

PLANNED OFFICE BUSINESS PARK

PALMETTO MEDICAL PARK - FIRST REPLAT

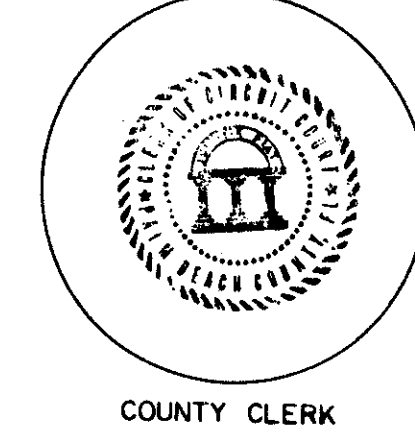
A PLAT OF A PORTION OF SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND ALSO BEING A REPLAT OF PALMETTO MEDICAL PARK LESS AND EXCEPT TRACTS A AND D AS RECORDED IN PLAT BOOK 69, PAGES 79 AND 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

478-003



178

COUNTY OF PALM BEACH ) ss STATE OF FLORIDA ) This Plat was filed for record at 3:40 P.M. this 24 day of June 1994 and duly recorded in Plat Book No. 72 on page 178-179 DOROTHY H. WILKEN, Clerk of Circuit Court by Dawn a. m...

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ALTA DEVELOPMENT, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PALMETTO MEDICAL PARK - FIRST REPLAT, BEING ALL OF PALMETTO MEDICAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGES 79 AND 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS TRACTS A AND D OF SAID PALMETTO MEDICAL PARK.

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

- 1. COMMERCIAL TRACTS - TRACTS B-1, C-1, E-1, F-1, G-1, H-1 AND J-1 AS SHOWN HEREON, ARE HEREBY RESERVED TO ALTA DEVELOPMENT, INC., A FLORIDA CORPORATION, FOR PURPOSES OF COMMERCIAL DEVELOPMENT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. OPEN SPACE - THE AREA FOR OPEN SPACE, AS SHOWN HEREON AS TRACT K-1, IS HEREBY RESERVED TO ALTA DEVELOPMENT, INC., A FLORIDA CORPORATION, FOR THE PURPOSES OF PARKING, LANDSCAPING, OPEN SPACE, AND APPURTENANT USES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE SAID CORPORATION, ALTA DEVELOPMENT, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, FREDRIC D. NEWMAN, AND ATTESTED BY ITS VICE PRESIDENT THEODORE R. NEWMAN, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14 DAY OF March A.D. 1994.

ALTA DEVELOPMENT, INC., A FLORIDA CORPORATION

ATTEST: Theodore R. Newman, VICE PRESIDENT; Fredric D. Newman, PRESIDENT

SEPTEMBER 1993

SHEET 1 OF 2

INDEX OF SHEETS

- SHEET NO. 1 : TITLE SHEET AND CERTIFICATES
SHEET NO. 2 : DETAIL SHEET

THIS INSTRUMENT WAS PREPARED BY: JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS 3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431 PHONE NUMBER: (407) 396-3333

STATISTICAL DATA

Table with 2 columns: Description and Area. Includes rows for Total Area The Plat (2.401 AC), Area of Commercial Tracts (0.561 AC), Area of Open Space (1.840 AC), and Petition Number (91-54 EX. 36).

TITLE CERTIFICATE

STATE OF FLORIDA ) I, ALAN J. CIKLIN, OF THE FIRM OF BOOSE, CASEY, CIKLIN, LUBITZ, COUNTY OF PALM BEACH ) ss MARTENS, MCBANE AND O'CONNELL, 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 TO BE VESTED IN ALTA DEVELOPMENT, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: April 11, 1994

Signature of Alan J. Ciklin, Attorney-at-Law, Licensed in Florida

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) 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21-HH-6, RULES OF THE DEPARTMENT OF PROFESSIONAL REGULATION, BOARD OF LAND SURVEYORS.

DATE: April 14, 1994

Signature of John A. Grant, Jr., Registered Surveyor No. 1141, State of Florida

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF June, A.D., 1994.

ATTEST: DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT

Signature of Mary McCarty, Clerk of the Circuit Court

Signature of Deputy Clerk

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF June, A.D., 1994.

Signature of George T. Webb, P.E., County Engineer

ACKNOWLEDGEMENT

STATE OF FLORIDA ) ss BEFORE ME PERSONALLY APPEARED FREDRIC D. NEWMAN AND THEODORE R. COUNTY OF PALM BEACH ) NEWMAN, WHO ARE PERSONALLY KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS FREDRIC D. NEWMAN, PRESIDENT AND THEODORE R. NEWMAN, VICE PRESIDENT OF THE ABOVE NAMED ALTA DEVELOPMENT, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, 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 14 DAY OF March, A.D., 1994.

MY COMMISSION EXPIRES: 8/4/97
MY COMMISSION NUMBER: CC 505378

Signature of Rita Hayes Richman, Notary Public, State of Florida

MORTGAGEE'S CONSENT

STATE OF FLORIDA ) ss THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON COUNTY OF PALM BEACH ) 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 7183 AT PAGE 1814 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF March, A.D., 1994.

