

GLADES ROAD STORAGE PLAT M.U.P.D.

A PORTION OF TRACTS 37, AND 38 BLOCK 76 OF THE PALM BEACH FARMS COMPANY
PLAT NO. 3, IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
SEPTEMBER 2008, SHEET 1 of 2

44

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 12:41 PM THIS 2 DAY OF February A.D. 2009 AND DULY RECORDED IN PLAT BOOK 112 ON PAGES 44 THRU 45

SHARON R. BUCK
CLERK AND COMPTROLLER
BY: *CS* DC



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT SUNSHINE WIRELESS COMPANY OF MARYLAND, A MARYLAND GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS GLADES ROAD STORAGE PLAT M.U.P.D., BEING A PORTION OF TRACTS 37 AND 38, BLOCK 76 OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
PARCEL 1:
TRACTS 37 AND 38, BLOCK 76, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 AND 54, INCLUSIVE, LESS THE NORTH 43.9 FEET OF TRACT 37, AND LESS THE NORTH 48.2 FEET OF TRACT 38, AND LESS THAT PORTION OF TRACT 37, BLOCK 76, CONVEYED TO FLORIDA STATE TURNPIKE AUTHORITY BY DEED RECORDED IN DEED BOOK 1122, PAGE 696, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NON-EXCLUSIVE EASEMENT OVER THE FOLLOWING DESCRIBED PROPERTY FOR INGRESS AND EGRESS, AS DEFINED IN, AND SUBJECT TO, THAT EASEMENT AGREEMENT BY AND AMONG SUNSHINE WIRELESS COMPANY OF MARYLAND, A MARYLAND GENERAL PARTNERSHIP, GLADES-PIKE EAST, LTD., A FLORIDA LIMITED PARTNERSHIP, AND GLADES-PIKE INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED FEBRUARY 20, 2008, IN OFFICIAL RECORDS BOOK 22451, PAGE 22, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

A STRIP OF LAND BEING 25 FEET IN WIDTH, LYING IN TRACT 08, BLOCK 76, OF THE PALM BEACH FARMS CO. PLAT NO. 3, A PLAT OF WHICH IS ON FILE IN PLAT BOOK 2, AT PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID STRIP OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE AFORESAID TRACT 08; THENCE RUN ALONG THE NORTHERLY BOUNDARY OF TRACT 08 WITH AN ASSUMED BEARING OF S 89°50'30" E, 274.51 FEET TO THE POINT OF BEGINNING, SAID POINT LYING 25 FEET WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-2W (FORMERLY KNOWN AS FLORIDA STATE TURNPIKE RIGHT OF WAY PER DEED BOOK 1122, PAGE 696) AS MEASURED AT RIGHT ANGLES; THENCE RUN S 00°17'49" E, PARALLEL TO BUT 25 FEET WEST OF THE AFORESAID WEST LINE, 540.05 FEET TO A POINT OF INTERSECTION WITH THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF GLADES ROAD (STATE ROAD 889) AS NOW LAID OUT AND IN USE; THENCE S 09°50'30" E, ALONG SAID NORTHERLY LINE, 25.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-2W (FORMERLY KNOWN AS FLORIDA STATE TURNPIKE RIGHT OF WAY PER DEED BOOK 1122, PAGE 696); THENCE RUN N 00°17'49" W ALONG SAID WESTERLY LINE, 540.05 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED NORTHERLY BOUNDARY OF TRACT 08; THENCE N 89°50'30" W, 25.00 FEET, ALONG SAID NORTHERLY BOUNDARY, TO THE POINT OF BEGINNING.

CONTAINING 8.849 ACRES, MORE OR LESS
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

