

VICINITY MAP

APRIL 2003

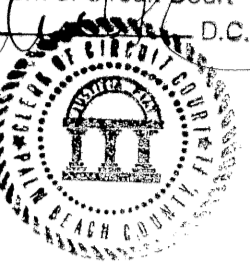
PALAZZO GRANDE

BEING A REPLAT OF
LOTS 12L-2 AND 13L-2
PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 2
ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 60, PAGES 49 AND 50
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

163

COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 2:15 P.M.
This 12 day of August 2003
and duly recorded in Plat Book No. 99
on page 163 and 164
DOROTHY H. WILKIN, Clerk of Circuit Court
by _____ D.C.



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT FINIS INVESTMENTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PALAZZO GRANDE, BEING A REPLAT OF LOTS 12L-2 AND 13L-2 OF PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGES 49 AND 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER CONTAINING 89823 SQUARE FEET MORE OR LESS.

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

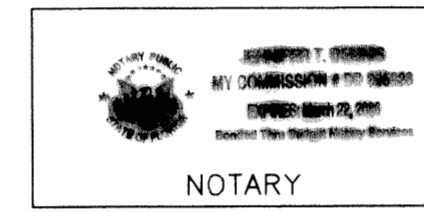
- 1: THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 2: THE 50 FOOT WETLAND BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER OF TRACT A, ITS SUCCESSORS AND ASSIGNS, FOR WETLAND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, IN ACCORDANCE WITH CORPS OF ENGINEERS PERMIT NO. 82T0519
- 3: THE 5 FOOT LANDSCAPE BUFFER AND 15 FOOT LANDSCAPE & RIGHT-OF-WAY BUFFER EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNER OF TRACT A, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4: THE SAFE SIGHT EASEMENT SHOWN HEREON IS HEREBY RESERVED TO THE OWNER OF TRACT A, FOR TRAFFIC SAFETY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID SAFE SIGHT EASEMENT SHALL BE MAINTAINED AS TO BE KEPT FREE OF VISUAL OBSTRUCTIONS BY LANDSCAPING OR STRUCTURES BETWEEN THE HEIGHTS OF 30 INCHES AND 8 FEET ABOVE THE CROWN OF ADJACENT STREET PAVEMENT.
- 5: PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOHN TERMOTTO
HAS PRODUCED PERSONALLY KNOWN AS IDENTIFICATION, AND
WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF FINIS INVESTMENTS, L.L.C.,
A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND
BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY,
AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF July, 2003.
MY COMMISSION EXPIRES: MARCH 22, 2006

Jennifer T. Dennis
JENNIFER T. DENNIS
NOTARY PUBLIC
No. 66-726149 DD 095828



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE UNIVERSAL LAND TITLE, INC., 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 FINIS INVESTMENTS, L.L.C.; 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.

UNIVERSAL LAND TITLE, INC.

DATED: June 11, 2003

BY: *Eileen C. McGrady*
EILEEN C. MCGRADY
COMMERCIAL ACCOUNTS MANAGER

SURVEYOR'S NOTES

"IN THOSE CASES 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."

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 ENCROACHMENT.

"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."

NORTHERN'S UNIT OF DEVELOPMENT NO. (NO. 16)

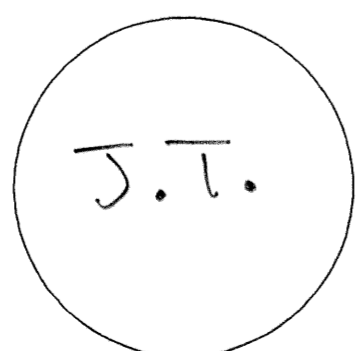
SURVEYOR & MAPPER'S CERTIFICATE

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 SEC. 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.

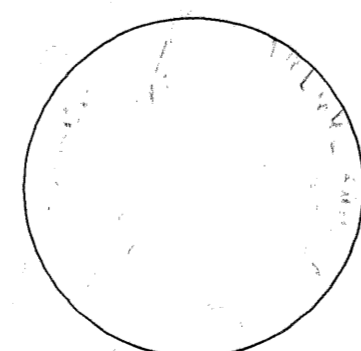
Robert J. Dearlove
ROBERT J. DEARLOVE, P.S.M.
LICENSE No. 3938
STATE OF FLORIDA
DEARLOVE & ASSOCIATES
BUSINESS LICENSE No. 6499
STATE OF FLORIDA

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, JOHN TERMOTTO THIS 8th DAY OF July, 2003.