FIRST UNITED BANK, A FLORIDA CORPORATION

ATTEST: Ward Kellogg, Senior Vice President; Warren Orlando, President

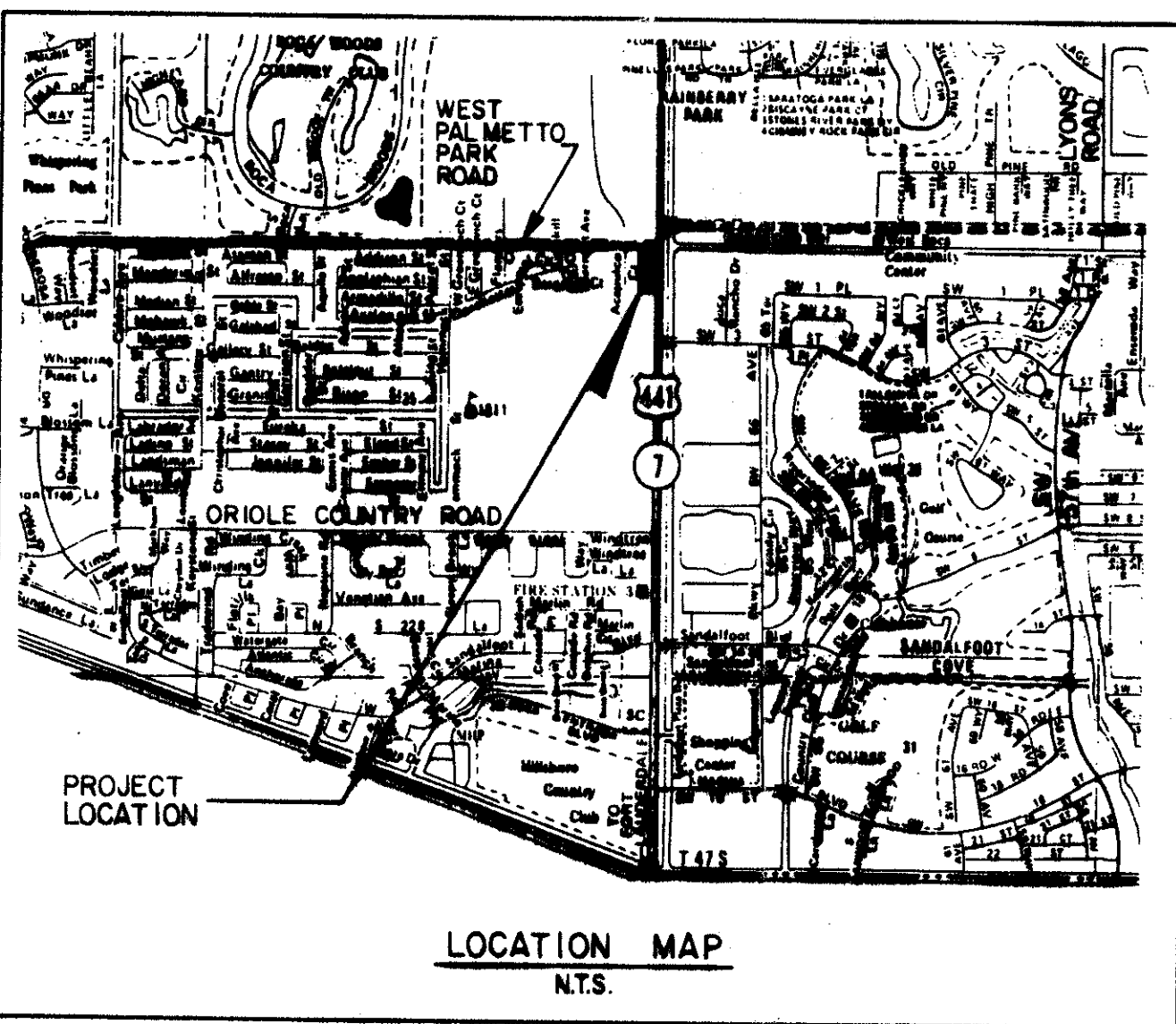
ACKNOWLEDGEMENT

STATE OF FLORIDA ) ss BEFORE ME PERSONALLY APPEARED WARREN ORLANDO AND WARD KELLOGG, WHO COUNTY OF PALM BEACH ) ARE PERSONALLY KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS WARREN ORLANDO, PRESIDENT, AND WARD KELLOGG, SENIOR VICE PRESIDENT, RESPECTIVELY, OF THE ABOVE NAMED FIRST UNITED BANK, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 14th DAY OF March, A.D., 1994.

MY COMMISSION EXPIRES: 10/6/97
MY COMMISSION NUMBER: CC 921768

Signature of Jeni A. Riley, Notary Public, State of Florida



NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND ON THE PUBLIC RECORDS OF THIS COUNTY.

PET. 91-54 5/3/3/M

0478-0032/178

PALMETTO MEDICAL PARK - FIRST REPLAT

Vertical text on the left margin: Palmetto Medical Park, SUBMISSION # 478-003, BOOK 72, PAGE 178, RECORD MAP # 1008, RECORDING LOI/SE, DATE # 69, 11-14-94, ZIP CODE 33423, FAX 781.

