

WEST PALM BEACH AUTO AUCTION, M.U.P.D. REPLAT NO. 1

BEING A REPLAT OF ALL OF TRACTS A AND B, WEST PALM BEACH AUTO AUCTION M.U.P.D., PLAT BOOK 111, PAGES 80 THROUGH 84, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF TRACTS 27, 28, 33, 34 AND THAT CERTAIN 30 FOOT ROADWAY LYING BETWEEN TRACTS 27 AND 28 AND BETWEEN TRACTS 33 AND 34, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 42 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
JANUARY 2010 SHEET 2 OF 6

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD
THIS _____ DAY OF _____
AD, 2010 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____
SHARON R. BOCK, CLERK AND
COMPTROLLER - PALM BEACH COUNTY
BY: _____, D.C.

CIRCUIT COURT SEAL

MORTGAGEE'S CONSENT

STATE OF ~~FLORIDA~~ GEORGIA
COUNTY OF ~~PALM BEACH~~ Fulton

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 BOOK 17113 AT PAGE 1234, 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 ~~Director~~ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF July, 2010.

SUNTRUST BANK
A GEORGIA BANKING CORPORATION

WITNESS: W. J. Mayfield BY: Arthur Burns
SIGNATURE
WITNESS: James R. Foley Arthur Burns, Director
PRINTED NAME, TITLE

ACKNOWLEDGMENT

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF ~~PALM BEACH~~ Fulton

BEFORE ME PERSONALLY APPEARED Arthur Burns WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Director OF SUNTRUST BANK, A GEORGIA BANKING 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 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 13 DAY OF July, 2010.

MY COMMISSION EXPIRES: 9/26/10
DATE

Judy A. Walker
NOTARY PUBLIC

COMMISSION NUMBER _____



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN F. BENNETT, 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 RECORD TITLE TO THE PROPERTY IS VESTED TO JMC-IV REAL ESTATE COMPANY, A GEORGIA PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, AND MANHEIM REMARKETING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA; 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.

DATE: July 14, 2010 BY: JFB
10-08-10 JOHN F. BENNETT, ESQUIRE
FLORIDA BAR NO. 117398

AREA TABULATION

TRACT A	61.913 ACRES
TRACT B	9.142 ACRES
TRACT C	15.427 ACRES
TRACT D	5.116 ACRES
TOTAL	91.598 ACRES
CONTROL NUMBER	2005-00641

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF TRACT 16, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 00°56'58" WEST.
2. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.00024511 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
3. 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.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. ALL LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION

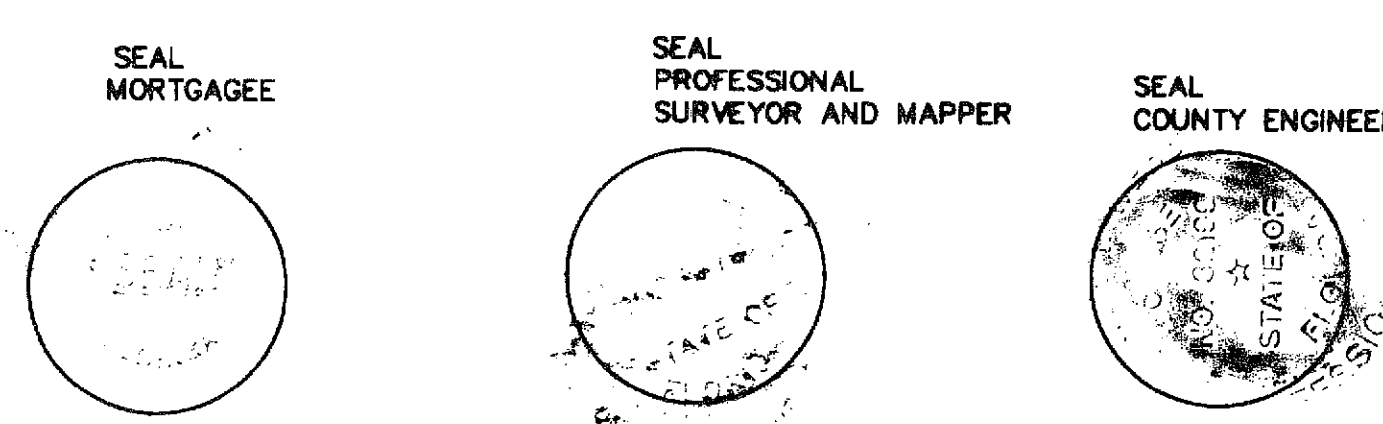
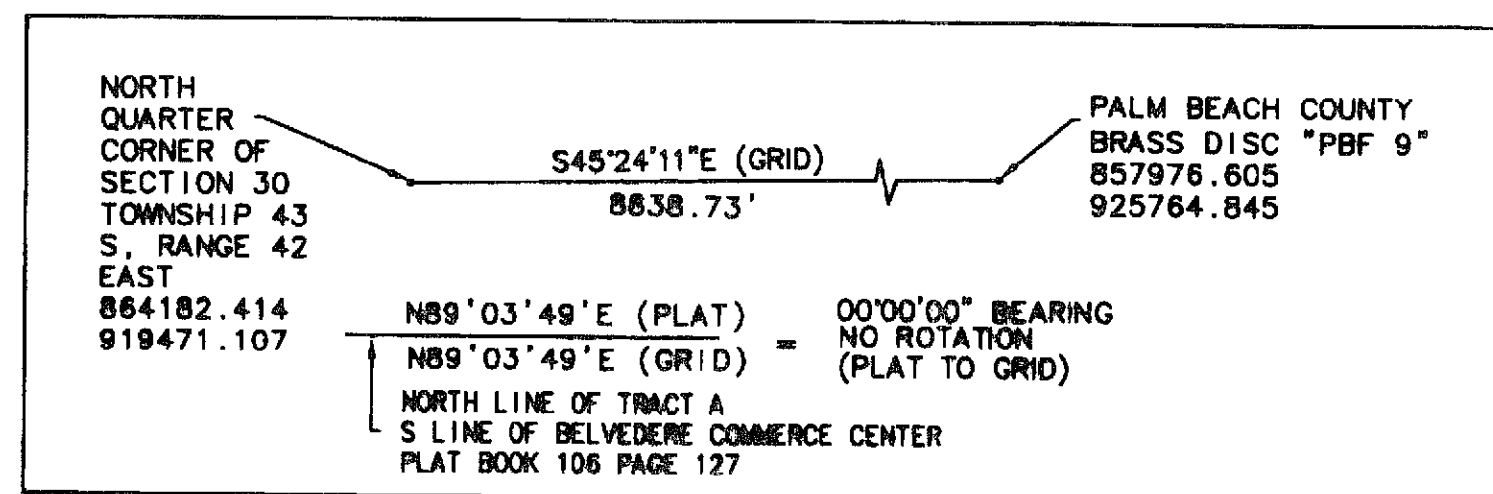
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS ACCORDING TO SEC. 177.091(8), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

DATE: July 16, 2010 BY: Timothy M. Smith
TIMOTHY M. SMITH, P.S.M.
FLORIDA CERTIFICATE NO. LS 004676

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 _____ DAY OF _____, 2010, AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND 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



THIS INSTRUMENT WAS PREPARED BY
TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 004676
TIMOTHY M. SMITH LAND SURVEYING, INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
(561) 602-8160