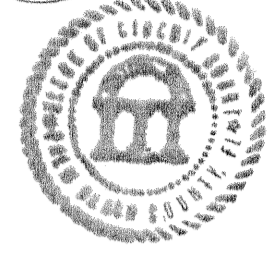


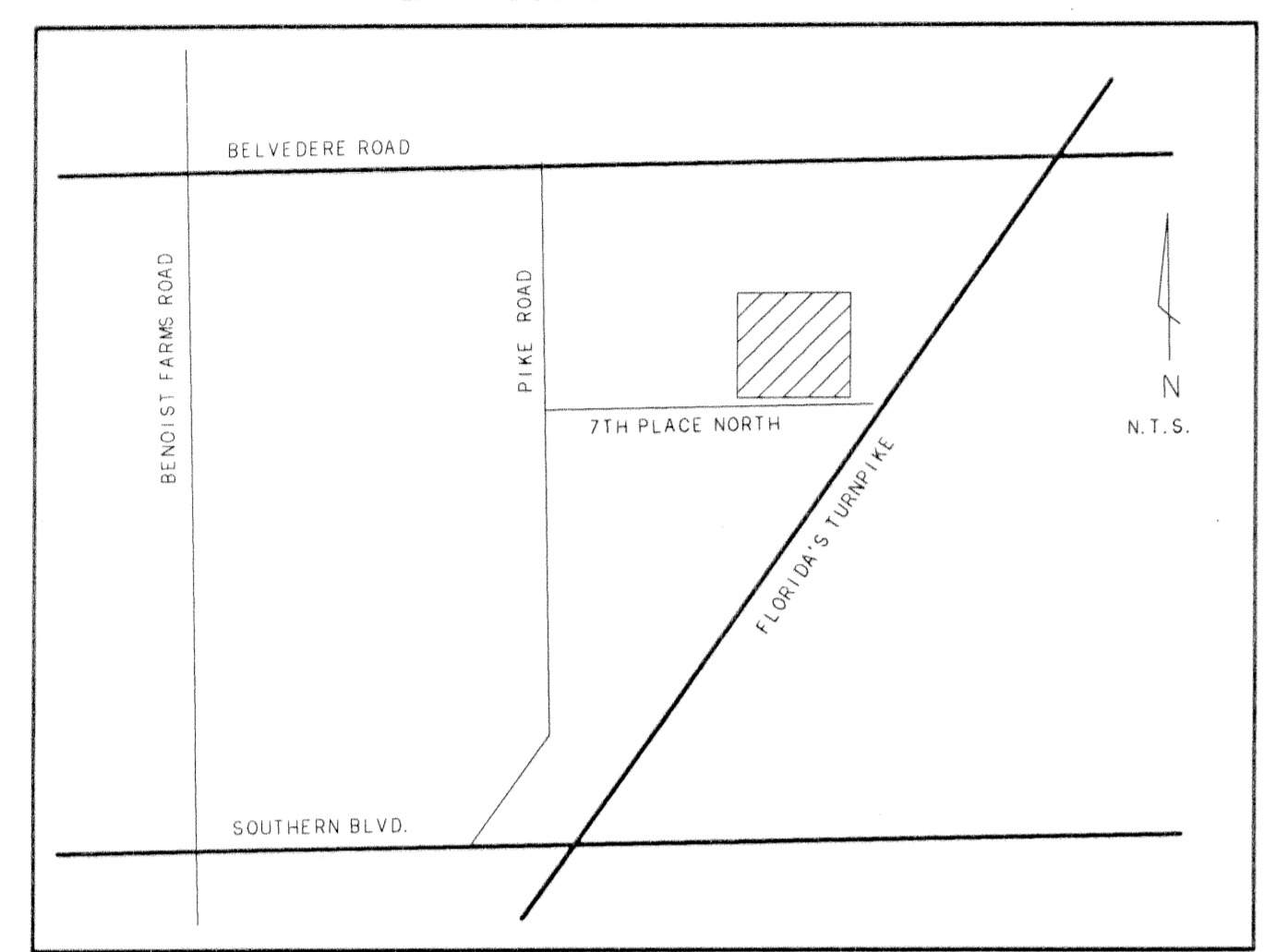
COUNTY OF PALM BEACH
STATE OF FLORIDA
This was filed for record at 2:54 P.M.
this day of April 2008
and is recorded in Plat Book No. 99
page 68-69
BY: *Shawn M. Delgado*
Shawn M. Delgado, Clerk of Circuit Court



HUDSON-SPARLING PLAT

BEING A REPLAT OF A PORTION OF TRACT 11, BLOCK 6 OF THE PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-46 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST SHEET 1 OF 2

