



# PALM BEACH ACURA

(a M.U.P.D.)

Being a replat of a portion of Tract 24, Block 1, PALM BEACH FARMS COMPANY PLAT No. 9, according to the plat thereof, recorded in Plat Book 5, Page 58, Public Records of Palm Beach County, Florida, lying in Section 28, Township 43 South, Range 42 East, Palm Beach County, Florida.  
FEBRUARY, 2003

COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA )  
This Plat was filed for record at 9:39 A.M.  
on the 15th day of May, 2003.  
and duly recorded in Plat Book No. 9B  
pages 184 and 185.  
W. WILKEN, Clerk of Circuit Court  
Palm Beach, Florida, P.C.

SHEET No. 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Craig Collection Inc., a Florida corporation, owner of the land shown hereon being in Section 28, Township 43 South, Range 42 East, Palm Beach County, Florida, shown hereon as PALM BEACH ACURA (a M.U.P.D.), being a replat of Tract 24, Block 1, Palm Beach Farms Company Plat No. 9, according to the plat thereof, recorded in Plat Book 5, Page 58, Public Records of Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

A parcel of land, being a portion of Tract 24, Block 1, PALM BEACH FARMS COMPANY PLAT NO. 9, according to the Plat thereof, recorded in Plat Book 5, Page 58, Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Section 28, Township 43 South, Range 42 East, Palm Beach County, Florida; thence North 88° 45' 24" West, along the North line of said Section 28, a distance of 458.82 feet; thence South 00° 57' 44" East, a distance of 30.02 feet to the Northeast corner of said Tract 24 and the POINT OF BEGINNING of the following described parcel; thence continue along the East line of said Tract 24; South 00° 57' 44" East, a distance of 921.65 feet to a point 15.00 feet Northerly of, and parallel with, as measured at right angles to, the South line of said Tract 24; thence South 89° 03' 37" West, along said parallel line, a distance of 332.24 feet; thence departing said parallel line, North 00° 57' 30" West, a distance of 455.13 feet; thence North 88° 45' 24" West, parallel with the North line of said Tract 24, a distance of 328.08 feet to the West line of said Tract 24; thence North 00° 57' 30" West, along said West line, a distance of 447.48 feet to a point on the North line of the Lake Worth Drainage District Canal as described in Official Record Book 5028, Page 1299, said Public Records; thence South 88° 45' 24" East, along said North line, a distance of 328.08 feet; thence departing said North line, North 00° 57' 30" West, a distance of 31.70 feet to a point on the North line of said Tract 24; thence South 88° 45' 24" East, along said North line 332.43 feet to the Northeast corner of said Tract 24 and the POINT OF BEGINNING.

Containing in all 10.445 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Parcel A

Parcel A, as shown hereon, is hereby reserved by Craig Collection Inc., its successors and assigns, for commercial development and maintenance and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said Craig Collection Inc., its successors and assigns, without recourse to Palm Beach County.

Landscape Buffers

The Landscape Buffers, as shown hereon, are hereby reserved for the owners of Parcel A, their successors and assigns, for landscape buffer purposes and is the perpetual maintenance obligation of said owners, their successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named corporation 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 15 day of APRIL, 2003.

Craig Collection Inc.,  
a Florida corporation

WITNESS: Donna Rosenberg  
DONNA ROSENBERG  
Printed Name

BY: Craig M. Zinn  
Craig M. Zinn, President

WITNESS: Robert Cajal  
ROBERT CAJAL  
Printed Name

ACKNOWLEDGEMENT

State of FLORIDA  
County of PALM BEACH

BEFORE me personally appeared Craig M. Zinn, who is personally known to me, or has produced Pl. Drivers Lic., as identification, and who executed the foregoing instrument as President of Craig Collection Inc., a Florida corporation, and severally acknowledged before me that he executed such instrument as such officer of said corporation, and that the seal affixed to said 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 15 day of APRIL, 2003.

My Commission Expires: Oct 2, 2004  
Kristi J. Smith  
Signature of Notary Public

My Commission No.: 00972205  
KRISTI J. SMITH  
Printed Name of Notary Public

MORTGAGEE'S CONSENT

State of Florida  
County of Broward

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 13196 at Page 76 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 15 day of April, 2003.

Comerica Bank, a Michigan banking corporation

WITNESS: Clannice Olive Cannick  
Clannice Olive Cannick  
Printed Name

BY: David G. Galbreath  
David G. Galbreath  
Printed Name, Title Vice President

WITNESS: William Bateman  
William Bateman  
Printed Name

ACKNOWLEDGEMENT

State of Florida  
County of Broward

Before me personally appeared David Galbreath, who is personally known to me or has produced Pl. Drivers Lic., as identification and who executed the foregoing instrument as Vice President of Comerica Bank, a Michigan banking corporation, and severally acknowledged before me that he/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 18th day of April, 2003.

Clannice Olive Cannick  
My Commission Expires: 9/2004  
Lotus Howard  
Signature of Notary Public

00893974  
My Commission Number: BETTESHOWARD  
Printed Name of Notary Public

SURVEYOR & MAPPER'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) according to Sec. 177.091 (1) 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.

Craig L. Wallace  
Craig L. Wallace  
Professional Surveyor & Mapper  
Florida Certificate No. 3357  
Wallace Surveying Corporation  
901 Northpoint Parkway, Suite 117  
West Palm Beach, Florida 33407  
Licensed Business No. 4569

TITLE CERTIFICATION

I, ROGER SARA OWENS, Esquire, 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 Craig Collection 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 encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: 04/16/03  
By: ROGER SARA OWENS  
Esquire  
Attorney-at-law licensed in Florida  
Florida Bar No. 161343

COUNTY APPROVAL

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 14 day of May, 2003, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

George T. Webb  
George T. Webb, P.E.  
County Engineer

TABULAR DATA:

PETITION No.: 79-148B  
PROJECT NAME: PALM BEACH ACURA  
TOTAL AREA: 10.445 ACRES

SUBDIVISION PALM BEACH ACURA  
BOOK 9B PAGE 184  
FLOOD ZONE B FLOOD MAP # 150A  
QUAD # 40 ZONING CG/SE  
SE 9B-1241 ZIP CODE 33411  
PLAT NAME

<b>PALM BEACH ACURA</b>					
<b>WALLACE SURVEYING</b> CORP. LICENSED BUSINESS # 4569 901 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 (561) 840-4551					
FIELD:	JOB No.: 92-1022 "S"	F.B.:	PG.:		
OFFICE: R.C.	DATE: FEB, 2003	DWG. No.:	92-1022-2		
C'K'D:	REF: 92-1022P ZAK	SHEET	1 OF 2		

