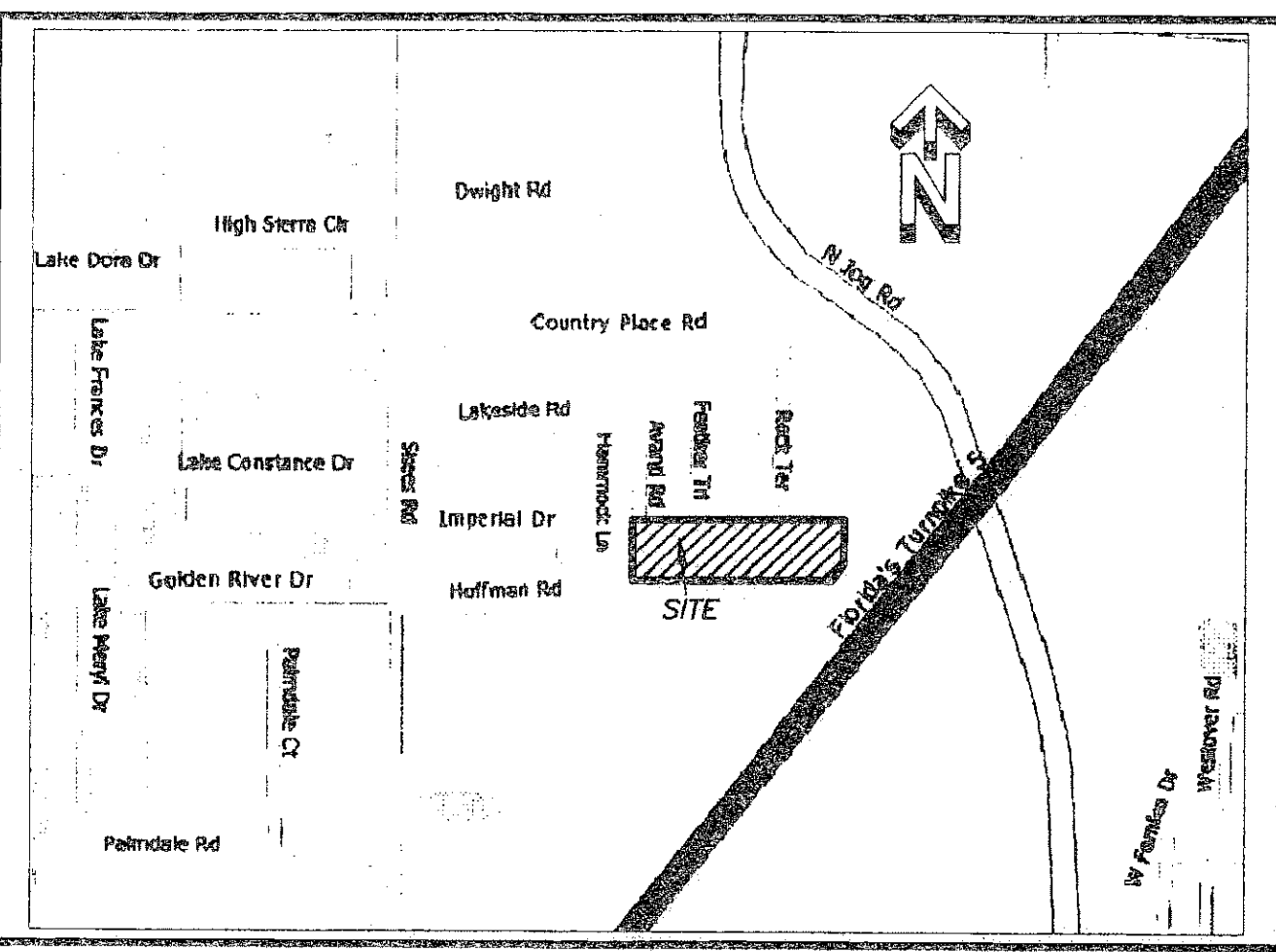


5945-000

JOG COMMERCE PARK, MUPD

BEING A REPLAT OF A PORTION OF TRACT 4, BLOCK 4, OF PALM BEACH FARMS CO.
PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES
45 TO 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
SECTIONS 27 & 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST
MAY, 2008



VICINITY SKETCH
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Duke Realty Limited Partnership, an Indiana limited partnership, licensed to do business in the State of Florida, owner of the land shown hereon as **JOG COMMERCE PARK, MUPD** being a replat of a portion of Tract 4, Block 4, of Palm Beach Farms Co. Plat No. 3, according to the Plat thereof recorded in Plat Book 2, Pages 45 to 54, of the Public Records of Palm Beach County, Florida, in Sections 27 & 28, Township 43 South, Range 42 East, being more particularly described as follows:

DESCRIPTION

COMMENCE at the Southeast corner of said Tract 4; thence North 90°00'00" West, along the South line of said Tract 4 (the South line of said Tract 4 is assumed to bear North 90°00'00" West and all other bearings are relative thereto) a distance of 165.90 feet to the **POINT OF BEGINNING** of the hereinafter described parcel; thence continue along said South line, North 90°00'00" West a distance of 1154.10 feet to the Southwest corner of said Tract 4; thence North 00°00'00" East, along the West line of said Tract 4, a distance of 397.50 feet to a point; thence North 90°00'00" East, along the North line of the South 397.50 feet of said Tract 4, a distance of 1,300.00 feet to a point; thence South 00°00'00" East, along the West line of the East 20 feet of said Tract 4, a distance of 134.40 feet to the beginning of a curve concave to the West, having a radius of 260.00 feet and a central angle of 41°36'05"; thence Southerly, along the arc of said curve, a distance of 188.78 feet to the point of tangency; thence South 41°36'05" West a distance of 120.98 feet to a point on the South line of said Tract 4 and the **POINT OF BEGINNING**.

Containing in all 11.5616 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

TRACT A

Tract A, as shown hereon is hereby reserved by Duke Realty Limited Partnership, an Indiana limited partnership, licensed to do business in the State of Florida, 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, Florida.

LIMITED ACCESS EASEMENT (L.A.E.)

The limited access easement (L.A.E.) 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.

UTILITY EASEMENTS (U.E.)

The utility easements (U.E.) 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.

PALM BEACH COUNTY UTILITY EASEMENTS (P.B.C.U.E.)

The Palm Beach County Utility Easements (P.B.C.U.E.) 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, reclaimed water pipelines, and related appurtenances. The maintenance of the land underlying these easements shall be a perpetual obligation of the property owner. No buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

PRESERVATION AREA

Preservation area, as shown hereon, is hereby reserved for the Duke Realty Limited Partnership, its successors and assigns, for vegetation preserve purposes and is the perpetual maintenance obligation of said partnership, 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, Article 14, C and is subject to a Conservation Easement and restrictions recorded in Official Records Book 21347, Page 1350 of the Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF the above-named limited partnership has caused these presents to be signed by its general partner, Duke Realty Corporation, an Indiana corporation general partner and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 10th day of February, 2009.

Duke Realty Limited Partnership,
an Indiana limited partnership

BY: Duke Realty Corporation,
an Indiana Corporation,
its general partner

Edward P. Mitchell
Sr. Vice President
South Florida Operations

WITNESS: [Signature]
Printed Name

WITNESS: [Signature]
Printed Name

ACKNOWLEDGEMENT

State of FLORIDA
County of PALM BEACH

BEFORE me personally appeared Edward P. Mitchell, who is personally known to me or has produced _____ as identification, and who executed the foregoing instrument as Senior Vice President, Florida Operations, of Duke Realty Corporation, an Indiana corporation, general partner, and severally acknowledged before me that he executed such instrument as such officer of said corporation, and that the seal affixed to said 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 10th day of February, 2009.

My Commission Expires: 07-26-2010
Signature of Notary Public

My Commission No.: DD562703
Printed Name of Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
Nina P. Soria
Commission # 00356703
Expires: JULY 06, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

SURVEYOR AND MAPPER'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) 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.

[Signature]
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357
Wallace Surveying Corporation
5553 Village Boulevard
West Palm Beach, FL 33407
Licensed Business No. 4569

TITLE CERTIFICATION

We, First American Title Insurance Company, a Title Insurance Company, as duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Duke Realty Limited Partnership, an Indiana 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: 2/10/09
[Signature]
Eva Medina, National Counsel
Print Name & Title

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 10th day of February, 2009, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

[Signature]
George T. Webb, P.E.
County Engineer

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 11:03 AM
this 10th day of February 2009
and duly recorded in Plat Book 2, Page 46-47
of the Public Records of Palm Beach County, Florida.
Michelle Beach, P.C.



