

5408-001

# SENECA BUSINESS PARK

A MULTIPLE USE PLANNED DEVELOPMENT (M.U.P.D.)  
 LYING IN SECTIONS 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA.  
 SHEET 1 OF 2

5408-001

2002 02 30 781

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IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30<sup>th</sup> DAY OF April 2002.

SECURITY FIRST STORAGE ENTERPRISES, INC.  
 A FLORIDA CORPORATION  
 WITNESS: *[Signature]* by: *[Signature]*  
 SHIH C. CHING, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHIH C. CHING WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SECURITY FIRST STORAGE ENTERPRISES, 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 20<sup>th</sup> DAY OF April 2002.

MY COMMISSION EXPIRES: June 20, 2005  
 Amanda Maharsaj  
 COMMISSION No. 00024911  
 NOTARY PUBLIC  
 SURVEYOR'S NOTES: AMANDA MAHARSAJ

1. 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 THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

2. BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, HAVING A BEARING OF SOUTH 01°29'10" WEST PER PALM BEACH COUNTY SECTION DATA (NAD 27, 1972 ADJUSTMENT) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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

4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- 5. P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- C.M. = CONCRETE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PK = PARKER-KAYLON
- FND. = FOUND
- R/W = RIGHT OF WAY
- C/L = CENTERLINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R = RADIUS
- L = ARC LENGTH
- Δ = CURVE CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = DENOTES SET P.R.M. LB 4396
- = DENOTES FOUND P.R.M.
- NO. = NUMBER
- M = MEASURED
- L.A.E. = LIMITED ACCESS EASEMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- P.B.C. = PALM BEACH COUNTY
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT

**DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT SECURITY FIRST STORAGE ENTERPRISES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SENECA BUSINESS PARK, DESCRIBED AS FOLLOWS:

THE NORTH ONE-QUARTER (N 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LESS RIGHT-OF-WAY OF STATE ROAD 809 (802 DEED) AS SET FORTH IN OFFICIAL RECORDS BOOK 442, PAGE 236 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND EXCEPTING THE WEST 53.00 FEET AS RIGHT-OF-WAY FOR MILITARY TRAIL (STATE ROAD 809)

AND

THE SOUTH ONE-HALF (S 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, EXCEPTING THE WEST 53.00 FEET AS RIGHT-OF-WAY FOR MILITARY TRAIL (STATE ROAD 809)

AND

THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) (LESS THE SOUTH 2 ACRES THEREOF) OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, EXCEPTING THE WEST 53.00 FEET AS RIGHT-OF-WAY FOR MILITARY TRAIL (STATE ROAD 809)

LESS AND EXCEPTING THE SOUTH 230.00 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL.

THE ABOVE PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 01°29'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 720.12 FEET; THENCE SOUTH 87°22'51" EAST, A DISTANCE OF 53.01 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 12 AS SET FORTH IN OFFICIAL RECORD BOOK 589, PAGE 369 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809) AS SET FORTH IN OFFICIAL RECORD BOOK 5206, PAGE 162 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 87°22'51" EAST ALONG SAID SOUTH LINE OF CANAL NO. 12, A DISTANCE OF 477.90 FEET; THENCE CONTINUE SOUTH 69°40'24" EAST ALONG SAID SOUTH LINE OF CANAL NO. 12, A DISTANCE OF 142.40 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 25, SAID LINE BEING THE WEST BOUNDARY OF BLOCK 2, PLAT NO. 1 OF GREENACRES AS SHOWN IN PLAT BOOK 12, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°29'04" WEST ALONG SAID WEST BOUNDARY OF BLOCK 2 AND SAID EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 216.96 FEET; THENCE NORTH 87°17'00" WEST, A DISTANCE OF 612.72 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE NORTH 01°29'10" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 259.24 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 3.586 ACRES MORE OR LESS.

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

**1. EASEMENT:**

THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SECURITY FIRST STORAGE ENTERPRISES, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENTS, 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 RIGHT.

**2. TRACTS:**

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR SECURITY FIRST STORAGE ENTERPRISES, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 5395, PAGE 1815 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

**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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12894 AT PAGE 352 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SENECA GROUP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, JOSEPH CARASELLA.

THIS 19 DAY OF April, 2002.

THE SENECA GROUP, A FLORIDA GENERAL PARTNERSHIP  
 WITNESS: *[Signature]* by: *[Signature]*  
 JOSEPH CARASELLA, AS GENERAL PARTNER

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH CARASELLA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF THE SENECA GROUP, A FLORIDA GENERAL PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT ON BEHALF OF SAID GENERAL PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19<sup>th</sup> DAY OF April 2002.

MY COMMISSION EXPIRES: JUNE 25, 2004  
 Commission No. CC948134  
 NOTARY PUBLIC  
 MARIANNE RUTHERFORD

**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 13420 AT PAGE 1970 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I SANDRA SHIRAZ DO HEREUNTO SET MY HAND AND SEAL THIS 19<sup>th</sup> DAY OF APRIL, 2002.

WITNESS: *[Signature]* by: *[Signature]*  
 SANDRA SHIRAZ

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 19<sup>th</sup> DAY OF APRIL, 2002.

MY COMMISSION EXPIRES: August 2, 2004  
 Commission No. CC084659  
 NOTARY PUBLIC  
 BEHNAH SHIRAZ

**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I, RICHARD W. CARLSON JR, ESQ, 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 SECURITY FIRST STORAGE ENTERPRISES, INC; 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.

DATED: 4/19/02 BY: *[Signature]*  
 RICHARD W. CARLSON JR, ESQ.

**COUNTY APPROVAL**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

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 2<sup>nd</sup> DAY OF June 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1) F.S.

