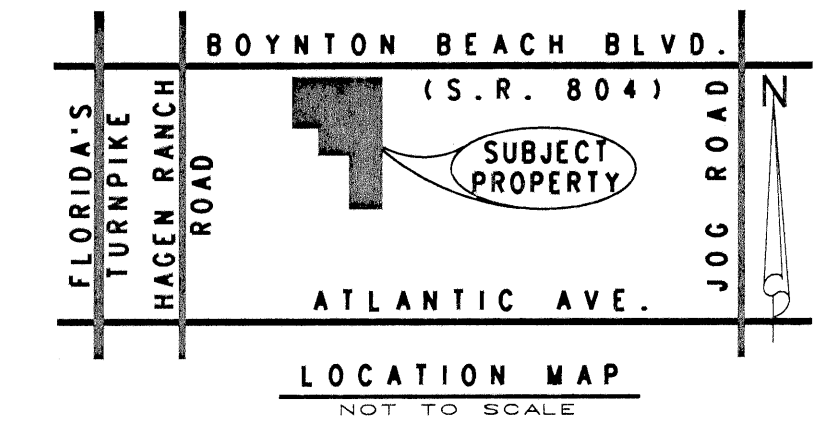


5000-293

BOYNTON BEACH BOULEVARD SELF STORAGE

LYING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

AND BEING A REPLAT OF A PORTION OF TRACT 6 AND A PORTION OF TRACT 7,
BLOCK 55, PALM BEACH FARMS CO. PLAT NO. 3
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
NOVEMBER, 1998 SHEET 1 OF 2



107

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
This Plat was filed for record at 10:49 A.M.
this 2 day of March 1999
and duly recorded in Plat Book No. 84
on page 107-108
DOROTHY H. WILKEN, Clerk of Circuit Court
by *Luigi J. Stoddy* D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Lawrence J. Gabriel and Boynton Beach Boulevard Associates, Limited, a Florida Limited Partnership licensed to do business in Florida, owners of the land shown hereon, lying in Section 28, Township 45 South, Range 42 East, Palm Beach County, Florida and being a replat of a portion of Tract 6 and a portion of Tract 7, Block 55, Palm Beach Farms Co. Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida, shown hereon as BOYNTON BEACH BOULEVARD SELF STORAGE, being more particularly described as follows:

A parcel of land being a portion of Tracts 6 and 7, Block 55, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, more particularly described as follows:

Commencing at the northeast corner of the Plat of Hagen Ranch Commerce Center, as recorded in Plat Book 75, Pages 187 and 188, Public Records of Palm Beach County, Florida; thence South 00°23'24" East along the East line of said plat and the West line of the East half of said Tract 7, a distance of 9.48 feet to a point on the South line of Lake Worth Drainage District Canal No. 24 as described in Chancery Case No. 407, recorded in Official Record Book 6495, Page 761, Public Records of Palm Beach County, Florida and the POINT OF BEGINNING; thence North 89°01'14" East along the South line of said canal right-of-way, a distance of 494.17 feet to a point on the East line of said Tract 6; thence departing said right-of-way line South 00°23'57" East along the East line of said Tract 6 a distance of 715.34 feet to the southeast corner of said Tract 6; thence South 89°34'23" West along the South line of said Tract 6 a distance of 247.13 feet to a point on the West line of the East three-quarters of said Tract 6; thence North 00°23'57" West along the West line of the East three-quarters of said Tract 6 a distance of 275.00 feet; thence South 89°34'23" West parallel with the South line of said Tract 7 a distance of 147.09 feet to a point in a line 100.00 feet East of, as measured at right angles to, the West line of the East half of said Tract 7; thence North 00°23'24" West parallel with the West line of the East half of said Tract 7 a distance of 90.00 feet to a point on a line 365.00 feet North of, as measured at right angles to, the South line of said Tract 7; thence South 89°34'23" West parallel with the South line of said Tract 7 a distance of 100.00 feet to a point on the West line of the East half of said Tract 7; thence North 00°23'24" West along the West line of the East half of said Tract 7 and along the East line of said Plat of Hagen Ranch Commerce Center a distance of 345.58 feet to the POINT OF BEGINNING.

Containing in all 6.322 acres, more or less.

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

- Parcel 1 as shown hereon is hereby reserved by Lawrence J. Gabriel, his successors and assigns for commercial development purposes, not inconsistent with this reservation and in accordance with zoning regulations of Palm Beach County and shall be his perpetual maintenance obligation and his heirs, successors and assigns in accordance with a Declaration of Cross Easement, as recorded in Official Record Book 10055, Page 818, Public Records of Palm Beach County, Florida, without recourse to Palm Beach County.
- Parcel 2 as shown hereon is hereby reserved for Boynton Beach Boulevard Associates, Limited, a Florida Limited Partnership, its successors and assigns, for commercial development purposes, not inconsistent with this reservation and in accordance with zoning regulations of Palm Beach County and shall be the perpetual maintenance obligation of said partnership, its successors and assigns without recourse to Palm Beach County.
- The Limited Access Easement 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.
- The 5 Foot Utility Easement, as shown hereon, is 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.