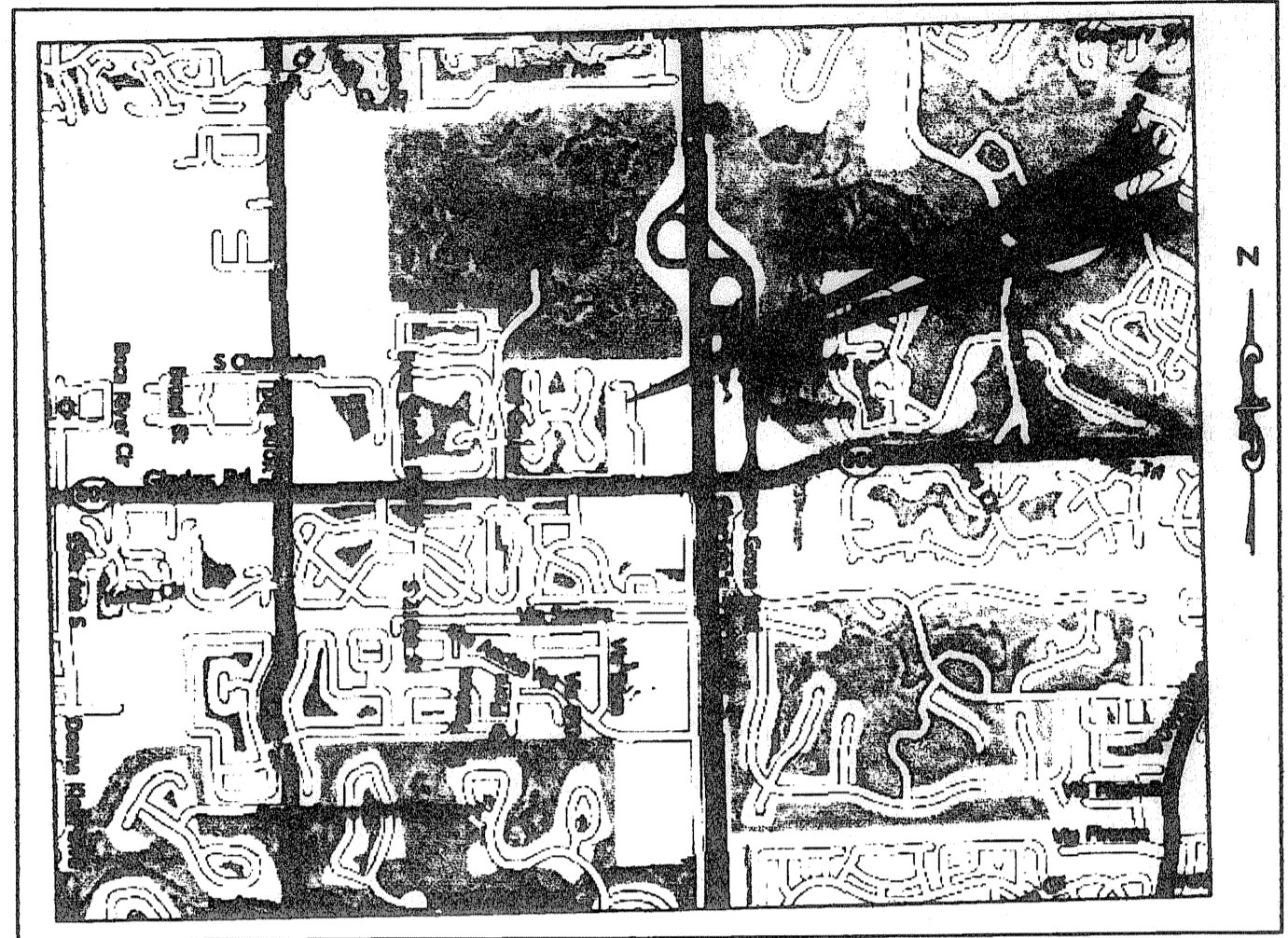
THE PALM BEACH COUNTY UTILITY EASEMENTS (P.B.C.U.E.) IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, JOHN HILL, JR., VESPER, LLC, A COLORADO LIMITED LIABILITY COMPANY, A GENERAL PARTNER OF SUNSHINE WIRELESS COMPANY OF MARYLAND, A MARYLAND GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, THIS 21 DAY OF January, 2009.

VESPER, LLC,
A COLORADO LIMITED LIABILITY
COMPANY, A GENERAL PARTNER

WITNESS: *John Hill, Jr.* BY: *John Hill, Jr.*

WITNESS: *Joseph P. Matlock* AS GENERAL PARTNER



SECTION 17, TOWNSHIP 47, RANGE 42
LOCATION MAP
(NOT TO SCALE)

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 BOOKS 22451 PAGE 0949, AS MODIFIED BY MORTGAGE MODIFICATION RECORDED IN OFFICIAL RECORD BOOK 22718 PAGE 1682 ALL IN 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 OFFICER, MICHAEL ROSENBERG OF BANKATLANTIC, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF January, 2009.

BANKATLANTIC
A FLORIDA CORPORATION

WITNESS: *Michael Rosenberg*

BY: *Michael Rosenberg*
MICHAEL ROSENBERG, VICE PRES.

