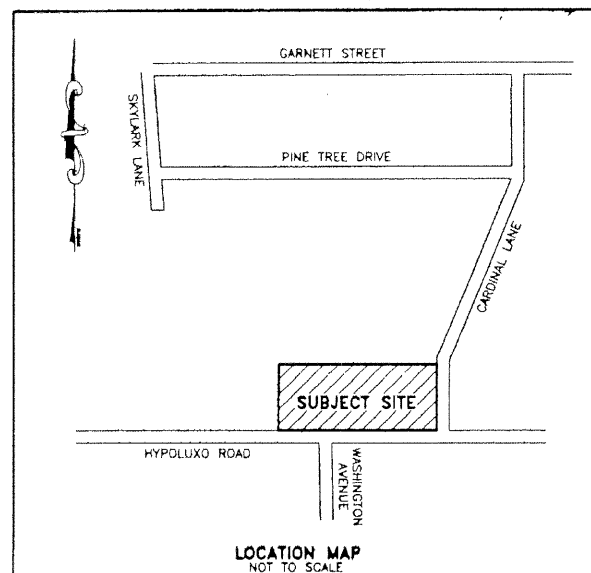




66

# AUTO SPECTRUM PLAZA

BEING A PORTION OF THE SOUTH ONE-QUARTER OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 43 EAST TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA  
JANUARY 2001 SHEET 1 OF 2



### LEGEND

- - DENOTES PERMANENT REFERENCE MONUMENT, LB 6557
- N.T.S. - DENOTES NOT TO SCALE
- P.B. - DENOTES PLAT BOOK
- PGS. - DENOTES PAGES
- P.L.S. - DENOTES PROFESSIONAL LAND SURVEYOR
- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- U.E. - DENOTES UTILITY EASEMENT
- P.S.M. - DENOTES PROFESSIONAL SURVEYOR & MAPPER
- P.O.C. - DENOTES POINT OF COMMENCEMENT
- P.O.B. - DENOTES POINT OF BEGINNING

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record of 12 M., this 12 day of April, 2001, and duly recorded in Plat Book No. 95 through 167 on Pages 60 through 167.

DOROTHY H. WILKEN  
Clerk Circuit Court  
By [Signature] D.C.

### TOWN ENGINEER

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL ENGINEER EMPLOYED OR UNDER CONTRACT WITH THE TOWN OF LANTANA AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND 17.5, ARTICLE V OF THE CODE OF ORDINANCES OF THE TOWN OF LANTANA, FLORIDA.

[Signature]  
C. HENRY GLAUS, P.E.  
FLORIDA CERTIFICATE NO. 31575

CLERK OF CIRCUIT COURT  
PALM BEACH COUNTY

### APPROVAL OF TOWN COUNCIL

IT IS HEREBY CERTIFIED THAT THIS PLAT OF AUTO SPECTRUM PLAZA HAS BEEN APPROVED FOR RECORDING THIS 9th DAY OF April, 2001.

TOWN OF LANTANA  
TOWN COUNCIL  
By [Signature]  
DAVID J. STUART, MAYOR

TOWN MANAGER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE LAWS AND ORDINANCES.

By [Signature]  
MICHAEL BORNHEIM, TOWN MANAGER

ATTEST:

By [Signature]  
DARCA LEVY, TOWN CLERK

### SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 10, BLOCK 4, PLAT NO. 2 OF LYNDON LAKES, AS RECORDED IN PLAT BOOK 26, AT PAGE 228, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR NORTH 89°13'15" WEST.
2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON THE ROADWAY/UTILITY EASEMENT.
3. 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.

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT AS 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.) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.) HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS & MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF TOWN OF LANTANA, FLORIDA.

