

174

DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT THE FLORIDA DEPARTMENT OF INSURANCE, AN AGENCY OF THE STATE OF FLORIDA AS RECEIVER OF AMERICAN FINANCIAL LIFE INSURANCE COMPANY, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS OKEECHOBEE OFFICE WAREHOUSE - P.C.D., BEING A REPLAT OF PART OF TRACT 10, BLOCK 1 OF THE PALM BEACH FARMS CO. PLAT NO. 9 AS RECORDED IN PLAT BOOK 5, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED UNDER DESCRIPTION;

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

THE WATER AND SEWER EASEMENTS, AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER SYSTEMS AND ARE HEREBY DEDICATED TO PALM BEACH COUNTY FOR WATER AND SEWER PURPOSES.

THE LANDSCAPE TRACTS A AND B, AS SHOWN ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FLORIDA DEPARTMENT OF INSURANCE, AN AGENCY OF THE STATE OF FLORIDA AS RECEIVER OF AMERICAN FINANCIAL LIFE INSURANCE COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE WATER MANAGEMENT TRACT, AS SHOWN, IS FOR DRAINAGE AND WATER MANAGEMENT PURPOSES AND IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FLORIDA DEPARTMENT OF INSURANCE, AN AGENCY OF THE STATE OF FLORIDA AS RECEIVER OF AMERICAN FINANCIAL LIFE INSURANCE COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE MAINTENANCE EASEMENT, AS SHOWN, IS FOR MAINTENANCE PURPOSES AND IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FLORIDA DEPARTMENT OF INSURANCE, AN AGENCY OF THE STATE OF FLORIDA AS RECEIVER OF AMERICAN FINANCIAL LIFE INSURANCE COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE PRESERVE TRACT, AS SHOWN, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FLORIDA DEPARTMENT OF INSURANCE, AN AGENCY OF THE STATE OF FLORIDA AS RECEIVER OF AMERICAN FINANCIAL LIFE INSURANCE COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRESERVATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE SAFE SIGHT EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR PROPER PURPOSES.

THE SIGN EASEMENT, AS SHOWN, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FLORIDA DEPARTMENT OF INSURANCE, AN AGENCY OF THE STATE OF FLORIDA AS RECEIVER OF AMERICAN FINANCIAL LIFE INSURANCE COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR SIGN PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE ACCESS EASEMENT, AS SHOWN, IS FOR INGRESS/EGRESS, UTILITIES, DRAINAGE, WATER AND SEWER PURPOSES AND IS HEREBY DEDICATED TO THE FLORIDA DEPARTMENT OF INSURANCE, AN AGENCY OF THE STATE OF FLORIDA AS RECEIVER OF AMERICAN FINANCIAL LIFE INSURANCE COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT A, THE ADDITIONAL RIGHT OF WAY ALONG SANSBURY'S WAY, AS SHOWN, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE FLORIDA DEPARTMENT OF INSURANCE, AN AGENCY OF THE STATE OF FLORIDA AS RECEIVER OF AMERICAN FINANCIAL LIFE INSURANCE COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DEPUTY RECEIVER AND WITNESSED THIS 26th DAY OF November, 1991.

WITNESS Hamilton Conner BY: Robert Sheridan
ROBERT SHERIDAN
DEPUTY RECEIVER

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED ROBERT SHERIDAN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DEPUTY RECEIVER OF THE FLORIDA DEPARTMENT OF INSURANCE, AN AGENCY OF THE STATE OF FLORIDA AS RECEIVER OF AMERICAN FINANCIAL LIFE INSURANCE COMPANY, A FLORIDA CORPORATION AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID AGENCY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF November, 1991

MY COMMISSION EXPIRES 4-15-93
NOTARY PUBLIC

0599-001
OKEECHOBEE OFFICE WAREHOUSE - P.C.D.