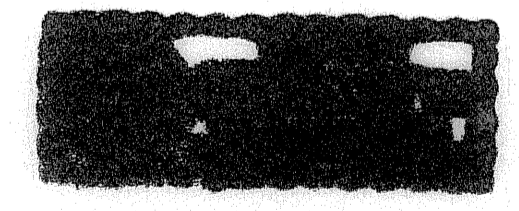
ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, MICHAEL ROSENBERG OF BANKATLANTIC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANKATLANTIC, A CORPORATION, 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 CORPORATION 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 16 DAY OF January A.D. 2009.

MY COMMISSION EXPIRES: 10/1/2012 *George Daniels* NOTARY PUBLIC

MY COMMISSION NO. 00812752 (SEAL)



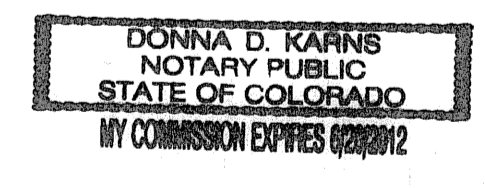
ACKNOWLEDGEMENT:
STATE OF COLORADO
COUNTY OF JEFFERSON

BEFORE ME PERSONALLY APPEARED JOHN HILL, JR. WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AND AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 21 DAY OF January A.D. 2009.

MY COMMISSION EXPIRES: 6/20/2012 *Donna D. Karins* NOTARY PUBLIC

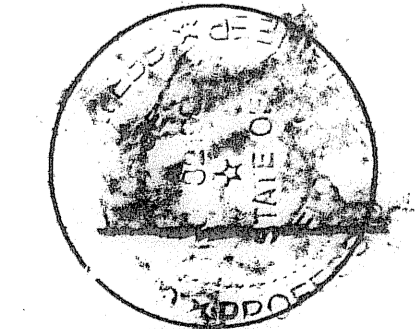
MY COMMISSION NO. (SEAL)



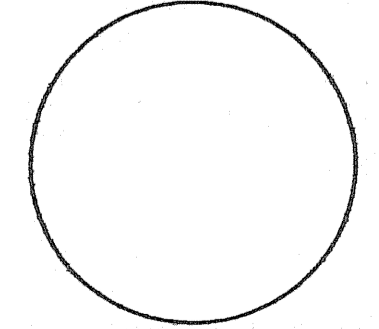
MORTGAGEE'S
CONSENT



COUNTY
ENGINEER



SURVEYOR



TITLE CERTIFICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FOWLER, WHITE BURNETT P.A. DULY LICENSED ATTORNEYS 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 SUNSHINE WIRELESS COMPANY OF MARYLAND, A MARYLAND GENERAL 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 NO OTHER ENCUMBRANCES OF RECORD.

DATE: January 20, 2009

Norman I. Well
ATTORNEY STATE OF FLORIDA
NORMAN I. WELL
FLORIDA BAR NO. 02047008

COUNTY APPROVAL
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 2 DAY OF February, 2009 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

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

SURVEYORS NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1980 ADJUSTMENT. GEODETIC CONTROL POINTS USED WERE "JESSIE", "HAVEN", AND "SR 7-30" OF THE PALM BEACH COUNTY GEODETIC CONTROL DENSIFICATION PROJECT.

COORDINATES ARE SHOWN THIS: N 765432.123
E 987654.321

BEARINGS SHOWN HEREON ARE ASSUMED. BEARING REFERENCE LINE: WEST LINE TRACT 38, BLOCK 76, "PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B. 2, PAGES 45-54 P.B.C.R.), BEARING: N00°11'49"E

THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES, THE SCALE FACTOR USED IS 1.0000252; GROUND DISTANCE MULTIPLIED BY THE SCALE FACTOR = GRID DISTANCE. ROTATION = 00°36'00" COUNTER CLOCKWISE PLAT TO GRID

2. PALM BEACH COUNTY IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

4. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.

SURVEYORS 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: Nov. 5, 2008

Ernest W. Duncan
ERNEST W. DUNCAN, P.S.M.

LICENSE NO. PSM #5182
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY ERNEST W. DUNCAN, P.S.M. #5182, BASELINE ENGINEERING AND SURVEYING, INC. 1400 N.W. 1ST COURT, BOCA RATON, FL. 33432, LICENSED SURVEY BUSINESS NO. 0439

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM IS THE OFFICIAL DEPICTION OF THE 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.

THIS INSTRUMENT WAS PREPARED BY
BASELINE ENGINEERING
AND
LAND SURVEYING, INC.
1400 N.W. 1ST COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700
email: blncad@bllsouth.net