

"B P AMOCO AT HYPOLUXO ROAD"

A REPLAT OF A PORTION OF TRACT 1 OF "AMENDED PLAT OF SEC. 12, TWP. 45 S R. 42 E.", P.B. 9, PAGE 74
SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY-FLORIDA

SHEET 1 OF 2 SHEETS

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT B P PRODUCTS NORTH AMERICA, INC. A MARYLAND CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "B P AMOCO AT HYPOLUXO ROAD", A REPLAT OF A PORTION OF TRACT 1, LESS THE NORTH 53.00 FEET THEREOF, OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, OF THE "AMENDED PLAT OF SEC. 12, TWP. 45 S. R. 42 E." ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 AT PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 12; THENCE RUN SOUTH 04 DEGREES 39 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12 FOR A DISTANCE OF 340.28 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 10 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 80.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 10 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 228.25 FEET TO A POINT; THENCE RUN NORTH 03 DEGREES 11 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 288.68 FEET TO THE INTERSECTION WITH A LINE LYING 53.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 12; THENCE RUN SOUTH 88 DEGREES 50 MINUTES 22 SECONDS EAST ON SAID PARALLEL LINE FOR A DISTANCE OF 214.74 FEET TO A POINT; THENCE RUN SOUTH 43 DEGREES 06 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 30.51 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL AS SHOWN IN CORRECTIVE DEED RECORDED IN OFFICIAL RECORDS BOOK 14216, PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 16 DEGREES 09 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 35.29 FEET TO THE INTERSECTION WITH THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, RADIAL LINE FROM SAID POINT BEARS NORTH 87 DEGREES 12 MINUTES 48 SECONDS WEST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE AND ON SAID WESTERLY RIGHT-OF-WAY LINE HAVING A RADIUS OF 11,380.16 FEET, THRU A CENTRAL ANGLE OF 01 DEGREE 09 MINUTES 54 SECONDS FOR AN ARC DISTANCE OF 231.37 FEET TO THE POINT OF BEGINNING. (CONTAINING: 65,956 SQUARE FEET - 1.5141 ACRES)

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

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE B P PRODUCTS NORTH AMERICA, INC., A MARYLAND 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 ORB 13859, PAGE 1343 AND ORB 5938, PAGE 1200 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE RIGHT-OF-WAY LANDSCAPE BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDSCAPE BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT-ASSET MANAGEMENT AND ITS CORPORATE SEAL TO BE AFFIXED AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6TH DAY OF ~~SEPTEMBER~~ 2002.

B P PRODUCTS NORTH AMERICA, INC.
A MARYLAND CORPORATION
LICENSED TO DO BUSINESS IN FLORIDA

WITNESS: Lawrence J. Lehman
PRINT NAME: LAWRENCE J. LEHMAN

BY: M.P. Hunter
PRINT NAME: M. P. HUNTER
TITLE: VICE PRESIDENT-ASSET MANAGEMENT

WITNESS: Esra Abonima
PRINT NAME: Esra Abonima

ACKNOWLEDGEMENT
STATE OF Georgia
COUNTY OF Fulton

BEFORE ME PERSONALLY APPEARED M.P. Hunter WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President, OF B P PRODUCTS NORTH AMERICA, INC., A MARYLAND CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, 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 6TH DAY OF September, 2002.

COMMISSION EXPIRATION DATE: February 12, 2005

Diana L. Bradley
NOTARY PUBLIC
PRINT NAME: Diana L. Bradley

PREPARED BY
PULICE LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

(954) 572-1777
FAX (954) 572-1778

AUGUST 2001

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, M. Timothy Halton 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 THIS PROPERTY IS VESTED IN B P PRODUCTS NORTH AMERICA, INC., A MARYLAND CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED THIS PLAT.

9-23-02
DATED

M. Timothy Halton
ATTORNEY-AT-LAW LICENSED IN FLORIDA

COUNTY APPROVAL:
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), F.S., THIS 28 DAY OF Oct, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