BEING A REPLAT OF PART OF TRACT 10, BLOCK 1 OF THE PALM BEACH FARMS CO. PLAT NO. 9 AS RECORDED IN PLAT BOOK 5, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS

AUGUST 1991

MORTGAGOR'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 DEDICATIONS BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE OR ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6611, PAGE 1265, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID PROFESSIONAL ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS PRESIDENT AND WITNESSED HEREBY BY AND WITH THE AUTHORITY OF THE MEMBERS OF SAID PROFESSIONAL ASSOCIATION, THIS 2nd DAY OF December, 1991.

F. MARTIN PERRY & ASSOCIATES, P.A.
A FLORIDA PROFESSIONAL ASSOCIATION

WITNESSES: Janet S. Bishop
Paul S. Steley BY: F. Martin Perry
F. MARTIN PERRY, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED F. MARTIN PERRY AND F. Martin Perry TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF F. MARTIN PERRY & ASSOCIATES, P.A., A FLORIDA PROFESSIONAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID PROFESSIONAL ASSOCIATION, AND THAT THE SEAL AFFIXED HERETO IS THE SEAL OF SAID PROFESSIONAL ASSOCIATION AND THAT IT WAS AFFIXED HERETO BY AND WITH THE CONSENT OF THE MEMBERS OF SAID PROFESSIONAL ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PROFESSIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF December, 1991.

MY COMMISSION EXPIRES: 10-17-93
NOTARY PUBLIC

MORTGAGOR'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 DEDICATIONS BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE OR ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5127, PAGE 1437, AND MODIFIED IN OFFICIAL RECORD BOOK 5578, PAGE 352 AND OFFICIAL RECORD BOOK 5909, PAGE 921, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF December, 1991.

ATTEST: Cecil F. Howard, Jr. BY: Fred Teed
CECIL F. HOWARD, JR. SR. VICE PRESIDENT
FRED TEED, PRESIDENT

ACKNOWLEDGMENT

BEFORE ME PERSONALLY APPEARED FRED TEED AND CECIL F. HOWARD, JR. TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SR. VICE PRESIDENT OF COMMUNITY SAVINGS, F.A., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 2nd DAY OF December, 1991.

MY COMMISSION EXPIRES: 4-15-93
NOTARY PUBLIC

LAND USE (ZONING PETITION No. 74-117(c))

Table with 2 columns: Item, Area. Includes Lot 1 (0.8375 AC), Lot 2 (2.2772 AC), Water Management Tract (1.0948 AC), Landscape Tract A (0.1391 AC), Landscape Tract B (0.0172 AC), Preserve Tract (0.1454 AC), Tract A (0.0594 AC), Total Area (4.5706 AC). Zoning: PCD/CG/SE.

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, GEORGE E. HARRIS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN AMERICAN FINANCIAL LIFE INSURANCE COMPANY, A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: December 10, 1991 BY: George E. Harris
GEORGE E. HARRIS
ATTORNEY AT LAW

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF December, 1992.

BY: Karen Marce
KAREN MARCE, CHAIR

ATTEST: Milton T. Bauer
MILTON T. BAUER, CLERK

BY: Drilla Rawatt
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF March, 1992.

