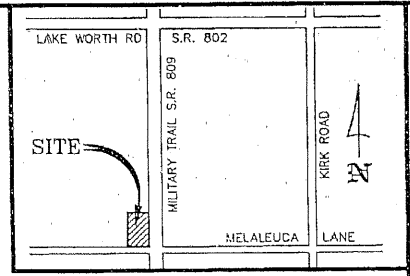


THIS INSTRUMENT WAS PREPARED BY: WAYNE LARRY FISH IN THE OFFICES OF
W.L.FISH & COMPANY
PROFESSIONAL SURVEYORS AND MAPPERS
105 S. Narcessus Ave., Suite 412, West Palm Beach, Florida 33401
Phone: (561)833-5001 Fax: (561)659-6745
Date Transfer: (561)655-7646 E-mail: fishman@slservices.net

5000-109
**COMMERCIAL SUBDIVISION PLAT OF
MELALEUCA TRAIL**
BEING A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 44 SOUTH,
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
FEBRUARY, 1998 SHEET 1 OF 2



157
COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD
AT 11:49 A.M. THIS 24th DAY
OF June 1998 AND DULY
RECORDED IN PLAT BOOK NO. 82
ON PAGE 151-158
DOROTHY H. WILKEN,
Clerk Circuit Court
By *Dorothy H. Wilken* D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT NICHOLAS P. WELLMAN AND JOAN E. WELLMAN, AND PETRO MART PLAZA, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MELALEUCA TRAIL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I

ALL OF THE NORTH HALF (N 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE EAST 67 FEET THEREOF FOR RIGHT-OF-WAY FOR MILITARY TRAIL, AND LESS THE PARCEL TAKEN BY PALM BEACH COUNTY PURSUANT TO THE STIPULATED ORDER OF TAKING, RECORDED IN OFFICIAL RECORD BOOK 6264, PAGE 723 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

PARCEL II

ALL OF THE SOUTH HALF (S 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE EAST 67 FEET THEREOF FOR RIGHT-OF-WAY FOR MILITARY TRAIL AND LESS THE SOUTH 54 FEET THEREOF FOR RIGHT-OF-WAY FOR MELALEUCA LANE, AND LESS THE PARCEL TAKEN BY PALM BEACH COUNTY PURSUANT TO THE STIPULATED ORDER OF TAKING, RECORDED IN OFFICIAL RECORD BOOK 6263, PAGE 1604 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTH ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 25; THENCE SOUTH 87°02'48" EAST, ALONG THE NORTH LINE OF SAID NORTH ONE-HALF, A DISTANCE OF 265.45 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL (S.R. 809) AS DESCRIBED IN OFFICIAL RECORD BOOK 3011, PAGE 1019, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°27'13" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 33.77 FEET, TO A POINT ON A CURVE NON-TANGENT TO THE LAST DESCRIBED LINE, SAID CURVE BEING CONCAVE TO THE WEST, AND HAVING A RADIUS OF 2,245.83 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 84°21'26" WEST, THENCE SOUTHERLY 53.40 FEET, ALONG THE ARC OF SAID CURVE, AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL AS DESCRIBED IN OFFICIAL RECORD BOOK 6264, PAGE 723 OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 01°21'45", TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2337.83 FEET; THENCE SOUTHERLY 228.52 FEET, ALONG THE ARC OF SAID CURVE AND ALONG THE LAST DESCRIBED WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°33'08", TO A POINT OF TANGENCY; THENCE SOUTH 01°27'13" WEST, CONTINUING ALONG THE LAST DESCRIBED WESTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL AS DESCRIBED IN OFFICIAL RECORD BOOK 6293, PAGE 1604, A DISTANCE OF 255.25 FEET; THENCE SOUTH 47°13'43" WEST, CONTINUING ALONG THE LAST DESCRIBED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 57.33 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MELALEUCA LANE, AS SAID NORTHERLY RIGHT-OF-WAY LINE IS DESCRIBED IN SAID OFFICIAL RECORD BOOK 6293, PAGE 1604; THENCE NORTH 86°58'47" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.98 FEET, TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE NORTH 01°27'56" EAST, ALONG SAID WEST LINE, A DISTANCE OF 609.69 FEET, TO THE POINT OF BEGINNING.