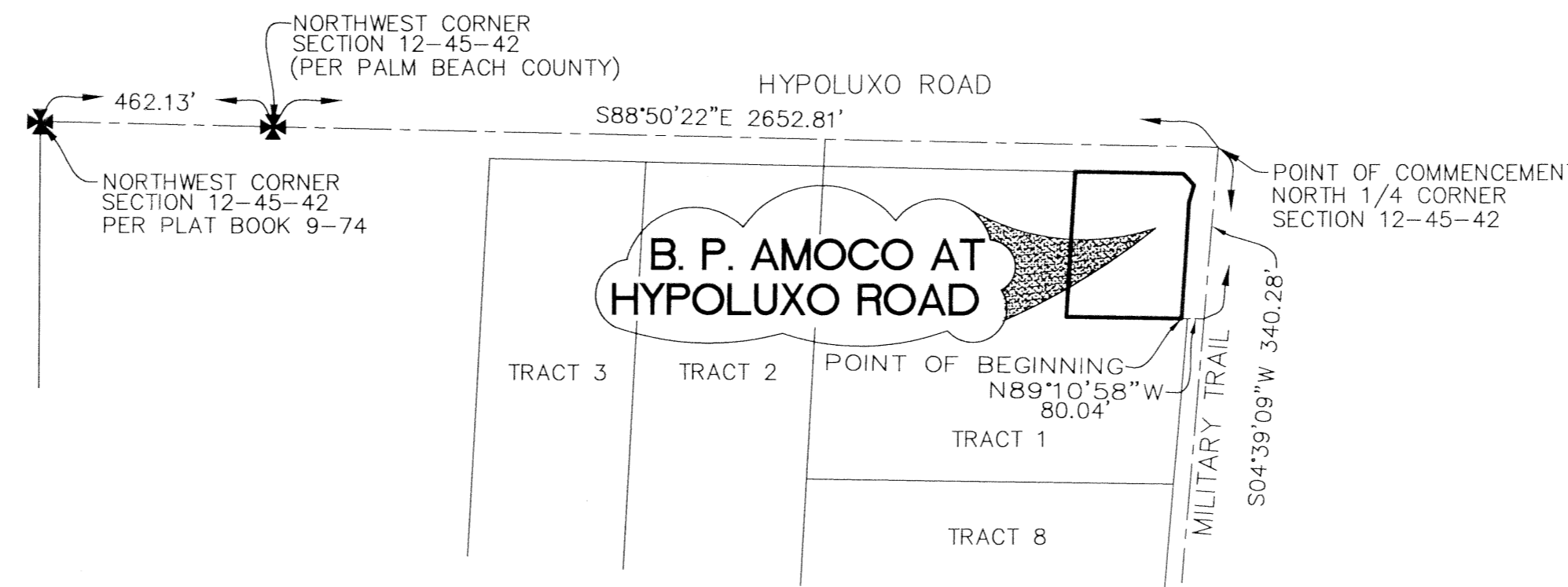
BY: George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

PREPARING SURVEYOR AND MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:
JOHN F. PULICE
PROFESSIONAL SURVEYOR AND MAPPER NO. 2691
PULICE LAND SURVEYORS, INC.
5381 NOB HILL RD.
SUNRISE, FLORIDA 33351

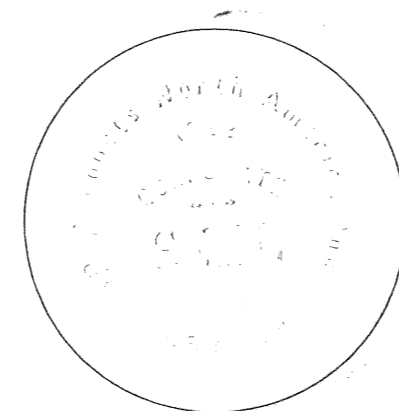
SURVEYORS NOTES:

- BEARINGS AND GRID COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. BEARING OF S88°50'22"E ON THE NORTH LINE OF SECTION 12-45-42 AS SHOWN ON PALM BEACH COUNTY, FLORIDA ENGINEERING DEPARTMENT RIGHT OF WAY MAP, DWG. NO. 87514 FOR LAKE WORTH DRAINAGE DISTRICT CANAL L-18, SHEET 6 OF 6.
- PRM DENOTES: PERMANENT REFERENCE MONUMENTS.
- PCP DENOTES: PERMANENT CONTROL POINTS.
- BM DENOTES: BENCH MARK ELEVATION
- CL DENOTES: CENTERLINE
- SC DENOTES: SECTION CORNER
- QSC DENOTES: QUARTER SECTION CORNER
- POC DENOTES: POINT OF COMMENCEMENT
- POB DENOTES: POINT OF BEGINNING
- D.B. DENOTES: DEED BOOK
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- P.B. PG. DENOTES: PLAT BOOK AND PAGE
- F.S. DENOTES: FLORIDA STATUTES
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 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.
- COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FOOT COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR=1.0000374 GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
- 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.
- THIS PLAT IS SUBJECT TO CROSS ACCESS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 13833, PAGE 1222, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

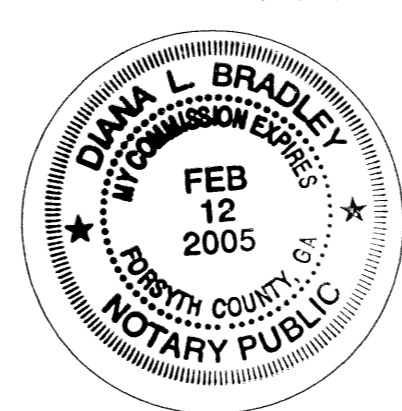


SUBDIVISION: B P Amoco@Hypoluxo Rd
BOOK: 96
PAGE: 109
FLUSH ZONE: B
QUAD: # 34
SE
TAZ: 492
FUD NAME: 33467

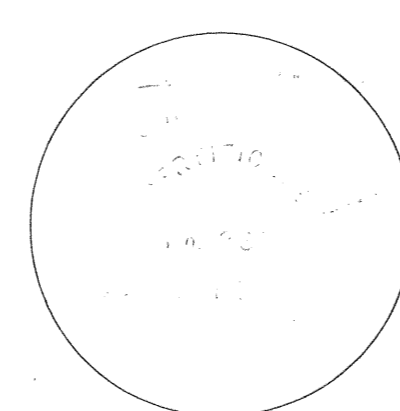
B P PRODUCTS NORTH AMERICA, INC.
A MARYLAND CORPORATION
LICENSED TO DO BUSINESS IN FLORIDA



DEDICATION
ACKNOWLEDGEMENT



SURVEYOR



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"), PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SECTION 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.

John F. Pulice
JOHN F. PULICE, PRESIDENT
REGISTERED LAND SURVEYOR
LICENSE NO. 2691
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION NO. 3870