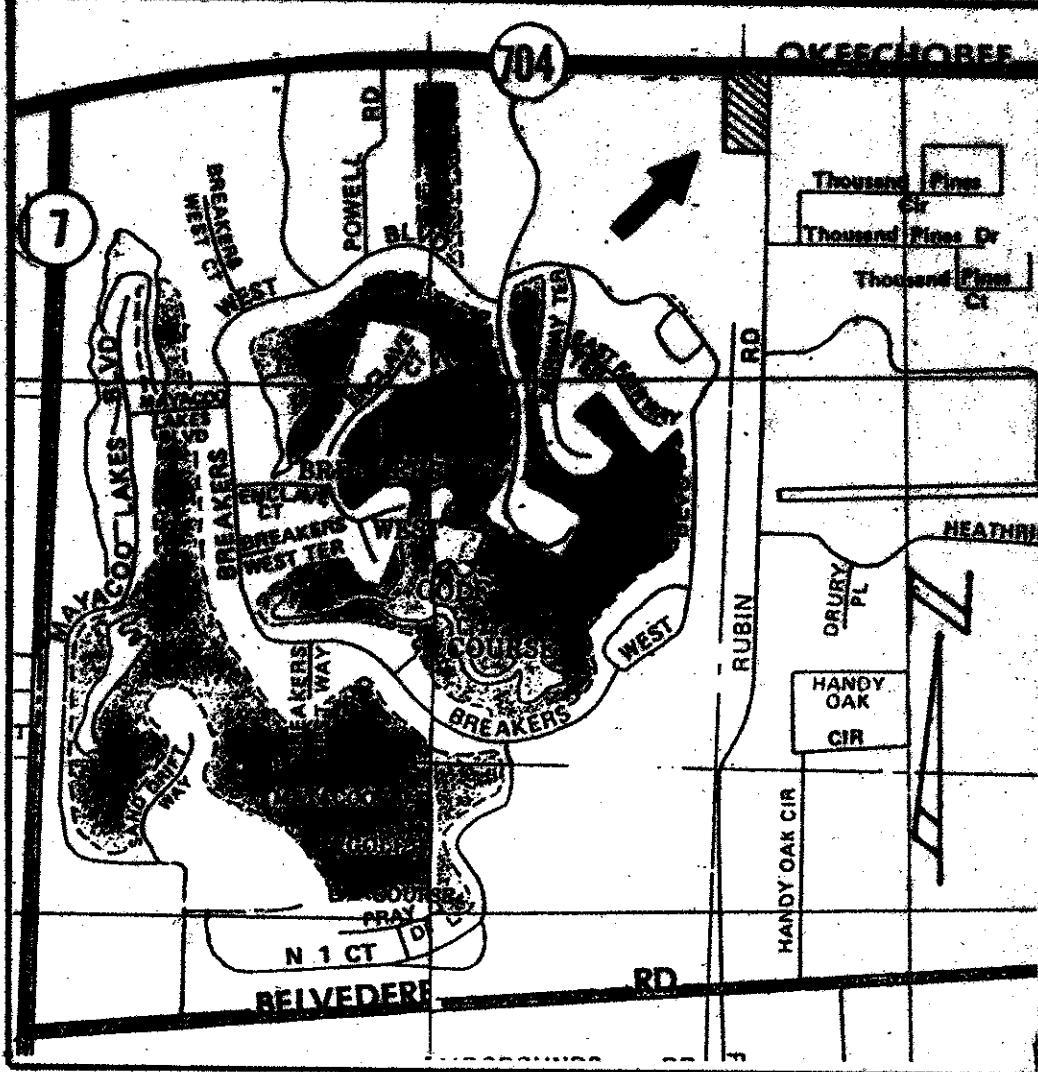
BY: George Webb
GEORGE WEBB, P.E., COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 24HH-6, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: Nov 22, 1991 BY: Nick Miller
NICK MILLER, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3888

THIS INSTRUMENT WAS PREPARED BY RAFAEL FILIPPELLI OF NICK MILLER, INC., SUITE 105, 2560 R.C.A. BLVD., PALM BEACH GARDENS, FLORIDA 33410



