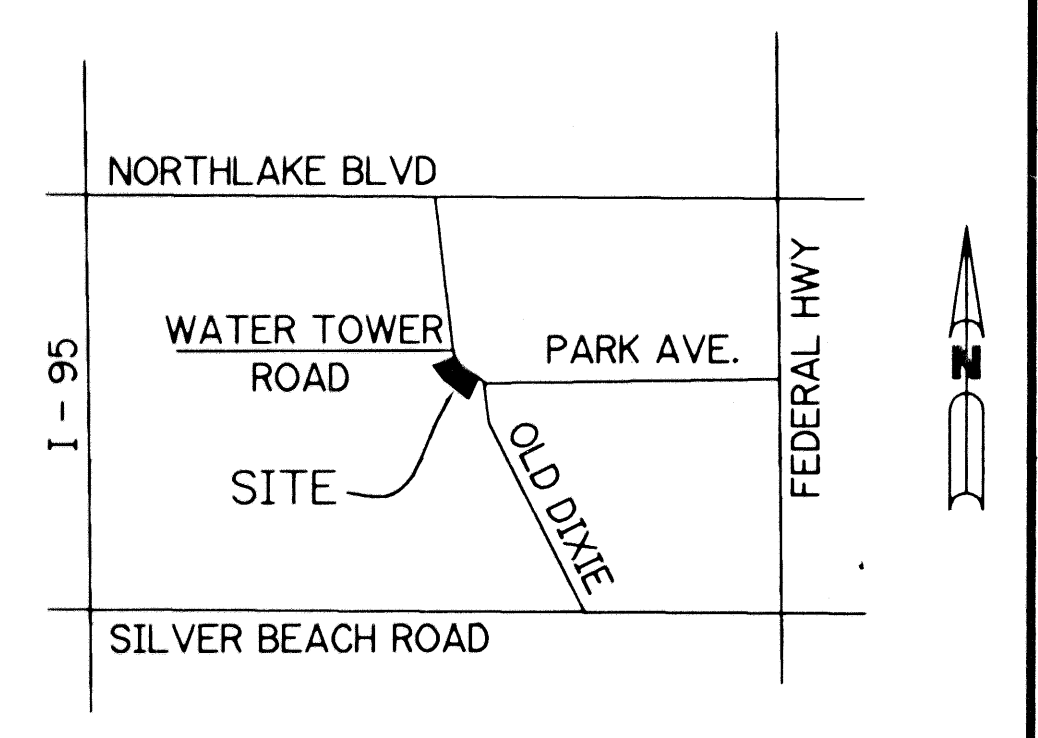
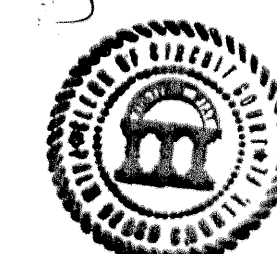


KELSEY BUSINESS PARK - REPLAT

BEING A REPLAT OF ALL OF KELSEY BUSINESS PARK, AS RECORDED IN PLAT BOOK 89, PAGES 59 AND 60 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST TOWN OF LAKE PARK, PALM BEACH COUNTY FLORIDA

SHEET 2 OF 2 MAY, 2001

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 1:12 P.M.
This 23rd day of October 2001
and duly recorded in Plat Book No. 90
on page 81482
GOTHY H. WILKEN, Clerk of Circuit Court
By: *[Signature]*



VICINITY SKETCH
NOT TO SCALE

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT 1525 FLAGLER CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF ALL OF KELSEY BUSINESS PARK, AS RECORDED IN PLAT BOOK 89, PAGES 59 AND 60 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CONTAINING 5.274 ACRES, MORE OR LESS.

HAVING CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATED AS FOLLOWS:

1. 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.
2. THE ACCESS EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE THE KELSEY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. FOR INGRESS AND EGRESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF LAKE PARK, FLORIDA.
3. 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 KELSEY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.
4. EASEMENTS FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS W.S.E. ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

IN WITNESS WHEREOF, 1525 FLAGLER CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS PRESIDENT THIS 17th DAY OF August, 2001.

BY: *[Signature]*
1525 FLAGLER CORPORATION
A FLORIDA CORPORATION

WITNESS: *[Signature]*
BY: *[Signature]*
NORMAN THOMAS

WITNESS: *[Signature]*
ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NORMAN THOMAS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF 1525 FLAGLER 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 17th DAY OF August, 2001.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: *[Signature]*
MY COMMISSION EXPIRES: *[Signature]*

CHERYL A. BYERLY
MY COMMISSION # CC 927564
EXPIRES: Jul 19, 2004
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KELSEY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED AND SHOWN HEREON, DATED THIS 17th DAY OF August, 2001.

KELSEY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

BY: *[Signature]*
NORMAN THOMAS, PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: Christine C. Seesholtz

WITNESS: *[Signature]*
PRINT NAME: Sherry J. Cook

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NORMAN THOMAS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF KELSEY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., 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 17th DAY OF August, 2001.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: *[Signature]*
MY COMMISSION EXPIRES: *[Signature]*

CHERYL A. BYERLY
MY COMMISSION # CC 927564
EXPIRES: Jul 19, 2004
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

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 12360, AT PAGE 1253 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, 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 17th DAY OF August, 2001.

WACHOVIA BANK, N.A.

BY: *[Signature]*
ROBIN B. HENDERSON, VICE PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: C. Rivera

WITNESS: *[Signature]*
PRINT NAME: Scott Wall

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBIN B. HENDERSON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WACHOVIA BANK, N.A. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 17th DAY OF August, 2001.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: *[Signature]*
MY COMMISSION EXPIRES: *[Signature]*

STEPHEN L. JACKSON
MY COMMISSION # CC 006444
EXPIRES: February 06, 2005
Notary Public - State of Florida

TOWN OF LAKE PARK APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES, THIS 17th DAY OF August, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER UNDER CONTRACT WITH THE TOWN OF LAKE PARK IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: *[Signature]*
LENNIE CATRELL - TOWN MANAGER

ATTEST: *[Signature]*
ANNETTE B. KERSEY - DEPUTY TOWN CLERK

ANNETTE B. KERSEY
MY COMMISSION # CC 006444
EXPIRES: February 06, 2005
Notary Public - State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY AND TITLE, INC., DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AND THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO 1525 FLAGLER CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE NO MORTGAGES ENCUMBERING THE PROPERTY, AND THAT ALL EASEMENTS ENCUMBERING THE PROPERTY ARE SHOWN HEREON AND WE FIND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 8-20-01

BY: *[Signature]*
KENNETH L. TOWNSEND, PRESIDENT

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST-WEST QUARTER SECTION LINE OF SECTION 20-42-43 WHICH BEARS S 88°03'45" E AND ALL BEARINGS ARE RELATIVE THERETO.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
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 PALM BEACH COUNTY.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
5. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT TOWN OF LAKE LAKE PARK ZONING REGULATIONS OR AS SHOWN ON A SITE PLAN APPROVED BY, AND ON FILE WITH, THE TOWN OF LAKE PARK.

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.") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF LAKE PARK FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 117, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: *[Signature]*
WILBUR F. DIVINE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4190, STATE OF FLORIDA

DATE: 10/9/01

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA 33409
LB6674