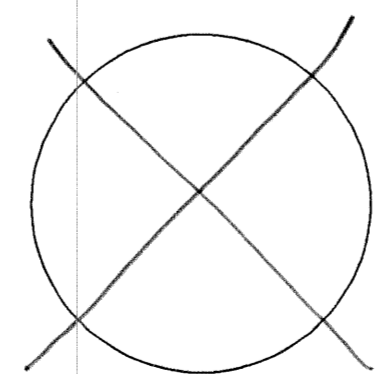
WITNESS: *Shawnie O'Leary*
SHAWNIE O'LEARY
WITNESS: *Ronald E. Stotler*
RONALD E. STOTLER
FINIS INVESTMENTS, L.L.C.,
A FLORIDA LIMITED LIABILITY COMPANY
BY: *John Termotto*
JOHN TERMOTTO
MANAGER



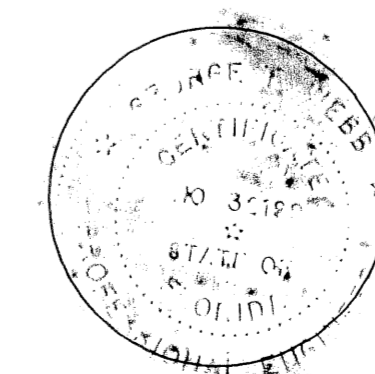
FINIS INVESTMENTS, L.L.C.



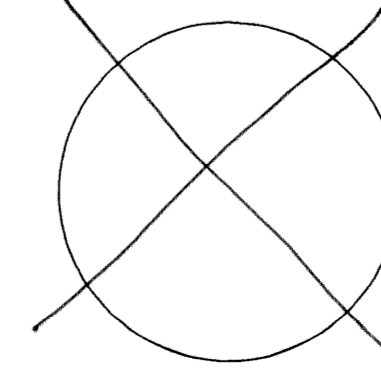
SURVEYOR



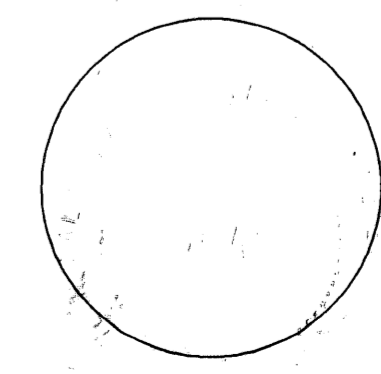
ATTORNEY



COUNTY ENGINEER



MORTGAGEE



NORTHERN PALM BEACH IMPROVEMENT DISTRICT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT APPROVAL AND ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

DATED THIS 9th DAY OF July, 2003.

Hugo P. Unruh
HUGO P. UNRUH
PRESIDENT
BOARD OF SUPERVISORS

Hugo P. Unruh
HUGO P. UNRUH
PRESIDENT
BOARD OF SUPERVISORS

COUNTY APPROVAL AND ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH
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), FLORIDA STATUTES, THIS 6th DAY OF August, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.

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

THIS INSTRUMENT WAS PREPARED BY
RONALD E. STOTLER
FLORIDA SURVEY & MAPPER #5026
IN THE OFFICE OF DEARLOVE AND ASSOCIATES
450 SOUTH OLD DIXIE HIGHWAY
JUPITER, FLORIDA, 33458

Dearlove & Associates
LAND SURVEYORS
LICENSED BUSINESS - 6944
450 S. OLD DIXIE HWY.
JUPITER, FLORIDA 33458
561-746-8745
FAX 561-746-9632

15 I
SUBDIVISION PALAZZO GRANDE
BOOK 99
FLOOD ZONE B
CLAD# 71
SE
TAZ 830
FUD NAME PALM BEACH PARK OF COMMERCE