

SOUTHERN SELF STORAGE

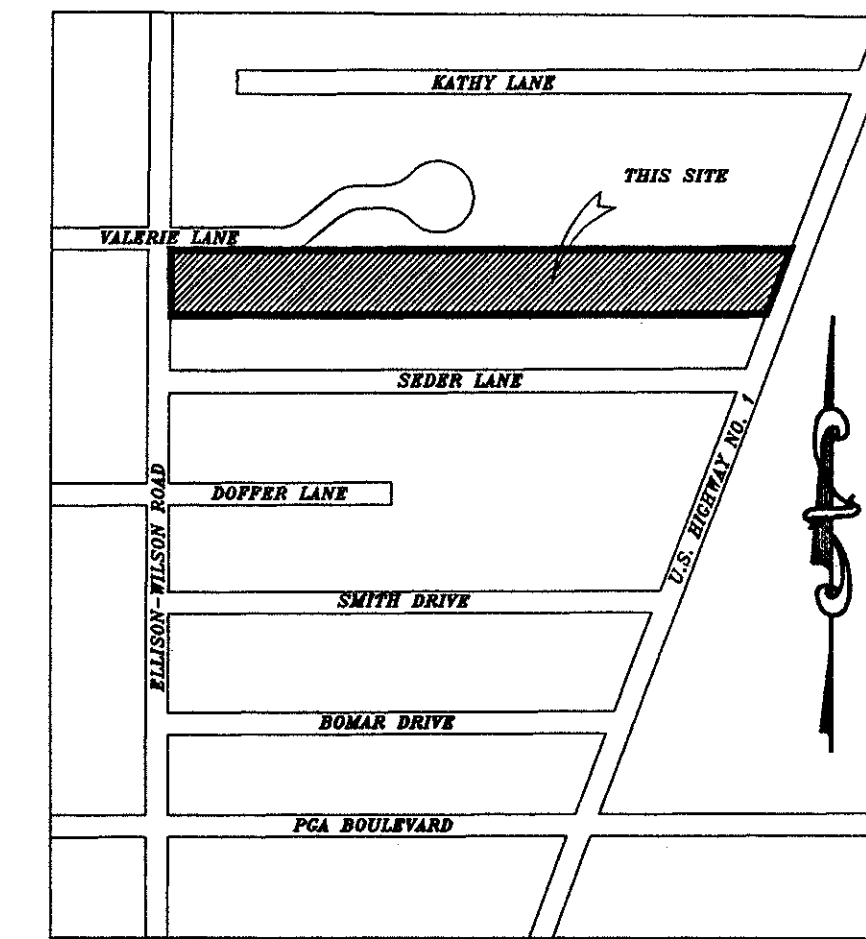
SITUATE IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
APRIL, 1997 SHEET 1 OF 2

5000-346

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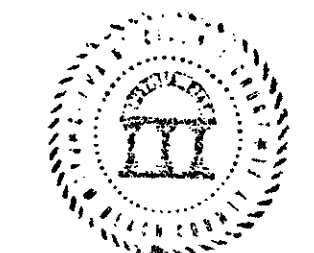
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 2:09 P.M.
THIS 1 DAY OF Oct.
AD, 1997 AND DULY RECORDED
IN PLAT BOOK B1 ON PAGES
15 AND 16

DOROTHY H. WILKEN, CLERK
BY Sign. J. Wilken D.C.



LOCATION MAP
N.T.S.

CIRCUIT COURT SEAL
SHEET 1 OF 2



PET. 88-121
5/11/1A

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT NORTH PALM STORAGE PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "SOUTHERN SELF STORAGE" BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF STATE HIGHWAY NO. 5 (U.S. HIGHWAY NO. 1) WITH THE SOUTH LINE OF THE NORTH-WEST QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AND RUN THENCE NORTHEAST ALONG THE CENTER LINE OF SAID HIGHWAY 800 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE CENTER LINE OF SAID HIGHWAY 200 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION TO THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE INTERSECTION OF A LINE FROM THE POINT OF BEGINNING AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID LINE PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING.

LESS ANY PORTION THEREOF OF THE RIGHTS-OF-WAY FOR ELLISON-WILSON ROAD AND U.S. HIGHWAY NO. 1 (STATE HIGHWAY NO. 5) AS RECORDED IN ROAD PLAT BOOK 2, PAGE 43 AND ROAD PLAT BOOK 2, PAGE 103, PALM BEACH COUNTY RECORDS.

FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 4, TOWNSHIP 42, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°34'55" EAST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 783.22 FEET; THENCE SOUTH 85°38'55" EAST, A DISTANCE OF 33.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 85°38'55" EAST, A DISTANCE OF 1149.79 FEET, THE PRECEDING TWO COURSES ALSO BEING PARALLEL TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 4; THENCE NORTH 16°24'45" EAST, ALONG THE WESTERLY RIGHT OF WAY FOR STATE HIGHWAY NUMBER 5, AS RECORDED IN ROAD PLAT BOOK 2, AT PAGE 103 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, AS NOW LAID OUT AND IN USE, A DISTANCE OF 200 FEET; THENCE NORTH 85°38'55" WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 4, A DISTANCE OF 1201.04 FEET; THENCE SOUTH 01°34'55" WEST, ALONG THE EASTERLY RIGHT OF WAY OF ELLISON-WILSON ROAD, AS REFERENCED IN COMMISSION MINUTE BOOK DATED MAY 4, 1927, AS NOW LAID OUT AND IN USE, A DISTANCE OF 195.81 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.28 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE BUFFER EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR NORTH PALM STORAGE PARTNERS, LTD., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF NORTH PALM STORAGE PARTNERS, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, A MAXIMUM OF FIVE (5) FOOT ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.

2. THE PRESERVATION EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR NORTH PALM STORAGE PARTNERS, LTD., ITS SUCCESSORS AND ASSIGNS, FOR PRESERVATION AND RELOCATION OF NATIVE TREES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF NORTH PALM STORAGE PARTNERS, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, A MAXIMUM OF FIVE (5) FOOT ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.

3. THE LIMITED ACCESS EASEMENTS (L.A.E.), 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.

4. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE 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.

5. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF NORTH PALM STORAGE PARTNERS, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. THE SEWER LINE EASEMENTS, DESIGNATED AS S.L.E., AS SHOWN HEREON ARE FOR SEWER PURPOSES AND ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

7. 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, LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER COMAC NORTH PALM, INC., A FLORIDA CORPORATION, THIS 26th DAY OF August, 1997.

NORTH PALM STORAGE PARTNERS, LTD

BY: COMAC NORTH PALM, INC.
A FLORIDA CORPORATION,
GENERAL PARTNER

BY: RA McIntosh
ROBERT A. MCINTOSH, PRESIDENT

ATTEST: Peter V. Come
PETER V. COME, SECRETARY

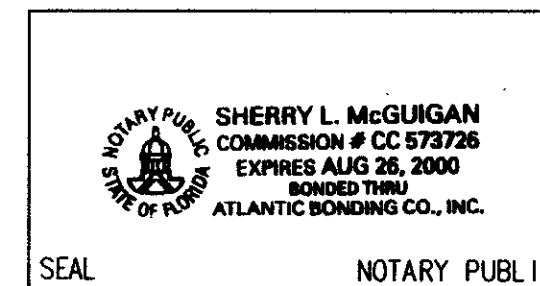
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROBERT A. MCINTOSH AND PETER V. COME WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF COMAC NORTH PALM, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF NORTH PALM STORAGE PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 26th DAY OF August, 1997.

MY COMMISSION EXPIRES: Aug. 26, 2000
DATE NOTARY PUBLIC



APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 28 DAY OF Sept, 1997.

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

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN WHITE II, FOR THE FIRM OF NASON, YEAGER, GERSON, WHITE & LIOCE, P.A., 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 TO NORTH PALM STORAGE PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP; 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.

DATE: 21 August 97 BY: John White II

SURVEYORS NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF NORTH 01°34'55" EAST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY SURVEY DEPARTMENT SECTIONAL DATA, PALM BEACH COUNTY, FLORIDA.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION. (SEE COORDINATE TRANSLATION DETAIL NOTE SHEET 2 OF 2).

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. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

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

7. THIS SITE IS SUBJECT TO A RESOLUTION FIXING SETBACK REQUIREMENTS AS RECORDED IN DEED BOOK 1045, PAGE 327, PALM BEACH COUNTY RECORDS.

8. THIS SITE IS SUBJECT TO AN EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT, AS RECORDED IN DEED BOOK 408, PAGE 491, PALM BEACH COUNTY RECORDS.

9. IN ACCORDANCE WITH ZONING PETITION NUMBER 88-121A, LOT ONE HAS BEEN DESIGNATED AS A (MUPD) MULTIPLE USE PLANNED DEVELOPMENT DISTRICT.

SURVEYORS CERTIFICATION

I HEREBY 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 PALM BEACH COUNTY, FLORIDA.

THIS 21 DAY OF August, 1997
BY: Dennis J. Leavy
DENNIS J. LEAVY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5055

SURVEYOR SEAL

CORPORATE SEAL

COUNTY ENGINEER

NOTARY SEAL

8/15
Dennis J. Leavy & Associates, Inc.
Land Surveyors & Mappers
460 BUSINESS PARK WAY • SUITE D • ROYAL PALM BEACH, FL. 33411
phone (561) 753-0650 fax (561) 753-0290
THIS INSTRUMENT WAS PREPARED BY:
Scott W. Alexander

5000-346

SUBDIVISION * SOUTHERN SELF STORAGE *
BOOK #1 PAGE 15
FLOOD ZONE A7 FLOOD MAP #151.3
QUAD #13 ZONING RH
ZIP CODE 33408

13-001156-005196/2PLAT Thu Aug 21 08:36:34 1997