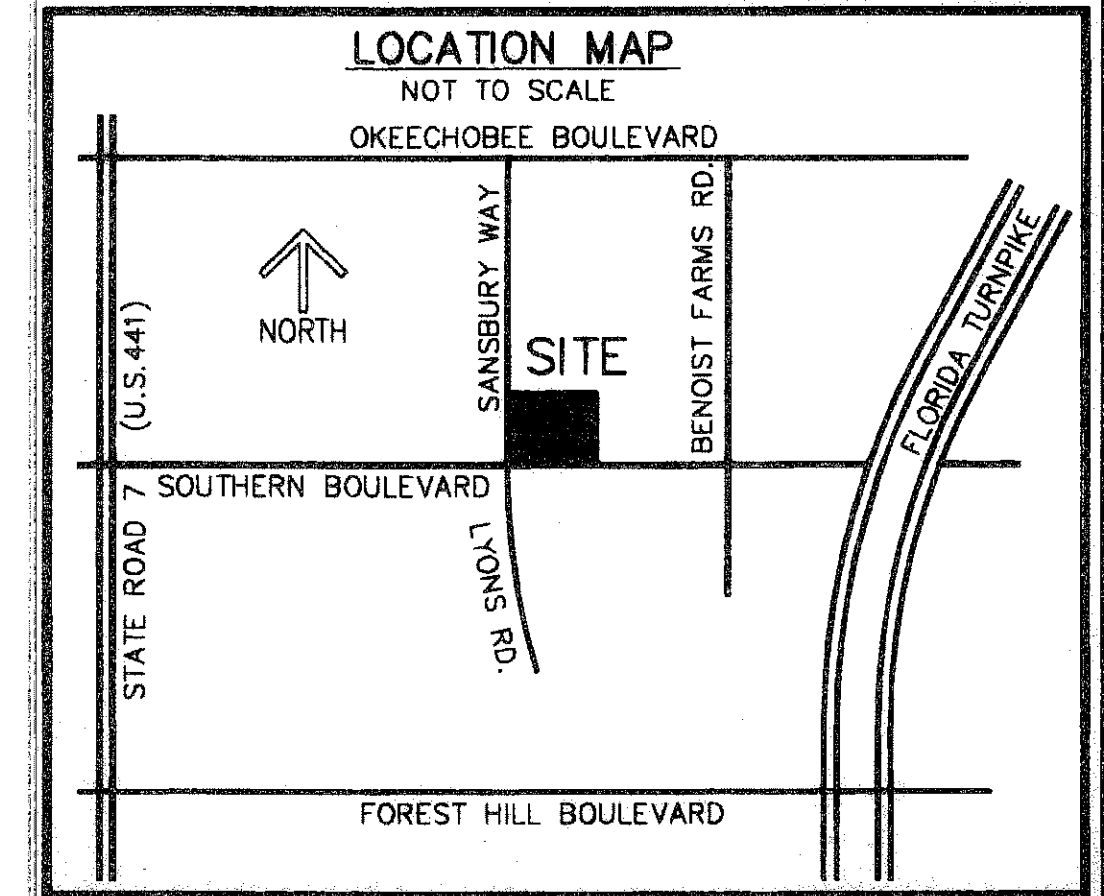


5799.000 THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 JANUARY - 2008

SOUTHERN/SANSBURY'S MUPD

BEING A REPLAT OF A PORTION OF TRACTS 33, 34, 39 AND 40 OF BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE ADJACENT 30 FOOT ROAD RESERVATIONS VACATED BY OFFICIAL RECORD BOOK 1447, PAGE 571 OF THE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALSO KNOWN AS PARCEL "B" OF THE AFFIDAVIT OF WAIVER, AS RECORDED IN OFFICIAL RECORD BOOK 17901, PAGES 382 THROUGH 389 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 10:31 AM THIS 12 DAY OF MARCH A.D. 2008 AND DULY RECORDED IN PLAT BOOK 02111 ON PAGES 0262 AND 0263 SHARON R. BOCK CLERK AND COMPTROLLER

BY: CCS DEPUTY CLERK

"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 PALM BEACH COUNTY.

