

MERCEDES BENZ OF PALM BEACH, M.U.P.D.

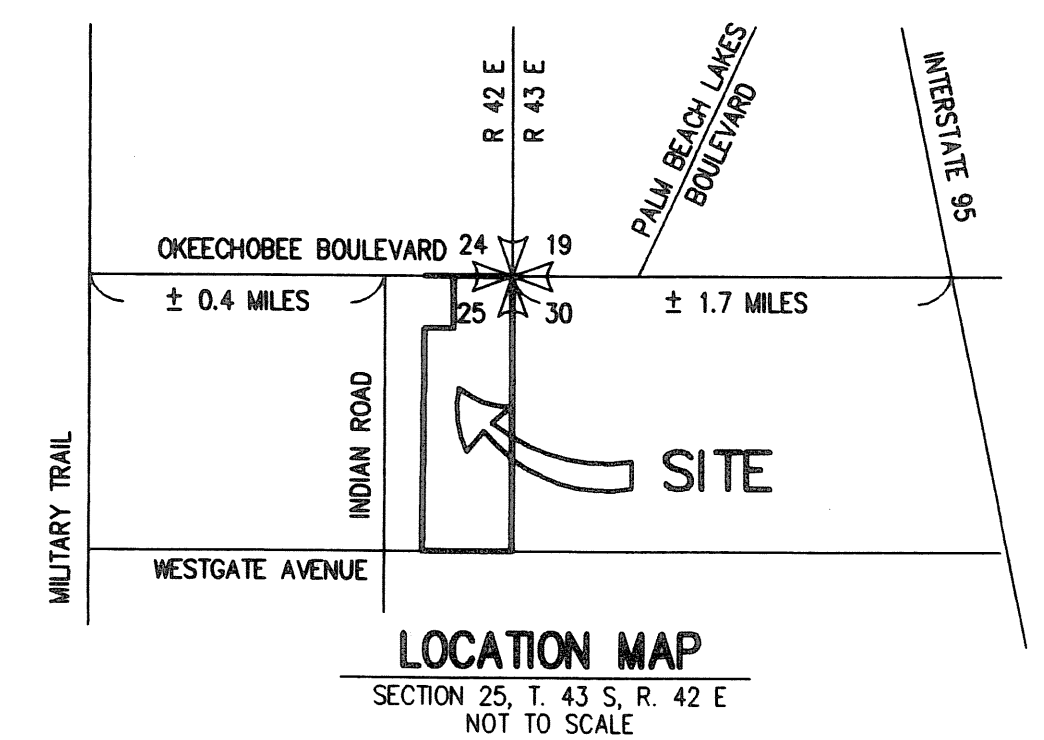
BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2

20050431824

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD THIS 15th DAY OF July AD 2005 AND DULY RECORDED IN PLAT BOOK 185 ON PAGES 870 AND 871

SHARON R. BOCK, CLERK BY: *[Signature]*, D.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT G.S.M. OF PALM BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS MERCEDES BENZ OF PALM BEACH, M.U.P.D., SITUATE IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE SOUTH 660 FEET OF THE EAST ONE-HALF (E1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, LYING NORTHERLY OF THE RIGHT-OF-WAY OF WESTGATE AVENUE, AS SAME IS SHOWN ON ROAD PLAT BOOK 2, PAGE 205, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH: ALL THAT PART OF THE WEST ONE-HALF (W1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, LYING NORTHERLY OF THE RIGHT-OF-WAY OF WESTGATE AVENUE, AS SAME IS SHOWN IN ROAD PLAT BOOK 2, PAGE 205, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST 200.00 FEET THEREOF.

TOGETHER WITH PARCELS A THROUGH D:

PARCEL A:
PARCEL 1:
THE SOUTH 200 FEET OF THE NORTH 215 FEET OF THE EAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SUBJECT, HOWEVER, TO AN EASEMENT ALONG THE EAST 15 FEET THEREOF, WHICH IS EXPRESSLY RESERVED FOR RIGHTS OF INGRESS AND EGRESS TO ADJOINING LANDS; LESS THE NORTH 10 FEET THEREOF AS CONVEYED IN OFFICIAL RECORDS BOOK 4386, PAGE 1557.
PARCEL 2:
THE SOUTH 200 FEET OF THE NORTH 215 FEET OF THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SUBJECT TO AN EASEMENT ALONG THE WEST 15 FEET THEREOF, WHICH IS EXPRESSLY RESERVED FOR RIGHTS OF INGRESS AND EGRESS TO ADJOINING LANDS; LESS THE NORTH 10 FEET THEREOF AS CONVEYED IN OFFICIAL RECORDS BOOK 4386, PAGE 1557.
PARCEL B:
THE EAST 1/8TH OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, LESS THE NORTH 215 FEET THEREOF AND LESS THE SOUTH 660 FEET THEREOF IN PALM BEACH COUNTY, FLORIDA.
PARCEL C:
THE WEST HALF OF THE EAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, LESS THE SOUTH 660 FEET THEREOF AND LESS THE NORTH 215 FEET THEREOF, ALL IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST.
PARCEL D:
THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE WEST 200 FEET, ALSO LESS THE NORTH 15 FEET; EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND PREVIOUSLY CONVEYED BY THE PARTY OF THE FIRST PART TO THE FIRESTONE TIRE AND RUBBER COMPANY, AN OHIO CORPORATION, BY DATE OF MAY 10, 1972, AND RECORDED IN OFFICIAL RECORDS BOOK 2013, PAGE 654, PUBLIC RECORDS OF PALM BEACH COUNTY, AND FURTHER EXCEPTING THE WEST 10 FEET THEREOF AS CONVEYED IN OFFICIAL RECORDS BOOK 4386, PAGE 1559.

LANDS DESCRIBED ABOVE CONTAINING 528,414 SQUARE FEET (12.13 ACRES, MORE OR LESS.)

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

- 1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- 3. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

4. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER OF TRACT A, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, G.S.M. OF PALM BEACH, INC., A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, THIS 15th DAY OF June, 2005.

G.S.M. OF PALM BEACH, LTD.
A FLORIDA LIMITED PARTNERSHIP.

BY: G.S.M. OF PALM BEACH, INC.
A FLORIDA CORPORATION,

RICHARD E. BASTIN
PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: Ferry L Morrison
WITNESS: *[Signature]*
PRINT NAME: Dolores Carpenito

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

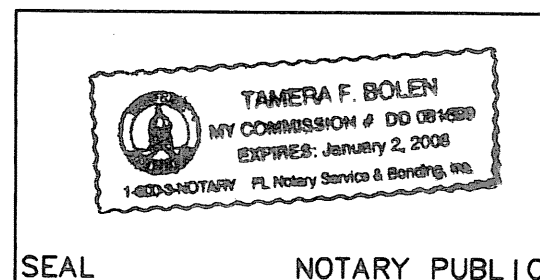
BEFORE ME PERSONALLY APPEARED RICHARD E. BASTIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED David T Smith AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF G.S.M. OF PALM BEACH, INC., A FLORIDA CORPORATION, AS THE GENERAL PARTNER OF G.S.M. OF PALM BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP 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 15th DAY OF June, 2005.

MY COMMISSION EXPIRES: 11/21/06
DATE

NOTARY PUBLIC: *[Signature]*
PRINT NAME: Jamera F Bolen

NOTARY LICENSE NO. DD081699



MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

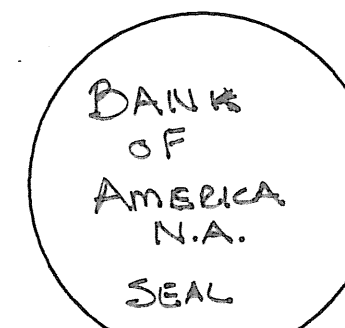
THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7640 AT PAGE 1004 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF June, 2005.

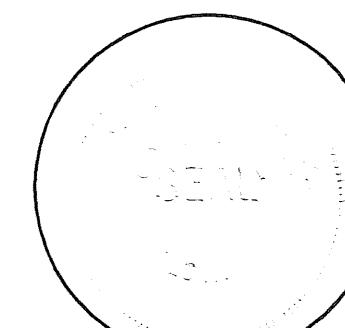
BANK OF AMERICA, N.A.
BY: *[Signature]*
PRINT NAME: David T Smith
Vice President

WITNESS: *[Signature]*
PRINT NAME: Melanie Ronzo
WITNESS: *[Signature]*
PRINT NAME: Linda McAleer

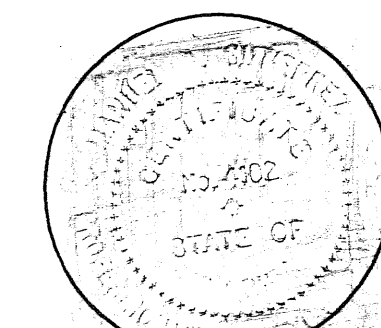
SEAL BANK OF AMERICA, N.A.