*[Signature]*  
 GEORGE T. WEBB, P.E. - COUNTY ENGINEER

**AREA TABULATION**

( PETITION NO. 86 - 54 B )

TRACT "A".....3.586 ACRES

**SURVEYOR'S CERTIFICATE**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

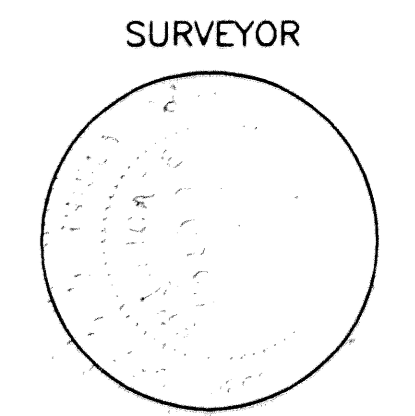
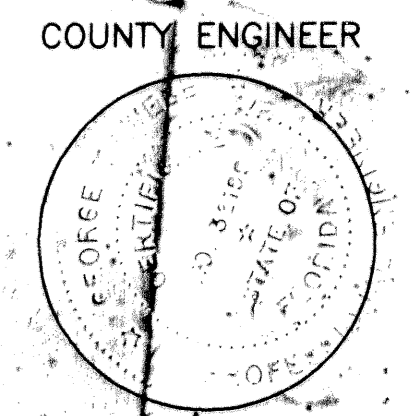
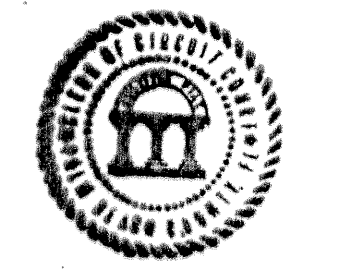
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.091 (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.

DATE: 5/13/02  
*[Signature]*  
 CRAIG S. PUSEY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5019  
 LANDMARK SURVEYING AND MAPPING, INC.  
 1850 FOREST HILL BLVD., SUITE 100  
 WEST PALM BEACH, FLORIDA 33406  
 CERTIFICATE OF AUTHORIZATION L.B. #4396

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.

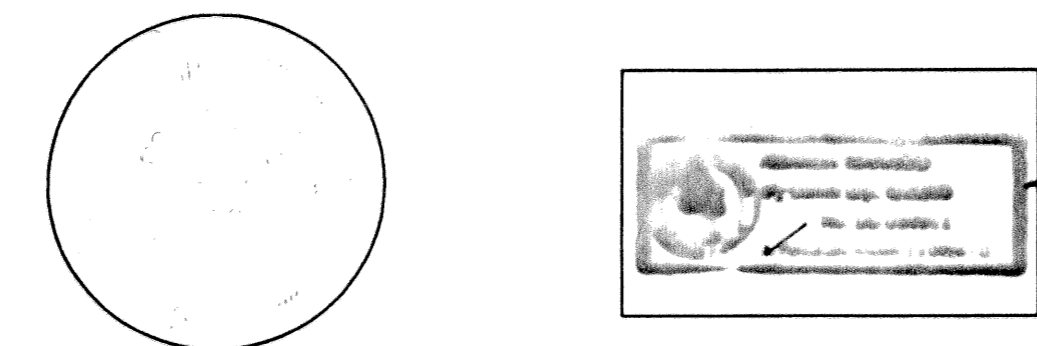
THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, P.S.M., UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC., 1850 FOREST HILL BLVD., WEST PALM BEACH, FLORIDA.

STATE OF FLORIDA 55  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR RECORD AT 10  
 A.M. THIS 25<sup>th</sup> DAY OF June 2002  
 AND DULY RECORDED IN PLAT BOOK NO. 92  
 ON PAGE 5 80-81  
 DOROTHY H. WILKEN,  
 CLERK OF THE CIRCUIT COURT  
 BY: *[Signature]* D.C.

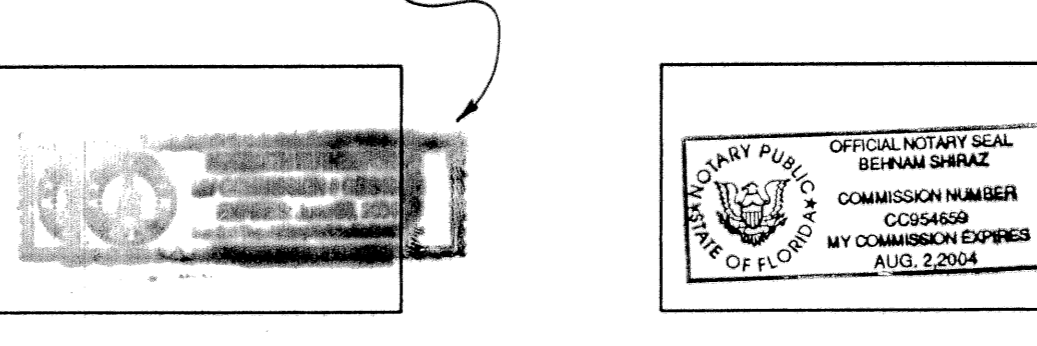


SUBDIVISION: SENECA BUSINESS PARK  
 BOOK: 80  
 FLOOD ZONE: 175B  
 ZONING: CN  
 QUAD: 135  
 SE  
 TAZ: 590  
 PID: SENECA BUSINESS PARK

DEDICATION DEDICATION NOTARY



MORTGAGEE NOTARY MORTGAGEE NOTARY



**Landmark Surveying & Mapping Inc.**

1850 Forest Hill Boulevard  
 Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
 LB # 4396

**SENECA BUSINESS PARK**