LOCATION MAP

DESCRIPTION

A PARCEL OF LAND IN TRACT 10, BLOCK 1, ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 9, AS RECORDED IN PLAT BOOK 5, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 10, BLOCK 1 ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 9, AS RECORDED IN PLAT BOOK 5, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 87°46'06" WEST ALONG THE NORTH LINE OF SAID TRACT 10, BLOCK 1 (THE NORTH LINE OF SAID TRACT 10, BLOCK 1 IS ASSUMED TO BEAR NORTH 87°46'06" WEST AND ALL OTHER BEARINGS HEREIN ARE REFERENCED THERETO), A DISTANCE OF 47.89 FEET; THENCE SOUTH 00°00'00" WEST ALONG A LINE 47.85 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 10, BLOCK 1, A DISTANCE OF 70.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°00'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 761.65 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 282.14 FEET TO THE WEST LINE OF THE EAST HALF OF SAID TRACT 10, BLOCK 1; THENCE NORTH 00°00'00" EAST ALONG SAID WEST LINE AND A LINE 329.99 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 10, BLOCK 1, A DISTANCE OF 772.64 FEET; THENCE SOUTH 87°46'06" EAST ALONG A LINE 70.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 10, BLOCK 1, A DISTANCE OF 282.35 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 10, BLOCK 1; THENCE NORTH 87°46'06" WEST ALONG THE NORTH LINE OF SAID TRACT 10, BLOCK 1, (THE NORTH LINE OF SAID TRACT 10, BLOCK 1 IS ASSUMED TO BEAR NORTH 87°46'06" WEST AND ALL OTHER BEARINGS HEREIN ARE REFERENCED THERETO), A DISTANCE OF 47.89 FEET; THENCE SOUTH 00°00'00" WEST ALONG A LINE 47.85 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 10, BLOCK 1, A DISTANCE OF 70.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°00'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 761.65 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°00'00" EAST ALONG A LINE 67.85 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 10, BLOCK 1, A DISTANCE OF 112.59 FEET; THENCE NORTH 00°55'00" WEST, A DISTANCE OF 250.03 FEET; THENCE NORTH 00°00'00" EAST ALONG A LINE 71.85 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 10, BLOCK 1, A DISTANCE OF 400.00 FEET; THENCE SOUTH 87°46'06" EAST ALONG A LINE 70.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 10, BLOCK 1, A DISTANCE OF 24.02 FEET TO THE POINT OF BEGINNING.

CONTAINING: 199097.83 SQUARE FEET OR 4.5706 ACRES MORE LESS

SURVEYOR'S NOTES

- DENOTES PERMANENT REFERENCE MONUMENT - R.L.S. 3888
- D.E. - DENOTES DRAINAGE EASEMENT
- M.E. - DENOTES MAINTENANCE EASEMENT
- L.A.E. - LIMITED ACCESS EASEMENT
- W. & S.E. - WATER AND SEWER EASEMENT

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 87°46'06" WEST ALONG THE NORTH LINE OF TRACT 10, BLOCK 1, PALM BEACH FARMS CO. PLAT NO. 9

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

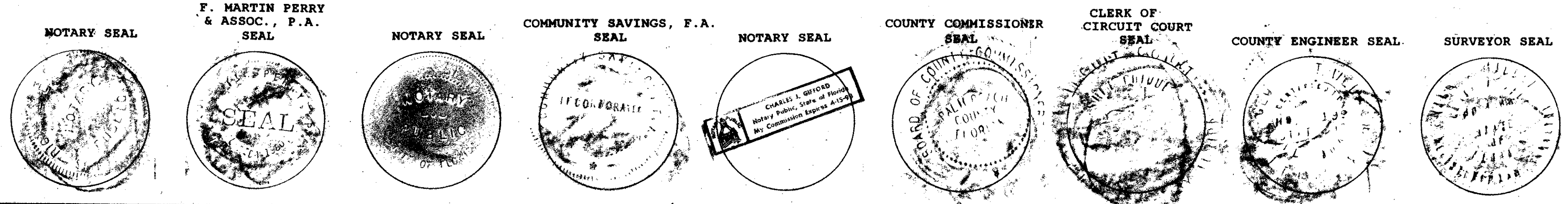
WHERE DRAINAGE, UTILITY, WATER, OR SEWER EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

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

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING THE SAME.

TAZ # 818
SUBDIVISION OKEECHOBEE OFFICE WAREHOUSE
BOOK 68
PAGE 174
DURING 1991
R/S/E
33411
27/15/92 PALM BEACH FARMS CO. PL. 9



0599-001 68/174
PET. 74-117(c)
COLLECT
SCALE: NICK MILLER, INC. DRAWN BY: [Signature]
DATE: AUG 1991 Planning & Development Consultants
OKEECHOBEE OFFICE WAREHOUSE - P.C.D.
2560 RCA Blvd. • Suite 105 Palm Beach Gardens, Florida 33410 (407)627-5200 DRAWING NUMBER: 91030A