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHERN PALMS ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS SOUTHERN/SANSBURY'S MUPD, BEING A REPLAT OF A PORTION OF TRACTS 33, 34, 39 AND 40 OF BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE ADJACENT 30 FOOT ROAD RESERVATIONS VACATED BY OFFICIAL RECORD BOOK 1447, PAGE 571 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALSO KNOWN AS PARCEL "B" OF THE AFFIDAVIT OF WAIVER, AS RECORDED IN OFFICIAL RECORD BOOK 17901, PAGES 382 THROUGH 389 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 34, BLOCK 7; THENCE S.00°56'57"E. ALONG THE EAST LINE OF SAID TRACTS 34 AND 39, BLOCK 7, SAID LINE BEING THE WEST LINE OF PONDEROSA INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 34, PAGES 113 AND 114 OF SAID PUBLIC RECORDS, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF PARCEL "B" OF THE AFORESAID AFFIDAVIT OF WAIVER, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFORESAID LINE, S.00°56'57"E. A DISTANCE OF 857.12 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 (SOUTHERN BOULEVARD), AS SHOWN OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93120-2543, DATED 1-19-01, SAID RIGHT-OF-WAY LINE DESCRIBED IN OFFICIAL RECORD BOOK 19900, PAGES 882 THROUGH 890 OF SAID PUBLIC RECORDS; THENCE N.88°30'32"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 739.21 FEET; THENCE N.75°02'27"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.71 FEET; THENCE N.88°30'32"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 458.90 FEET; THENCE N.44°44'51"W. ALONG THE EAST RIGHT-OF-WAY LINE OF SANSBURY WAY, AS RECORDED IN OFFICIAL RECORD BOOK 17785, PAGES 1807 THROUGH 1812 OF SAID PUBLIC RECORDS, A DISTANCE OF 57.92 FEET; THENCE N.00°57'31"W. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 450.00 FEET; THENCE N.01°52'31"W. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 250.03 FEET; THENCE N.00°57'31"W. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.89 FEET; THENCE N.89°03'48"E. ALONG A LINE 80.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 33 AND 34, BLOCK 7, SAID LINE BEING THE NORTH LINE OF PARCEL "B" OF THE AFORESAID AFFIDAVIT OF WAIVER, A DISTANCE OF 1,290.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,060,867 SQUARE FEET OR 24.354 ACRES, MORE OR LESS.

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

- TRACT A**
TRACT A, AS SHOWN HEREON IS HEREBY RESERVED BY SOUTHERN PALMS ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS**
THE UTILITY EASEMENTS 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. THE PALM BEACH COUNTY UTILITY EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- LIMITED ACCESS EASEMENTS**
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.
- ADDITIONAL RIGHT-OF-WAY**
TRACT RW, 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.
- MASS TRANSIT EASEMENTS**
THE MASS TRANSIT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, 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 MAINTENANCE OBLIGATION FOR THESE EASEMENT AREAS SHALL BE WITH SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND OR ASSIGNS, COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THESE EASEMENTS FOR THEIR INTENDED PURPOSES, AT WHICH TIME THE MAINTENANCE OF THESE EASEMENT AREAS SHALL BECOME THE OBLIGATION OF THE COUNTY, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO SOUTHERN PALMS ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THESE EASEMENTS. THE EASEMENTS GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.
- LIFT STATION EASEMENT**
THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED IN BY PALM BEACH FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY ENGINEERING DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Sole Member, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS Sole Member OF THE COMPANY, THIS 21st DAY OF March, 2008

SOUTHERN PALMS ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: SOUTHERN PALMS ASSOCIATES PDC, LLC, A FLORIDA LIMITED LIABILITY COMPANY SOLE MEMBER
BY: BRUSH CREEK INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY MANAGING MEMBER
BY: Whitfield Hamilton NAME: WHITFIELD HAMILTON ITS: SOLE MEMBER

WITNESS: Whitfield Hamilton PRINT NAME

WITNESS: Leslie LeRoy PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA (Tennessee) COUNTY OF Davidson
BEFORE ME PERSONALLY APPEARED WHITFIELD HAMILTON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SOLE MEMBER OF BRUSH CREEK INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, MANAGING MEMBER OF SOUTHERN PALMS ASSOCIATES PDC, LLS, A FLORIDA LIMITED LIABILITY COMPANY SOLE MEMBER OF SOUTHERN PALMS ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SOLE MEMBER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF March, 2008
MY COMMISSION EXPIRES: November 20, 2010
COMMISSION NUMBER: N/A
NOTARY PUBLIC
James Sykes
PRINT NAME

MORTGAGEES CONSENT:

STATE OF FLORIDA (Tennessee) COUNTY OF Davidson
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 RECORDS BOOK 2330, AT PAGES 0482 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 ASSISTANT CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF March, 2008.
WITNESS: Ben Brewer BY: Ben Brewer ASSISTANT VICE PRESIDENT
PRINT NAME: BEN BREWER
WITNESS: James Sykes BY: James Sykes ASSISTANT VICE PRESIDENT
PRINT NAME: JAMES SYKES

ACKNOWLEDGMENT:

STATE OF FLORIDA (Tennessee) COUNTY OF Davidson
BEFORE ME PERSONALLY APPEARED Ben Brewer, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Regions Bank AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF Regions Bank, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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 27th DAY OF March, 2008
MY COMMISSION EXPIRES: November 22, 2010
COMMISSION NUMBER: NA
NOTARY PUBLIC
June Sykes
PRINT NAME

BRUSH CREEK INVESTMENTS, LLC MORTGAGEE
BRUSH CREEK INVESTMENTS, LLC NOTARY
MORTGAGEE
MORTGAGEE NOTARY
COUNTY ENGINEER
SURVEYOR

TABULAR DATA
SHOPPES AT SOUTHERN PALMS

TOTAL AREA THIS PLAT	24.354 ACRES
TRACT A	24.147 ACRES
TRACT RW	0.207 ACRES
CONTROL NUMBER 2007-018	
USE - COMMERCIAL	

TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF Palm Beach
I, David M. Layman, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SOUTHERN PALMS ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY; 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: March 26, 2008
David M. Layman
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 SEC. 177.071(2), F.S., THIS 27th DAY OF MAR, 2008 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.
BY: George T. Webb
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; 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 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.
DATED: 4-14-08
David P. Lindley
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