SHEET 1 OF 2

ABBREVIATIONS AND SYMBOLS

- 1. =Denotes Set Permanent Reference Monuments (P.R.M.'s). Stamped P.R.M. L.S. # 3357.
- 2. =Denotes Permanent Control Point
- 3. =Centerline.
- 4. R/W =Right of Way
- 5. P.B. =Plat Book.
- 6. P.G.(S) =Pages.
- 7. SEC. =Section.
- 8. TWP. =Township.
- 9. RGE. =Range.
- 10. U.E. =Utility Easement.
- 11. D.E. =Drainage Easement.
- 12. D.B. =Deed Book
- 13. A. =Arc Length.
- 14. Δ. =Central Angle.
- 15. R. =Radius.
- 16. C.B. =Chord Bearing.
- 17. O.A. =Overall
- 18. O.R.B. =Official Record Book.
- 19. R.P.B. =Road Plat Book.
- 20. L.A.E. =Limited Access Easement.
- 21. L.M.A.E. =Lake Maintenance Access Easement.
- 22. L.M.E. =Lake Maintenance Easement.
- 23. P.O.C. =Point of Commencement.
- 24. P.O.B. =Point of Beginning.
- 25. P.B.C. =Palm Beach County.
- 26. P.B.C.U.E. =Palm Beach County Utility Easement
- 27. P.C.P. =Permanent Control Points.
- 28. F.N.D. =Found.
- 29. ESMT =Easement
- 30. W'y =Westerly
- 31. F.P.L. =Florida Power and Light
- 32. S.S.E. =Safe Sight Easement
- 33. N. =Northing
- 34. E. =Easting
- 35. S. =Survey
- 36. D. =Deed
- 37. (R) =Radial lot line

NOTES:

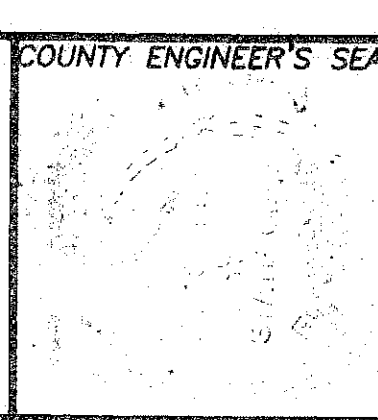
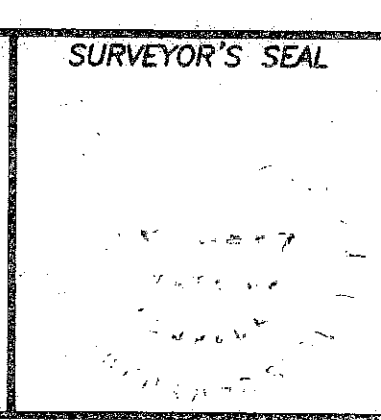
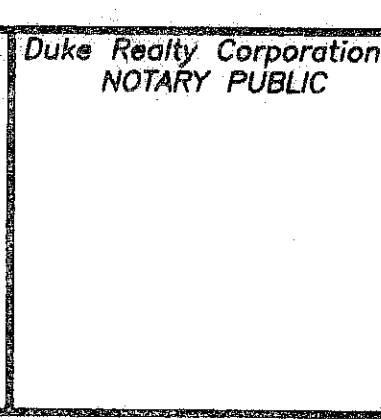
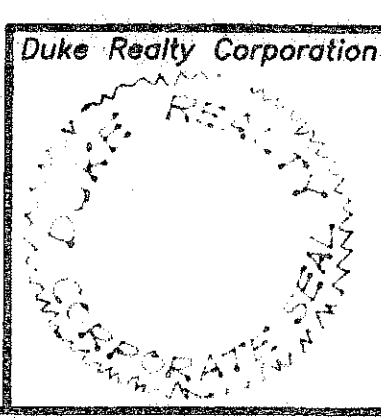
1. Coordinates shown are grid.
2. Datum = NAD 83, 1990 adjusted.
3. Zone = Florida East
4. Linear Unit = US foot
5. Coordinate system 1983 State Plane Transverse Mercator Projection
6. All distances are ground.
7. Scale factor = 1.000028449
8. Ground distance x scale factor = grid distance
9. Bearings shown hereon are based on the South line of Tract 4, Block 4, Palm Beach Farms Co. Plat 3 which is assumed to bear North 90°00'00" East and all other bearings are relative thereto.
10. No building or any kind of construction, 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.
11. 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.
12. This instrument prepared by: Kristi J. Smith
Wallace Surveying Corporation
5553 Village Boulevard
West Palm Beach, FL 33407
561/640-4551

BEARING ROTATION EQUATION:

S90°00'00"E (PLAT BEARING)
N89°03'33"E (GRID BEARING)
00°58'27" = COUNTER CLOCKWISE
BEARING ROTATION
(PLAT TO GRID)

TABULAR DATA

PETITION NO.: 05-460
JOG COMMERCE PARK, MUPD
OVERALL SITE PLAN ACREAGE: 11.5616
TOTAL ACREAGE THIS REPLAT: 11.5616



JOG COMMERCE PARK, MUPD

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4899
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

| | | | |
|--------------|--------------------|------------|-----------|
| FIELD: | JOB NO.: 03-1079W | P.B.: | PG. |
| OFFICE: K.S. | DATE: MAY, 2008 | DRWG. NO.: | 03-1079-9 |
| CHKD: C.W. | REF: 03-1079-9.DWG | SHEET: | 1 OF 2 |