CONTAINING 153,622 SQUARE FEET, OR 3.527 ACRES MORE OR LESS

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

1) DEVELOPMENT TRACTS

TRACT "A", AS SHOWN HEREON IS HEREBY DEDICATED TO PETRO MART PLAZA, INC., A FLORIDA CORPORATION, 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 PETRO MART PLAZA, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "B" AND "C" AS SHOWN HEREON ARE HEREBY DEDICATED TO NICHOLAS P. WELLMAN AND JOAN E. WELLMAN, THEIR SUCCESSORS AND ASSIGNS, FOR COMMERCIAL BUILDING PURPOSES IN ACCORDANCE WITH ZONING REGULATIONS OF PALM BEACH COUNTY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF NICHOLAS P. WELLMAN AND JOAN E. WELLMAN, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2) UTILITY EASEMENTS

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.

3) 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.

4) ACCESS EASEMENT

THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED FOR ACCESS TO TRACTS "B" AND "C" AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF TRACTS "A", "B" AND "C" FOR THE SOUTH 90 FEET AND OF TRACTS "B" AND "C" FOR THE REMAINDER OF THE ACCESS EASEMENT FOR INGRESS/EGRESS AND OTHER PROPER USES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WE NICHOLAS P. WELLMAN AND JOAN E. WELLMAN DO HEREUNTO SET OUR HANDS AND SEALS THIS 6 DAY OF MAY 1998

WITNESS: *Sworn C. Amos* BY: *Nicholas P. Wellman*
WITNESS: *P.H.B. Lab* NICHOLAS P. WELLMAN
WITNESS: *Sworn C. Amos* BY: *Joan E. Wellman*
WITNESS: *P.H.B. Lab* JOAN E. WELLMAN

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NICHOLAS P. WELLMAN AND JOAN E. WELLMAN, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF MAY 1998.

MY COMMISSION EXPIRES: July 6, 1999
Michael B. Givan
NOTARY PUBLIC

IN WITNESS WHEREOF, PETRO MART PLAZA, INC. 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 12 DAY OF MAY 1998.

PETRO MART PLAZA, INC.
A FLORIDA CORPORATION
WITNESS: *Joseph Russo* BY: *Joseph Russo*
JOSEPH J. RUSSO, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH J. RUSSO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Joseph Russo* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PETRO MART PLAZA, 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 12 DAY OF MAY 1998.

MY COMMISSION EXPIRES: February 16, 1999
Shirley Dunbar
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 TRACT "A", AS SHOWN 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 10378 AT PAGE 17 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18 DAY OF May 1998.

1ST UNITED BANK, A FLORIDA CORPORATION
BY: *Thomas P. Olson*
VICE PRESIDENT
WITNESS: *Robert F. McCarroll*
WITNESS: *Thomas P. Olson*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED *Thomas P. Olson* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Thomas P. Olson* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF 1ST UNITED BANK, A FLORIDA 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 18 DAY OF May 1998.

MY COMMISSION EXPIRES:
Denise A. Burke
NOTARY PUBLIC DENISE A. BURKE

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF Palm Beach

I, NICHOLAS P. WELLMAN, 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 NICHOLAS P. WELLMAN AND JOAN E. WELLMAN AND PETRO MART PLAZA, INC., A FLORIDA CORPORATION; 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 NO OTHER ENCUMBRANCES OF RECORD.

DATED: 5/6/98 BY: *Nicholas P. Wellman*
NICHOLAS P. WELLMAN, 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 SEC. 177.071(2), F.S., THIS 23 DAY OF June 1998.

Georg T. Webs
GEORGE T. WEBS, P.E., COUNTY ENGINEER

SEAL
MICHAEL B. LA TOUR
NOTARY PUBLIC
SEAL
PETRO MART PLAZA, INC.
SEAL
NOTARY PUBLIC
SEAL
1ST UNITED BANK
SEAL
NOTARY PUBLIC
SEAL
COUNTY ENGINEER
SEAL
PROFESSIONAL SURVEYOR & MAPPER