DATE: 2/19/01  
JOHN H. MANUCY, JR., P.S.M.  
FLORIDA CERTIFICATE NO. 5158  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY  
JOHN H. MANUCY, JR. P.S.M. 5158 STATE OF FLORIDA  
FORD, ARMENTEROS & MANUCY, INC.  
1695 W. INDIANTOWN ROAD, SUITE 14  
JUPITER, FLORIDA 33458  
561-743-2210

[Seal]  
HYPOLUXO AUTO COMPANY

[Seal]  
NOTARY

[Seal]  
WACHOVA BANK, N.A.  
MORTGAGEE'S

[Seal]  
NOTARY  
6-13-03

[Seal]  
SEAL-TOWN OF LANTANA

[Seal]  
SURVEYOR

[Seal]  
TOWN ENGINEER

[Seal]  
TOWN SURVEYOR

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AUTO PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, BY ITS GENERAL PARTNER HYPOLUXO AUTO COMPANY, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS AUTO SPECTRUM PLAZA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL IN SECTION 4, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 4, PLAT NO. 2 OF LYNDON LAKES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 228, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 13 MINUTES, 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 10 AND THE NORTH RIGHT OF WAY LINE OF HYPOLUXO ROAD, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 89 DEGREES, 13 MINUTES, 15 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF HYPOLUXO ROAD, A DISTANCE OF 301.34 FEET; THENCE NORTH 1 DEGREE, 47 MINUTES, 15 SECONDS WEST, A DISTANCE OF 250.25 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 834, AT PAGE 151, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES, 13 MINUTES, 15 SECONDS EAST AND RUNNING ALONG THE SOUTH LINE OF PROPERTY, AS IN SAID OFFICIAL RECORD BOOK 834, PAGE 151, A DISTANCE OF 337.55 FEET TO THE WEST RIGHT OF WAY LINE OF CARDINAL LANE, AS SHOWN IN SAID PLAT BOOK 26, PAGE 228; THENCE SOUTH 0 DEGREES, 48 MINUTES, 45 SECONDS WEST ALONG THE SAID WEST LINE OF CARDINAL LANE, A DISTANCE OF 225.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 1.9020 ACRES, MORE OR LESS.

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

CROSS ACCESS EASEMENT SHOWN HEREON IS HEREBY RESERVED FOR AUTO PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND AUTO PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, ACCEPTS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAME.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, HYPOLUXO AUTO COMPANY, A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 DAY OF March, 2001.

AUTO PARTNERS, LTD.  
A FLORIDA LIMITED PARTNERSHIP  
BY ITS GENERAL PARTNER

HYPOLUXO AUTO COMPANY  
A FLORIDA CORPORATION  
2442 METROCENTRE BOULEVARD  
WEST PALM BEACH, FLORIDA, 33407  
561-586-3739

WITNESS: [Signature]  
PRINT: JOHN WHITE

WITNESS: [Signature]  
PRINT: ANTONETTE M. UPTON

By: [Signature]  
THOMAS R. GIBSON  
PRESIDENT

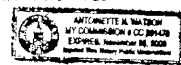
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS R. GIBSON, WHO IS (PERSONALLY KNOWN TO ME) AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HYPOLUXO AUTO COMPANY, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 March, 2001.

MY COMMISSION EXPIRES: [Signature]  
ANTONETTE M. UPTON  
NOTARY PUBLIC



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JOHN WHITE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO AUTO PARTNERS, LTD., 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 NO OTHER ENCUMBRANCES OF RECORD PROHIBITING THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 03-12-01 [Signature]

### 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 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 9330 AT PAGE 224 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 Pres. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF March, 2001.

1ST UNITED BANK, A FLORIDA BANKING CORPORATION  
By Wachova Bank, N.A.  
AS SUCCESSOR.

WITNESS: [Signature]

By: [Signature]  
PRINT: DEAN PENNELL  
TITLE: Senior Vice President

### ACKNOWLEDGMENT

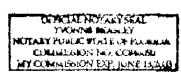
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DEAN PENNELL, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President, OF 1ST UNITED BANK, A FLORIDA BANKING 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 MARCH, 2001.

MY COMMISSION EXPIRES: 6/13/03

[Signature]  
NOTARY PUBLIC



### TOWN SURVEYOR

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE TOWN OF LANTANA AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DATE: 2/19/01  
[Signature]  
JAMES R. ZEIS, P.S.M.  
FLORIDA CERTIFICATE NO. 5030  
STATE OF FLORIDA