

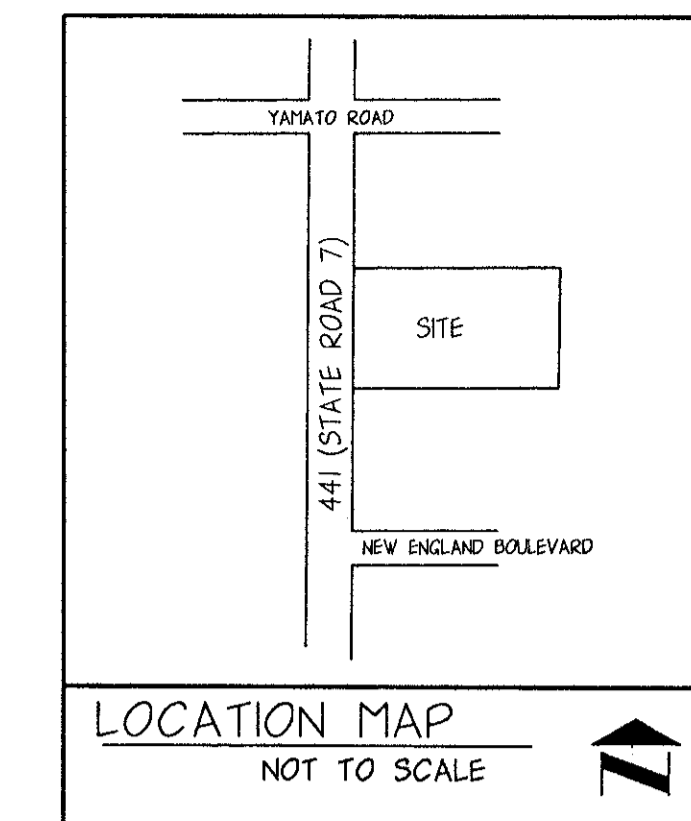
5390-000

# PLAT OF FOUR FORTY ONE ASSOCIATES

A REPLAT OF PART OF TRACT 17, BLOCK 74, PALM BEACH FARMS COMPANY PLAT NO. 3  
PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN  
SECTION 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

AUGUST 1997



# 177

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record  
at 10:21am this 13<sup>th</sup>  
day of January, 1998  
and duly recorded in Plat Book 81  
177, Pages through 178

DOROTHY H. WILKEN

Clerk, Circuit Court  
By *Barbara O. Platt*



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS That 441 ASSOCIATES, LTD., a Florida Limited Partnership, owner of the land shown hereon, being a REPLAT OF PART OF TRACT 17, BLOCK 74, PALM BEACH FARMS COMPANY PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, Public Records of Palm Beach County, Florida, Being in Section 7, Township 47 South, Range 42 East, shown hereon as FOUR FORTY ONE ASSOCIATES being more particularly described as follows:

#### TRACT I

Tract 17, Block 74, of the Palm Beach Farms Company No. 3, according to the Plat thereof, recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida; less and excepting therefrom the East 135 feet, the North 190 feet and the South 208 feet; and together with the abandoned 25 foot road right-of-way west of and adjacent thereto.

AND

#### TRACT II

The East 135 feet of the North 262 feet of the South 470 feet of Tract 17, Block 74, Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida. Also described as:

Commencing at the Northwest corner of Tract 17, Block 74, of the Palm Beach Farms Company, Plat No. 3, according to the Plat thereof, recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida; thence South 00°19'25" West along the west line of said Tract 17 a distance of 190.00 feet to a point on a line 190.00 feet South of and parallel with the North line of Tract 17; thence South 89°37'40" West along said parallel line a distance of 25.00 feet to a point on the west line of the abandoned 25.00 foot Road Right-of-Way, and the Point of Beginning; thence North 89°37'40" East along above parallel line a distance of 453.12 feet to a point on the East line of Tract 17; thence South 00°47'19" West along the East line of Tract 17 a distance of 262.42 feet to a point on a line 208.00 feet North of and parallel with the South line of Tract 17; thence South 89°37'24" West along said parallel line a distance of 450.99 feet to a point on the West line of the abandoned 25.00 foot Road Right-of-Way; thence North 00°19'25" East along said West line of the abandoned 25.00 foot Road Right-of-Way a distance of 262.42 feet to the Point of Beginning.

Containing in all 2.723 acres, more or less.

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

1. Tracts I and II, as shown hereon, are hereby reserved by 441 ASSOCIATES LTD., a Florida Limited Partnership, its successors and assigns, for Commercial Building purposes in accordance with zoning regulations of Palm Beach County and shall be the perpetual maintenance obligation of 441 ASSOCIATES LTD., a Florida Limited Partnership, its successors and assigns, without recourse to Palm Beach County.