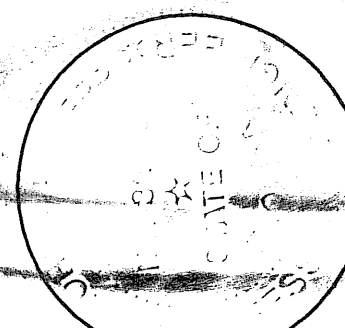
SEAL G.S.M. OF PALM BEACH, INC.



SEAL PROFESSIONAL SURVEYOR & MAPPER



SEAL COUNTY ENGINEER



ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

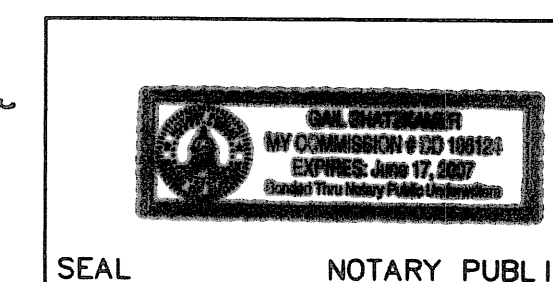
BEFORE ME PERSONALLY APPEARED David T Smith WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED David T Smith AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF BANK OF AMERICA, N.A. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 15th DAY OF June, 2005.

MY COMMISSION EXPIRES: 6/17/07
DATE

NOTARY PUBLIC: *[Signature]*
PRINT NAME: Gail Shatekamer

NOTARY LICENSE NO. DD 186124



SURVEYOR'S NOTES

- 1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01°58'21" EAST ALONG THE EAST LINE OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- 2. 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 OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- 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 THE USE RIGHTS GRANTED.
- THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- 3. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 4. NOTE: 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.
- 5. COORDINATES SHOWN ON THE CONTROL P.R.M.s MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY. PALM BEACH COUNTY CONTROL STATIONS USED:
"DRUMLIN", A PALM BEACH COUNTY BRASS DISK IN A CONCRETE MONUMENT. PALM BEACH COUNTY POINT NO. 33345, GPS NO. 1126.
NORTHING 869,098.442 EASTING 951,249.733 83 DATUM, 90/98 ADJUSTMENT
"OKEE SSP", A PALM BEACH COUNTY BRASS DISK IN A CONCRETE MONUMENT. PALM BEACH COUNTY POINT NO. 32352, GPS NO. 1084.
NORTHING 863,864.946 EASTING 936,689.812 83 DATUM, 90/98 ADJUSTMENT

SURVEYOR'S CERTIFICATION

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), AND MONUMENTS ACCORDING TO CHAPTER 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.

THIS 15th DAY OF June, 2005
MANUEL A. GUTIERREZ
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. LS 4102

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT M. GRAHAM, 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 IN G.S.M. OF PALM BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP; 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: MAY 10, 2005 at 11:00 P.M.
ROBERT M. GRAHAM
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 273562

APPROVALS

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 12th DAY OF JULY, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

[Signature]
GEORGE F. WEBB, P.E., COUNTY ENGINEER

PETITION NUMBER: 83-161D

AREA TABULATION
TRACT A 522,312 SQ. FT. 11.99 ACRES
TRACT B 6,102 SQ. FT. 0.14 ACRES
TOTAL 528,414 SQ. FT. 12.13 ACRES

THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SCALE: N/A
P.A. NO.: A1039.05
DATE: DECEMBER 2004
DRAWING NO. 43-42-25-59

FLORIDA L.B. NO. 48
MOCK • ROOS
ENGINEERS • SURVEYORS • PLANNERS
5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, fax 478-7248

SHEET 1 OF 2
MERCEDES BENZ OF PALM BEACH, M.U.P.D.

BEING A PORTION OF THE NORTHEAST QUARTER SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

STATION MERCEDES BENZ OF PALM BEACH
DATE 10/5
PAGE 90
RECORD BOOK B
CHAD 31
SEAL 910
FUD NAME 33407

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REVISED 04-21-05
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