LOCATION MAP



KNOW ALL MEN BY THESE PRESENTS THAT PIKE INVESTMENTS, LLC., A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LAND SHOWN HEREON AS HUDSON-SPARLING PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 11, BLOCK 6, LESS THE WEST 5 ACRES THEREOF, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST; THENCE SOUTH 46°23'46" EAST A DISTANCE OF 8767.35 FEET TO A POINT OF INTERSECTION OF THE CENTERLINE OF PIKE ROAD AND THE NORTH LINE OF BLOCK 6, "PALM BEACH FARMS COMPANY PLAT NO. 3"; THENCE ALONG THE CENTERLINE OF PIKE ROAD SOUTH 00°58'35" EAST, A DISTANCE OF 659.98 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTH LINE OF TRACT 10, BLOCK 6, "PALM BEACH FARMS COMPANY PLAT NO. 3"; THENCE DEPARTING SAID CENTERLINE OF PIKE ROAD NORTH 88°58'34" EAST ALONG THE AFOREMENTIONED NORTH LINE OF TRACT 10 AND ITS WESTERLY PROLONGATION, A DISTANCE OF 675.20 FEET TO THE NORTHWEST CORNER OF TRACT 11, BLOCK 6, "PALM BEACH FARMS COMPANY PLAT NO. 3"; THENCE CONTINUE NORTH 88°58'34" EAST ALONG THE NORTH LINE OF TRACT 11, BLOCK 6, "PALM BEACH FARMS COMPANY PLAT NO. 3" FOR A DISTANCE OF 330.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°58'34" EAST ALONG THE NORTH LINE OF SAID TRACT 11, A DISTANCE OF 660.18 FEET TO THE NORTHEAST CORNER OF TRACT 11, BLOCK 6, "PALM BEACH FARMS COMPANY PLAT NO. 3"; THENCE SOUTH 00°59'17" EAST ALONG THE EAST LINE OF SAID TRACT 11, FOR A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 11; THENCE SOUTH 88°58'34" WEST ALONG THE SOUTH LINE OF SAID TRACT 11, A DISTANCE OF 660.26 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 5 ACRES OF TRACT 11, "PALM BEACH FARMS COMPANY PLAT NO. 3"; THENCE ALONG SAID EAST LINE NORTH 00°58'52" WEST, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES, MORE OR LESS

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

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 THE OWNER OF TRACT A, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNER OF TRACT A, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER 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 OWNER, 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 DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE WATER MANAGEMENT TRACT SHOWN HEREON AS TRACT "B", IS HEREBY RESERVED FOR THE OWNER OF TRACT A, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN ORB 1446 PG 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PRESERVATION AREA - THE PRESERVATION AREA, SHOWN HEREON AS TRACT "C", AND RECORDED AS A CONSERVATION EASEMENT IN THE PUBLIC RECORDS OF PALM BEACH COUNTY IN OFFICIAL RECORDS BOOK 1325 AT PAGE 1273 IS HEREBY RESERVED TO THE OWNER OF TRACT A, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. THIS PERPETUAL MAINTENANCE OBLIGATION IS SET FORTH IN THE PRESERVATION MANAGEMENT PLAN AS REQUIRED BY PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, SECTION 9.5.

ROADS - TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER OF TRACT A, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, PIKE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OPERATING MANAGER THIS 10th DAY OF December 2002.

WITNESS:
Amie Y. Gies
PRINT NAME: Amie Y. Gies
William J. Korte
PRINT NAME: William J. Korte
BY: *George H. Sparling, III*
GEORGE H. SPARLING, III
OPERATING MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GEORGE H. SPARLING, III TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OPERATING MANAGER OF PIKE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10th DAY OF December, 2002.

BY: *Shawn M. Delgado*
NOTARY PUBLIC

MY COMMISSION EXPIRES: MAY 21, 2006
DD 119742

MORTGAGEE'S CONSENT:

STATE OF Missouri
COUNTY OF St. Louis

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 1272 AT PAGE 1283 AND BOOK 1283 AT PAGE 1073 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 OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF JANUARY, 2008.

David V. Wilkinson
PRINT NAME: David V. Wilkinson
Mary DeClark
PRINT NAME: Mary DeClark

GENERAL ELECTRIC
CAPITAL CORPORATION
A MISSOURI CORPORATION
BY: *David V. Wilkinson*
TITLE: VICE PRESIDENT
DULY AUTHORIZED
BY: *David V. Wilkinson*
DAVID V. WILKINSON
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF Missouri
COUNTY OF St. Louis

BEFORE ME PERSONALLY APPEARED GENERAL ELECTRIC CAPITAL CORPORATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL ELECTRIC CAPITAL CORPORATION, A MISSOURI 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 11th DAY OF January, 2008.

MY COMMISSION EXPIRES: 8-21-04

Edward C. Bender, Jr.
PRINT NAME: Edward C. Bender, Jr.
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ALAN J. CIKLIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND TITLE TO THE PROPERTY IS VESTED TO PIKE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

BY: *Alan J. Cikin*
ALAN J. CIKLIN
DATE: 12-10-02
3-28-03

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 2nd DAY OF April, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George T. Webb, PE
BY: George T. Webb, PE
COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 MONUMENTS ACCORDING TO SEC. 177.091 (9), F.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.

James F. Noth, PSM
BY: James F. Noth, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3871

THIS INSTRUMENT WAS PREPARED BY JAMES F. NOTH IN THE OFFICES OF CROSSROADS ENGINEERING & SURVEYING, INC., 1402 ROYAL PALM BEACH BLVD., BUILDING 500, ROYAL PALM BEACH, FLORIDA 33411.

SURVEYOR'S 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.

TABULAR INFORMATION:
ZONING PETITION NUMBER: 98-062
ZONING DESIGNATION: IL
LAND USE DESIGNATION: I ND
TYPE OF USE: OFFICE/CONTRACTOR STORAGE YARD
TOTAL NUMBER OF UNITS: 1
TYPE OF OWNERSHIP: FEE SIMPLE
DENSITY: N/A
TOTAL AREA OF PROPERTY: 10.00 ACRES
TOTAL AREA OF TRACT "A": 6.16 ACRES
DEDICATED COUNTY ROAD R/W (TRACT "D"): 0.38 ACRES
TOTAL AREA OF TRACT "B": 2.46 ACRES
TOTAL AREA OF TRACT "C": 1.00 ACRES

THE HUDSON-SPARLING PLAT
SUBDIVISION BOOK 95 PAGE 68
FLOOD ZONE B FLOOD MAP # 150A
QUAD # 46 ZONING IL
SE 24-9-99 ZIP CODE 33411
TAZ 820
PUD NAME

