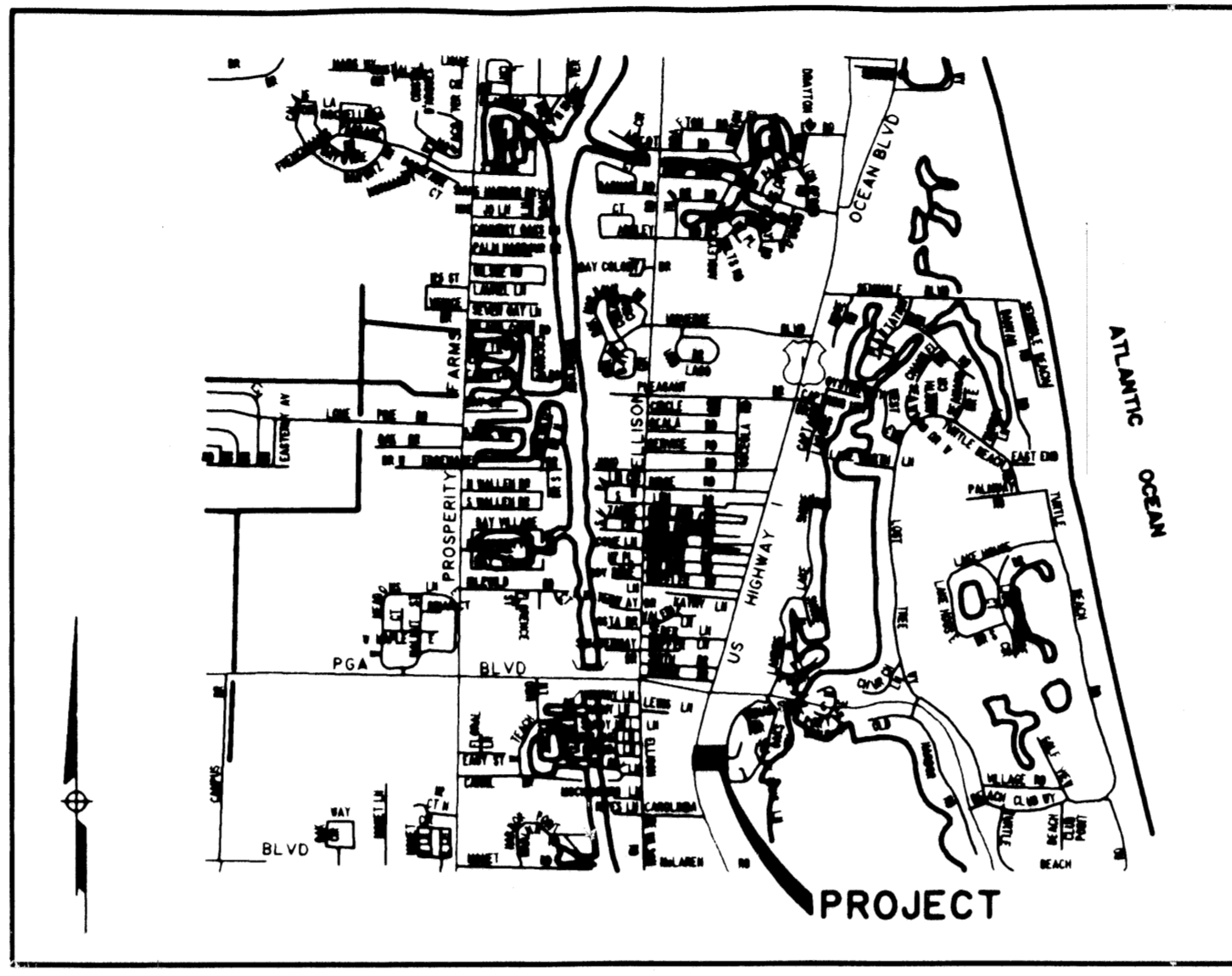


COMFORT INN

BEING A PORTION OF GOVERNMENT LOT 7, LYING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2 APRIL, 1997

SEC. 4, TWP. 42, RNG. 43.