In Witness Whereof, I, Lawrence J. Gabriel do hereunto set my hand and seal this 22nd day of November, 1998.
Witness: *Scandie U. Allen* By: *Lawrence J. Gabriel*
Lawrence J. Gabriel

In Witness Whereof, Boynton Beach Boulevard Associates Limited, a Florida Limited Partnership, has caused these presents to be signed by its General Partner, Boynton Beach Boulevard Self Storage, Incorporated, a Florida Corporation licensed to do business in Florida this 22 day of November, 1998.
Boynton Beach Boulevard Associates, Ltd.
By: *George T. Kelly*
George T. Kelly, President
By: *Craig Misselhorn*
Craig Misselhorn, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared George T. Kelly and Craig Misselhorn, who are personally known to me, or have produced driver's licenses as identification, and who executed the foregoing instrument as President and Secretary of Boynton Beach Self Storage, Inc., a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 30 day of November, 1998.

My commission expires: _____
Notary Public *Mary R. Glancy*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Lawrence J. Gabriel who is personally known to me or has produced a driver's license as identification, and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 22nd day of November, 1998.

My commission expires: _____
Notary Public *Scandie U. Allen*

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 10375, Page 12 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IT WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Senior Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 17th day of November, 1998.

WITNESS: *Julie Ryan* BY: *Karen Hittson*
KAREN HITTSON, Senior Vice President
WITNESS: *Kay Bama*

COORDINATE NOTE:
COORDINATES SHOWN HEREON ARE GRID DATUM: NORTH AMERICAN DATUM 1983, (1990 ADJUSTMENT)
ZONE : FLORIDA EAST
LINEAR UNITS: U.S. SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR : 1.00002768
GROUND DISTANCE X SCALE FACTOR - GRID DISTANCE
BEARINGS SHOWN HEREON ARE GRID BEARINGS

THIS INSTRUMENT PREPARED BY:
ERIC CASASUS
PROFESSIONAL SURVEYOR & MAPPER
IN THE OFFICE OF LIDBERG LAND SURVEYING, INC.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Karen Hittson, who is personally known to me, or has produced a driver's license as identification, and who executed the foregoing instrument as Senior Vice President of Bank Atlantic, a Federal Savings Bank, 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 17th day of November, 1998.

My commission expires: _____
Notary Public *Julie Ryan*

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Patrick M. Gordon, 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 Boynton Beach Boulevard Associates, Ltd., a Florida Limited Partnership and Lawrence J. Gabriel; 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: 12/8/98
Patrick M. Gordon
Attorney at law licensed in Florida

COUNTY ENGINEER

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), Florida Statutes, this 22nd day of March 1999 and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Section 177.081(1), F.S.

DATED: March 2, 1999
George T. Webb, P.E. -- County Engineer

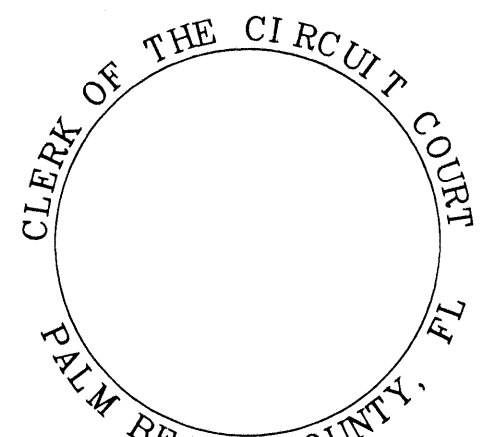
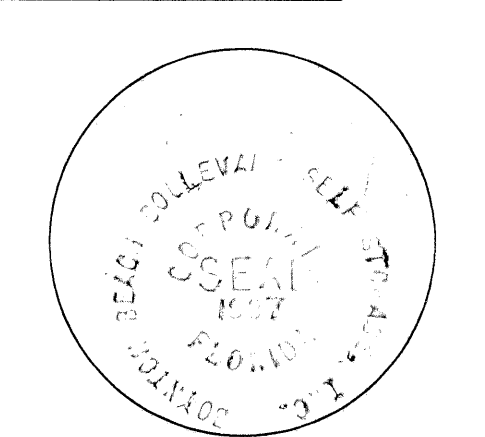
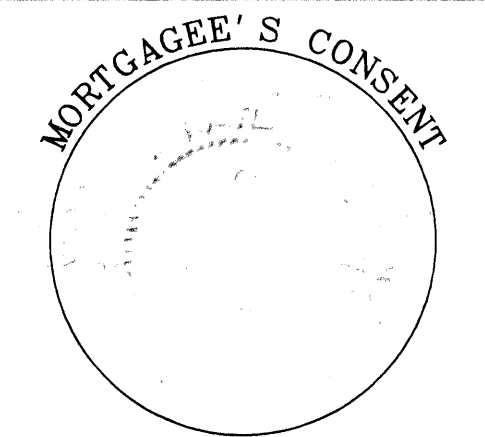
SURVEYOR'S CERTIFICATE

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 and 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 Monuments according to Sec. 177.091(9), F.S., will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the required improvements; 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.

David C. Lidberg
Professional Surveyor and Mapper
License No. 3613
State of Florida

SURVEYOR'S NOTES:

- Bearings are based on Control Monuments "RAN" and "HAGEN" which bear North 02°36'46" West and all other bearings shown hereon are relative thereto.
- Denotes Set Permanent Reference Monument (P.R.M.) "LB 4431"
- 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.
- No buildings or 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 of permits as required for such encroachments.



LIDBERG LAND SURVEYING INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

FLD.	J.P.	JOB 98-003	FB.	PG.
OFF.	E.C.	DATE FEB 1998	DWG.	D98-003
CKD.	D.L.	REF 98003PLT(ms)	SHEET	1 OF 2