

SOUTH FLORIDA BLOOD BANK

00052.094

197

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT INDEPENDENT BLOOD AND TISSUE SERVICES OF FLORIDA, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT AND AFD HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "SOUTH FLORIDA BLOOD BANK" BEING A PORTION OF PARCEL 12.05, AS SHOWN ON THE PLAT OF MACARTHUR PARCELS 12.04 & 12.05, A P.U.D., RECORDED IN PLAT BOOK 94, PAGES 154 THROUGH 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 12.05, AS SHOWN ON THE PLAT OF MACARTHUR PARCELS 12.04 & 12.05, A P.U.D., AS RECORDED IN PLAT BOOK 94, PAGES 154 THROUGH 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

CONTAINING 323,784 SQUARE FEET OR 7.433 ACRES, MORE OR LESS.

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

DEDICATIONS:

1) TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES AND RELATED PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF December, 2005.

INDEPENDENT BLOOD AND TISSUE SERVICES OF FLORIDA, A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: Michael L. Pratt
PRINT NAME: Michael L. Pratt

WITNESS: Scott Paul
PRINT NAME: Scott Paul

BY: Anne K. Chinnoda
ANNE K. CHINODA
PRESIDENT

ACKNOWLEDGEMENTS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) Orange

BEFORE ME PERSONALLY APPEARED ANNE K. CHINODA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INDEPENDENT BLOOD AND TISSUE SERVICES OF FLORIDA, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 14th DAY OF December, 2005.

MY COMMISSION EXPIRES: May 1 2009
MY COMMISSION NO. DD391231

Cynthia J. Harris
NOTARY PUBLIC
PRINTED NAME: Cynthia J. Harris

NOTARY SEAL

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 BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF December, 2005.

WITNESS: Michael R. Wilson
PRINT NAME: Michael R. Wilson

WITNESS: Sandra J. Haines
PRINT NAME: SAUDRA J. HAINES

BY: Larry Ross
LARRY ROSS
MANAGING MEMBER

ACKNOWLEDGEMENTS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED LARRY ROSS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF AFD HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF Dec., 2005.

MY COMMISSION EXPIRES: 5-21-07
MY COMMISSION NO. DD214448

Patricia Snider
NOTARY PUBLIC
PRINTED NAME: PATRICIA SNIDER

NOTARY SEAL

LYING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, BEING A REPLAT OF A PORTION OF PARCEL 12.05, AS SHOWN ON THE PLAT OF MACARTHUR PARCELS 12.04 & 12.05, A P.U.D., RECORDED IN PLAT BOOK 94, PAGES 154 THROUGH 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

NOVEMBER 2005

SHEET 1 OF 2

MORTGAGEES CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IS IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN 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 O.R.B. 14529, PG. 284 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 VP AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF December, 2005.

WITNESS: Jmaimuis, VP
PRINT NAME: Tina Miller

WITNESS: Robert E. Ellis
PRINT NAME: Arnold F. Ellis

SUNTRUST BANK
BY: Barbara J. McDowell, SVR
TITLE: Barbara J. McDowell
PRINT NAME

ACKNOWLEDGEMENTS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED B.J. McDowell WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVR OF SUNTRUST BANK, 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 20th DAY OF December, 2005.

MY COMMISSION EXPIRES: 9/21/09
MY COMMISSION NO. DD470792

Michael R. Wilson
NOTARY PUBLIC
PRINTED NAME: MICHAEL R. WILSON

NOTARY SEAL

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, STEPHEN S. MATHISON, 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 SOUTH FLORIDA BLOOD BANKS, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT AND AFD HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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.

WITNESS: Susan Tornabene
PRINT NAME: Susan Tornabene

BY: Stephen S. Mathison
STEPHEN S. MATHISON,
ATTORNEY AT LAW, LICENSED IN FLORIDA
FLORIDA BAR NO. 362786

APPROVALS:

CITY OF PALM BEACH GARDENS)
COUNTY OF PALM BEACH, FLORIDA)

