

SEPTEMBER 2000

VIRIDIAN OFFICE PARK

SHEET 1 OF 2

LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

24

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 THIS PLAT WAS FILED FOR RECORD
 AT 9:28 AM THIS 16 DAY
 OF December, 2000
 AND DULY RECORDED IN PLAT BOOK
 NO. 89 ON PAGES 24-25
 DOROTHY WILKEN
 CLERK OF THE CIRCUIT COURT
 BY: Dorothy Wilken
 DEPUTY CLERK

DEDICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, THAT VIRIDIAN OFFICE CENTRE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "VIRIDIAN OFFICE PARK", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH-WEST ONE-QUARTER OF SAID SECTION 6, THENCE NORTH 88°45'00" WEST ALONG THE SOUTH LINE OF SAID NORTH-WEST ONE-QUARTER OF SECTION 6, A DISTANCE OF 475.30 FEET; THENCE NORTH 01°14'52" EAST, A DISTANCE OF 43.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF P.S.A. BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 4442, PAGE 856, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 03°26'10" WEST, A DISTANCE OF 418.87 FEET; THENCE NORTH 56°23'00" EAST, A DISTANCE OF 70.40 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 33°36'10" WEST, A DISTANCE OF 70.31 FEET; THENCE NORTH 29°33'51" WEST, A DISTANCE OF 273.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 488.87 FEET AND A RADIAL BEARING OF SOUTH 28°33'50" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'55", A DISTANCE OF 132.06 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°27'03" EAST, A DISTANCE OF 128.38 FEET TO A POINT; THENCE SOUTH 84°24'28" EAST, A DISTANCE OF 32.80 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FAIRCHILD GARDENS AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 5072, PAGE 334, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A POINT OF CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 870.87 FEET AND A RADIAL BEARING OF NORTH 71°44'07" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 12°03'50", A DISTANCE OF 120.20 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 30°18'43" EAST, A DISTANCE OF 111.81 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 84°23'50" WEST, A DISTANCE OF 243.14 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.74 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

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

1. TRACT 'A' AS SHOWN HEREON, IS HEREBY RESERVED FOR VIRIDIAN OFFICE CENTRE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR COMMERCIAL PURPOSES, AND ALL OTHER LEGAL AND LAWFUL PURPOSES THEREWITH.

2. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT 'A' IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF VIRIDIAN OFFICE CENTRE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT 'A' IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THEREWITH, TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT 'A'.

3. THE W.S.E. EASEMENT (WATER AND SEWER EASEMENT), AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER YELLOWTAIL INVESTORS, INC., A FLORIDA CORPORATION, BY ITS PRESIDENT PAUL B. HANNA AND ATTESTED BY ITS VICE PRESIDENT AND SECRETARY HANK T. PORCHER OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF September, 2000.

BY: Viridian Office Centre, L.L.C.
 A FLORIDA LIMITED LIABILITY COMPANY

BY: Yellowtail Investors, Inc., Managing Member
 A FLORIDA CORPORATION

BY: Paul B. Hanna, PRESIDENT

ATTEST: Hank T. Porcher, VICE PRESIDENT & SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

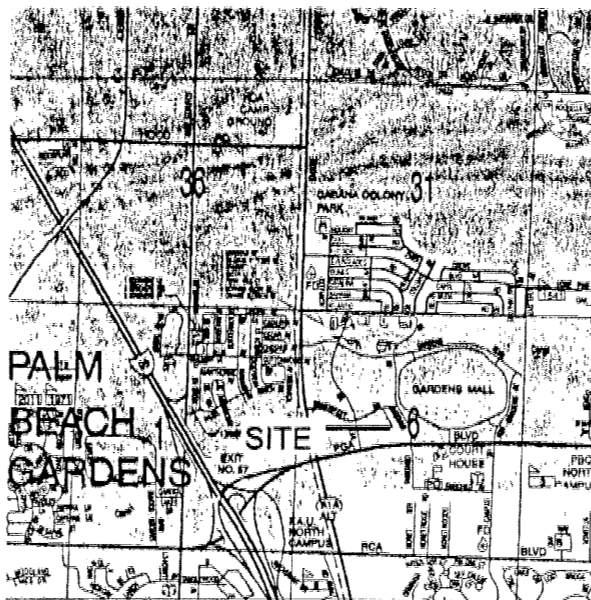
BEFORE ME PERSONALLY APPEARED PAUL B. HANNA AND HANK T. PORCHER OF YELLOWTAIL INVESTORS, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT & SECRETARY, RESPECTIVELY, OF SAID CORPORATION 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 16th DAY OF September, 2000.

December 4, 2002
 MY COMMISSION EXPIRES



Deborah Crown-Spruill
 NOTARY PUBLIC



LOCATION MAP (NOT TO SCALE)

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON 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 RECORDS BOOK 10712, PAGE 1791, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

REPUBLIC SECURITY BANK

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS UNIT VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF September, 2000.

ATTEST: Larry Ostermayer, UNIT VICE PRESIDENT

BY: Daniel N. Benson, VICE PRESIDENT

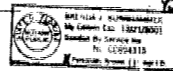
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED DANIEL N. BENSON AND LARRY OSTERMAYER AND WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND UNIT VICE PRESIDENT, RESPECTIVELY, OF REPUBLIC SECURITY BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS 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 21st DAY OF September, 2000.

MY COMMISSION EXPIRES



TITLE CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

I, LARRY B. ALEXANDER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO VIRIDIAN OFFICE CENTRE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AFFECTING THE PROPERTY; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 4/4/01 29, 2000

NAME: Larry B. Alexander
 ATTORNEY-AT-LAW LICENSED IN FLORIDA
 FLORIDA BAR NO. 146027

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS, FLORIDA, ZONING CODE.
2. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS AND WATER AND SEWER 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 USE RIGHTS GRANTED.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO MAINTENANCE OBLIGATIONS, OR DEDICATIONS TO, BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY TESULA N. STEWART, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOARD OF SUPERVISORS THIS 16th DAY OF Sept, 2000.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Peter Pimentel
 PETER L. PIMENTEL, SECRETARY

BY: Tesula N. Stewart
 TESULA N. STEWART, PRESIDENT



CITY APPROVAL:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 CITY OF PALM BEACH GARDENS) SS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30th DAY OF November, 2000.

BY: Joseph R. Russo, MAYOR
 ATTEST: Carol Gold, CITY CLERK

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 17th DAY OF October, 2000.

BY: Lewhart E. Lindahl, P.E., CITY ENGINEER



REVIEWING SURVEYOR:

THIS PLAT WAS REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.), PERMANENT CONTROL POINTS (P.C.P.), AND MONUMENTS AT LOT CORNERS.

BY: Pasquale Volpe
 PASQUALE VOLPE
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NO. 4873 DATE: 9 October 2000



REVIEWING SURVEYOR

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

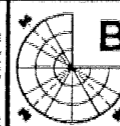
BY: Wm. R. Van Campen, DATED THIS 31st DAY OF August, 2000
 WM. R. VAN CAMPEN, P.S.M. 2424



NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.



BENCH MARK
 LAND SURVEYING & MAPPING, INC.
 4152 W. BLUE HERON BLVD. SUITE 121
 RIVIERA BEACH, FLORIDA 33404

PHONE: (561) 848-2102 FAX: (561) 844-P569 L.B. NO. 2171
 EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm

