



VICINITY SKETCH NOT TO SCALE

SOUTHERN WASTE SYSTEMS, SUN IV, M.U.P.D.

BEING A REPLAT OF A PORTION OF TRACT 51, BLOCK 5, PALM BEACH FARMS COMPANY PLAT No. 3 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. JANUARY, 2012

PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that Southern Waste Systems, Ltd., a Florida limited partnership, owner of the land shown hereon as SOUTHERN WASTE SYSTEMS, SUN IV, M.U.P.D., being a replat of a portion of Tract 51, Block 5, Palm Beach Farms Company Plat No. 3 according to the plat thereof, recorded in Plat Book 2, Page 45, Public Records of Palm Beach County, Florida, lying in Section 33, Township 43 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of Tract 51, Block 5, PALM BEACH FARMS COMPANY PLAT No. 3, according to the plat thereof, recorded in Plat Book 2, Page 45, Public Records of Palm Beach County, Florida; thence South 00°00'00" East, along the East line of said Tract 51 (the East line of said Tract 51 is assumed to bear South 00°00'00" East and all other bearings are relative thereto) a distance of 644.96 feet to a point on a line 15.00 feet North of and parallel with the South line of said Tract 51; thence North 89°58'24" West along said parallel line (said parallel line being the North right of way line of Wallis Road as recorded in Official Records Book 4281, Page 719 and Official Records Book 12636, Page 1286 Public Records of Palm Beach County, Florida) a distance of 635.00 feet; thence continue along said right of way line as recorded in Official Records Book 12636, Page 1286, North 44°59'12" West a distance of 35.36 feet to a point on the West line of said Tract 51; thence North 00°00'00" East along said West line (the West line of said Tract 51 also being the East right of way line of North Cleary Road, a 50 foot wide right of way as shown on said plat of PALM BEACH FARMS COMPANY PLAT No. 3) a distance of 485.96 feet to a point on a line 134 feet South of and parallel with the North line of said Tract 51; thence departing said East line of Tract 51, South 89°58'24" East along said parallel line, a distance of 330.00 feet to a point on the East line of the West half of said Tract 51; thence North 00°00'00" East, along said West half, a distance of 134.00 feet to a point on the North line of said Tract 51; thence South 89°58'24" East, along said North line, a distance of 330.00 feet to the POINT OF BEGINNING.

Containing in all, 8.75 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby reserve and dedicate as follows:

PARCEL A

Parcel A, as shown hereon is hereby reserved by Southern Waste Systems, Ltd., a Florida limited partnership, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said Southern Waste Systems, Ltd., a Florida limited partnership, their successors and assigns, without recourse to Palm Beach County, Florida.

TRACT A

Tract A 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 and is benefitted by Removal and Subordination Agreement as recorded in Official Records Book 25110, Page 416.

WATER MANAGEMENT TRACT

The Water Management Tract, as shown hereon is hereby reserved by Southern Waste Systems, Ltd., a Florida limited partnership, its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said Southern Waste Systems, Ltd., a Florida limited partnership, its successors and assigns, without recourse to Palm Beach County, Florida.

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.

UTILITY EASEMENT

The Utility Easement as shown hereon is 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.

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.

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its Manager, Charles Gusmano, this 10 day of January, 2012.

Southern Waste Systems, Ltd., a Florida Limited Partnership

By: Southern Waste Holdings Management, LLC, a Delaware Limited Liability Company, its General Partner

WITNESS: James G. Feden Jr. Charles Gusmano, Manager

WITNESS: Robert J. Cajal

ACKNOWLEDGEMENT

State of Florida

County of Palm Beach

Before me personally appeared Charles Gusmano, who is personally known to me or has produced as identification and who executed the foregoing instrument as Manager of Southern Waste Holdings Management, LLC, a Delaware Limited Liability Company, and severally acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 10 day of January, 2012.

Signature of Notary Public: Jacqueline P. C. Nelson

TITLE CERTIFICATION

I, Alan Ciklin, 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 Southern Waste Systems, Ltd., a Florida limited partnership; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; 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.

Dated this 5 day of April, 2012.

Alan Ciklin, Esquire Florida Bar No. 0136358 515 North Flagler Drive West Palm Beach, FL 33401

Table with 2 columns: Item, Value. Includes CONTROL No./PETITION No., TOTAL GROSS SITE AREA, NET SITE AREA.

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 24th day of April, 2012, 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, P.E. County Engineer

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) and Monuments according to Section 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 this 10 day of January, 2012.

Robert J. Cajal Professional Surveyor and Mapper Florida Certificate No. 6266 Wallace Surveying Corporation

NOTES

- 1. Coordinates shown are grid. 2. Datum = NAD 83, 1990 adjustment. 3. Zone = Florida East. 4. Linear unit = US foot. 5. Coordinates shown on the control P.R.M.'S are based upon the Florida State Plane coordinate system on the North American datum of 1983, 1990 adjustment as readjusted by Palm Beach County, Florida, in 1998. 6. All distances are ground. 7. Scale factor = 1.0000279. 8. Ground distance x scale factor = grid distance. 9. The East line of Tract 51, Block 5, as shown hereon, is assumed to bear South 00°00'00" East and all other bearings are relative thereto. 10. No building or any kind of construction, 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 encroachments. 11. 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. 12. 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 easement shall be subordinate to these with their priorities being determined by use rights granted. 13. This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407

NOTARY PUBLIC SEAL

SURVEYOR'S SEAL

PLAT OF SOUTHERN WASTE SYSTEMS, SUN IV, M.U.P.D. WALLACE SURVEYING CORP. LICENSED BUSINESS # 450 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 846-4501 FIELD: JOB No.: 11-1054.1 F.B. PG. OFFICE: R.C. DATE: AUGUST, 2011 DWG. No.: 11-1054-1 C'KD: REF.: 11-1054-1.DWG SHEET 1 OF 2