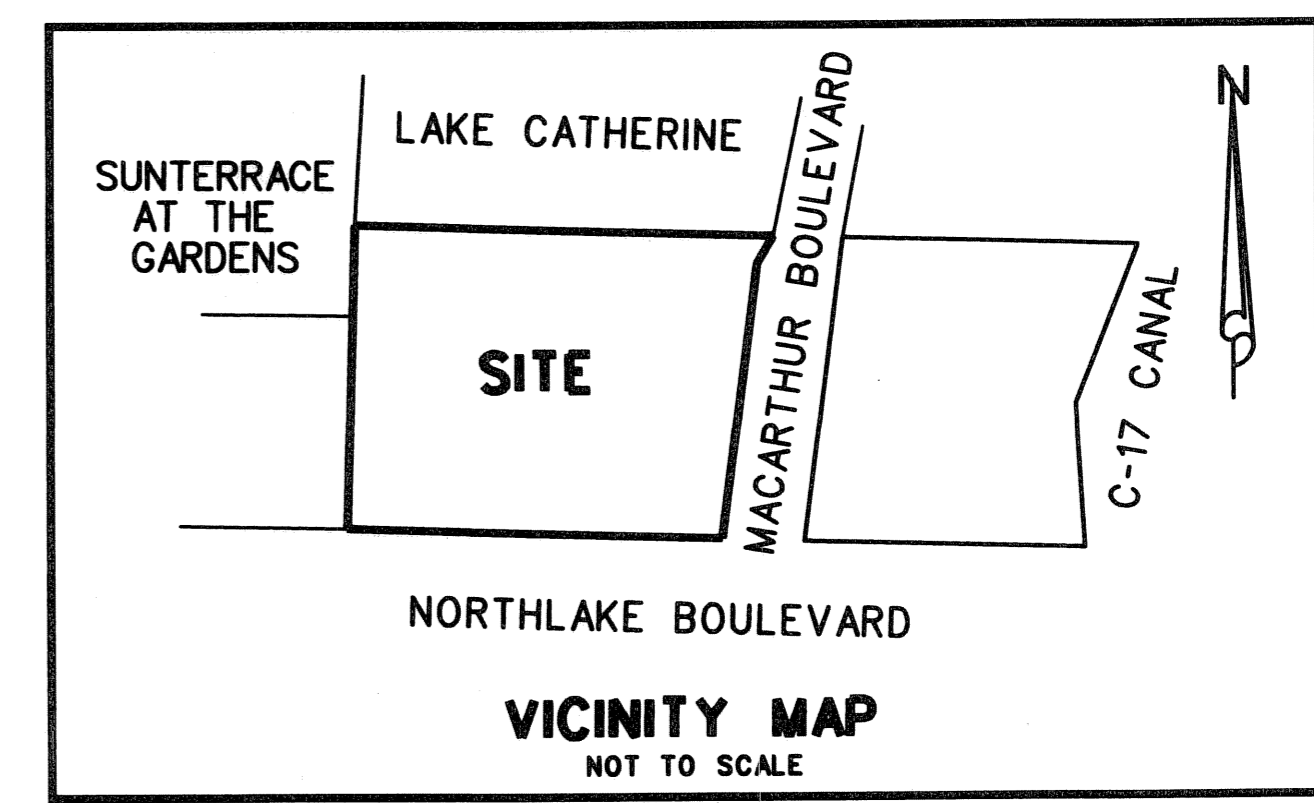
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF January, 2006

BY: Joseph A. Ross
JOSEPH A. ROSS - MAYOR

ATTEST: Patricia Snider
PATRICIA SNIDER, CMC - CITY CLERK

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 10th DAY OF January, 2006

BY: Daniel P. Clark
DANIEL P. CLARK, P.E. - CITY ENGINEER



REVIEWING SURVEYOR

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 (1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE VERIFICATION OF THE GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT THE LOT CORNERS.

O. Howard Dukes 27 December 2005
O. HOWARD DUKES
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4533

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 CIRCUMSTANCE 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.

BEARINGS SHOWN HEREON ARE BASED ON AND ARE RELATIVE TO THE BEARING OF SOUTH 88°26'21" EAST ALONG THE SOUTH ONE-QUARTER SECTION LINE OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST.

LINE WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.

BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF PALM BEACH GARDENS ZONING REGULATIONS. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

IN THOSE INSTANCES 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.

THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454. CERTIFICATE OF AUTHORIZATION NUMBER LB4431.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 AND PLAT DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

David C. Lidberg 1/10/05
DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 3613

ABBREVIATIONS:

- D.B. = DEED BOOK
- PG. = PAGE
- O.R.B. = OFFICIAL RECORD BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- LB = LENGTH
- R = RADIUS
- Δ = DELTA ANGLE
- = SET 4"x4" CONCRETE MONUMENT "P.R.M. LB #4431"
- ⊙ = SET PK NAIL & DISK STAMPED "PCP LB #4431"

LIDBERG LAND SURVEYING, INC.

675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD: K:\UST\184243\98-063-306A\0638306A.DGN			
REF.	FB.	PG.	JOB 98-063-306A
FLD.			DATE 08/19/03
OFF. L.J.C.	SHEET 1 OF 2		DWG. D98-063P
CKD. D.C.L.			

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 2:11 P.M. This 19th day of December 2005 and duly recorded in Plat Book No. 106 on page 197 of Volume 198.

SHARON R. BOCK, Clerk & Computer Operator
Sharon R. Bock