LOCATION SKETCH
NO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SAVOL OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF GOVERNMENT LOT 7, LYING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE PLAT OF COMFORT INN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF GOVERNMENT LOT 7, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43, PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), AS NOW LAID OUT AND IN USE, LESS THE NORTH 734.42 FEET THEREOF AND ALSO LESS THE SOUTH 274.67 FEET THEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 7 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5; THENCE SOUTH 16°51'25" WEST, ALONG THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF 612.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1850.09 FEET AND A PARTIAL CENTRAL ANGLE OF 04°15'09"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE, WITH A PARTIAL CENTRAL ANGLE OF 09°19'36", A DISTANCE OF 301.16 FEET TO A POINT ON A LINE LYING 274.67 FEET NORTH OF (WHEN MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 7; THENCE SOUTH 86°52'35" EAST, ALONG THE SAID PARALLEL LINE A DISTANCE OF 283.51 FEET TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 7; THENCE NORTH 01°51'50" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 7, A DISTANCE OF 292.45 FEET TO A POINT ON A LINE LYING 734.42 FEET SOUTH OF (WHEN MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 7; THENCE NORTH 85°12'07" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 251.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.85 ACRES MORE OR LESS.

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

TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS FOR COMMERCIAL DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF May, 1997.

SAVOL OF FLORIDA, INC.,
A FLORIDA CORPORATION
BY: Stephen Lovas
STEPHEN LOVAS, PRESIDENT

WITNESS: [Signatures]
WITNESS: [Signatures]

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED STEPHEN LOVAS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SAVOL OF FLORIDA, INC., 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 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 9th DAY OF May, 1997.
MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, M. RICHARD SAPIR, A DULY LICENSED ATTORNEY 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 TO SAVOL OF FLORIDA, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

CARLTON, FIELDS, ATTORNEYS AT LAW
222 LAKEVIEW AVENUE
SUITE 1400
WEST PALM BEACH, FL 33401

DATED: May 9, 1997 BY: [Signature]
M. RICHARD SAPIR, ESQUIRE
FLORIDA BAR NO. 263893

APPROVALS

CITY OF PALM BEACH GARDENS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF May, 1997.

ATTEST: [Signature] BY: [Signature]
LINDA V. KOSIAR, CITY CLERK JOSEPH R. RUSSO, MAYOR

CITY ENGINEER: [Signature]
LENNART E. LINDAHL, P.E., CITY 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) 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 THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

DATE: May 12, 1997 [Signature]
CRAIG S. PUSEY,
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 5019
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT UNDER THE SUPERVISION OF CRAIG S. PUSEY, PROFESSIONAL SURVEYOR AND MAPPER OF LANDMARK SURVEYING & MAPPING, INC.

SURVEYOR'S NOTES:

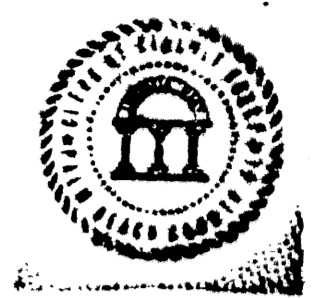
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S P.S.M. #5019) ARE SHOWN THUS: ■
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF GOVERNMENT LOT 7 LYING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, HAVING AN ASSUMED BEARING OF NORTH 85°12'07" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- | | |
|--------|--|
| P.B.C. | DENOTES PALM BEACH COUNTY |
| R | DENOTES RADIUS |
| O.R.B. | DENOTES OFFICIAL RECORD BOOK |
| P.O.B. | DENOTES POINT OF BEGINNING |
| P.R.M. | DENOTES PERMANENT REFERENCE MONUMENT |
| L | DENOTES ARC LENGTH |
| Δ | DENOTES DELTA ANGLE |
| ⊕ | DENOTES CENTERLINE |
| P.O.C. | DENOTES POINT OF COMMENCEMENT |
| N.R. | DENOTES NON-RADIAL LINE |
| P.S.M. | DENOTES PROFESSIONAL SURVEYOR & MAPPER |

DEDICATION DEDICATION NOTARY CLERK CITY OF PALM BEACH GARDENS SURVEYOR

Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (561)433-5405 SUITE 100 W.P.B. FLORIDA

PLAT OF
COMFORT INN

SUBDIVISION # Comfort Inn
BOOK 79 PAGE 150
FLOOD ZONE FLOOD MAP #
QUAD # ZONING
SE ZIP CODE
PUD NAME City of Palm Beach Gardens



COUNTY OF PALM BEACH)
STATE OF FLORIDA) 148
This Plat was filed for record at)
this 30 day of May 1997)
and duly recorded in P.M. Book No. 75)
on page 150-151)
DOROTHY H. WALKER, Clerk of Circuit Court)
by [Signature] D.C.