 LICENSED BUSINESS No. 4897