2. The Lake Maintenance Access Easement shown hereon is hereby reserved for the 441 ASSOCIATES, LTD., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

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 lake maintenance, and lake maintenance access easements associated with said drainage system.

3. The Utility Easement 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.

4. The Limited Access Easement shown hereon is 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, 441 ASSOCIATES LTD., a Florida Limited Partnership, has caused these presents to be signed by its general partner  
441 SELF STORAGE INC., a Florida Corporation licensed  
to do business in Florida this 18<sup>th</sup> day of November 1997.

441 Associates, Ltd. by 441 self storage Inc.  
A Florida Corporation, as general Partner

WITNESS: *Scandin U. Allen* BY: *George Kelly*  
George Kelly, President  
*Neerwon A. Somdat*

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME personally appeared GEORGE KELLY, who is personally known to me, and who executed the foregoing instrument as President of 441 SELF STORAGE INC., and severally acknowledged to and before me that he executed such instrument as such officer of such 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 18<sup>th</sup> day of  
NOVEMBER, 1997

My Commission expires: JULY 16, 1999

*Scandin U. Allen*  
Notary Public

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in 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 9816 at Page(s) 46 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 Senior Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 19<sup>th</sup> day of  
NOVEMBER, 1997

Bank Atlantic, a Florida Federal Savings Bank Corporation

WITNESS: *Julie Ryan* BY: *Karen Hittson*  
*Lynna M. Hittson* Karen Hittson, Senior Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME personally appeared Karen Hittson, who is personally known to me, or has produced \_\_\_\_\_ and who executed the foregoing instrument as Senior Vice President of Bank Atlantic, a Florida Corporation, and severally acknowledged to and before me that she executed such instrument as such officer of such 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 19<sup>th</sup> day of November, 1997.

My Commission expires:

*Julie Ryan*  
Notary Public

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, Patrick M. Gordon, 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 441 ASSOCIATES LIMITED, a Florida Limited Partnership; 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.

DATED: NOV 20, 1997

*Patrick M. Gordon*  
Patrick M. Gordon  
Attorney at law licensed in Florida

### COUNTY ENGINEER

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.07(2)F.S., this 12 day of Jan, 1998

DATED: 1-12-98

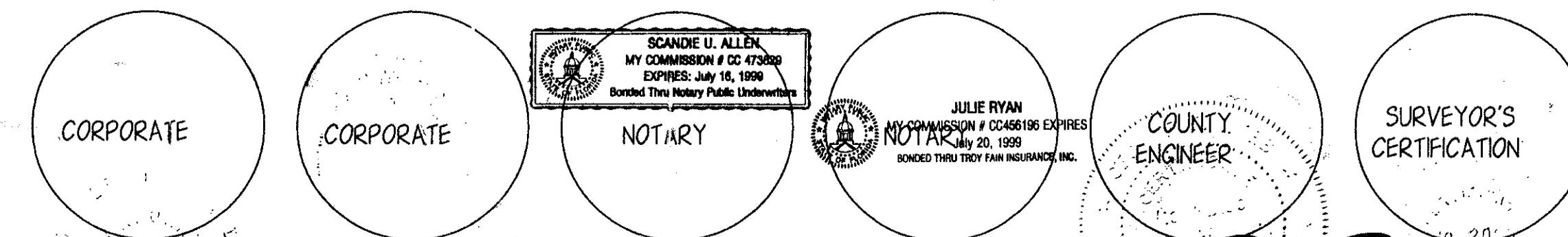
*George T. Webb*  
George T. Webb, P.E. --- County Engineer

### 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) and Permanent Control Points (P.C.P.'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: 11/18/97

*Clyde McNeal*  
Clyde McNeal  
Professional Surveyor and Mapper  
Florida Certificate No. 2883



\*There may be additional restrictions that are not recorded on this plat that may be found in the public records of Palm Beach County.\*

# 5390-000

SERVING DADE • BROWARD • PALM BEACH MARTIN • ST. LUCIE COUNTIES  
**TARGET SURVEYING, INC.**  
2240 Palm Beach Lakes Blvd., Suite 300 West Palm Beach, FL 33409  
PHONE (561) 640-4800 FACSIMILE (561) 640-0576  
STATEWIDE NUMBERS PHONE (800) 226-4807 FACSIMILE (800) 741-0576

PET. 96-126  
5/3/3/M

# 8/1/77

SUBDIVISION = Palm Beach Farms  
BOOK 81 PAGE 177  
FLOOD # 1-2306  
ZONING IL/COS  
BOARD # 53  
SS No - 17  
PUB NAME