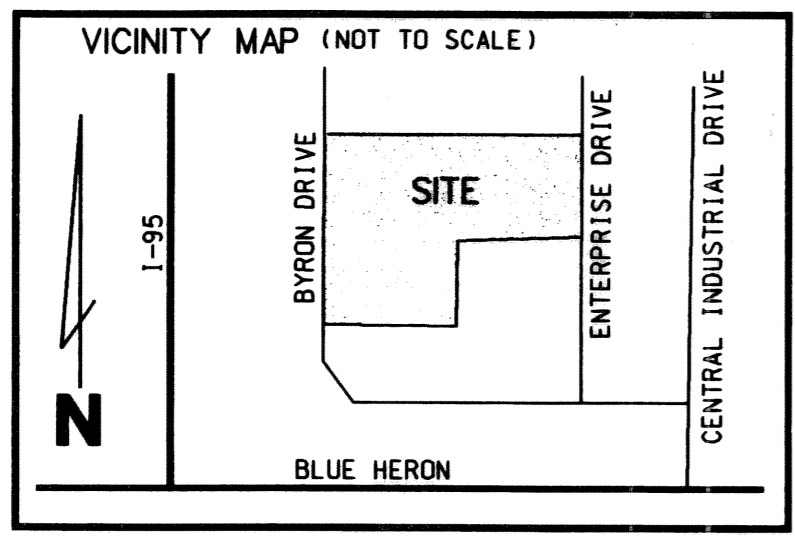


000516-029

# SUNCREST WAREHOUSE

BEING A REPLAT OF PARCEL "J" AND A PORTION OF PARCEL "I", AS SHOWN ON PLAT NO. 1 CENTRAL INDUSTRIAL PARK, RECORDED IN PLAT BOOK 30, PAGE 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA



## DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS THAT SUNCREST WAREHOUSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS SUNCREST WAREHOUSE, BEING A REPLAT OF PARCEL "J" AND A PORTION OF PARCEL "I", AS SHOWN ON PLAT NO. 1 CENTRAL INDUSTRIAL PARK, RECORDED IN PLAT BOOK 30, PAGE 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "J"; THENCE NORTH 01°34'34" EAST ALONG THE WEST LINE OF SAID PARCEL "J" AND SAID PARCEL "I", A DISTANCE OF 544.58 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 86°59'37" EAST, A DISTANCE OF 585.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "I"; THENCE SOUTH 02°19'24" WEST ALONG SAID EAST LINE, A DISTANCE OF 297.56 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "I"; THENCE NORTH 87°40'36" WEST ALONG THE SOUTH LINE OF SAID PARCEL "I", A DISTANCE OF 240.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "J"; THENCE SOUTH 02°19'24" WEST ALONG SAID EAST LINE, A DISTANCE OF 240.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "J"; THENCE NORTH 87°40'36" WEST ALONG THE SOUTH LINE OF SAID PARCEL "J", A DISTANCE OF 337.86 FEET TO THE POINT OF BEGINNING.  
CONTAINING 5.90 ACRES, MORE OR LESS.

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

- 1) THE 6.00 FOOT UTILITY EASEMENT SHOWN HEREON IS 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.

IN WITNESS WHEREOF, SUNCREST WAREHOUSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, DAVID J. BURTT, ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 21 DAY OF July, 2005.

SUNCREST WAREHOUSE, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

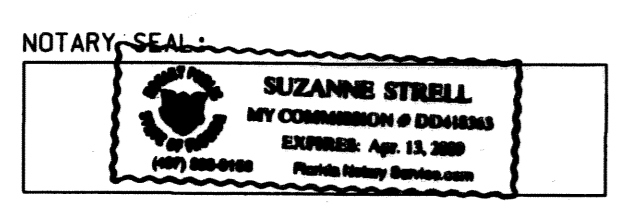
BY: David J. Burtt  
DAVID J. BURTT  
MANAGER

WITNESS: Paul Clarke  
Print Name: Paul Clarke  
WITNESS: Joseph Arthur Murray  
Print Name: Joseph Arthur Murray

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DAVID J. BURTT WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SUNCREST WAREHOUSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>st</sup> DAY OF July, 2005.

MY COMMISSION EXPIRES: April 13, 2009  
COMMISSION NO.: DD418363



Suzanne Strell  
NOTARY PUBLIC  
PRINT NAME

## 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 17383, PAGE 96, 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9/13/05 DAY OF August, 2005.

SUNTRUST BANK  
A STATE BANK ORGANIZED UNDER  
THE LAWS OF GEORGIA

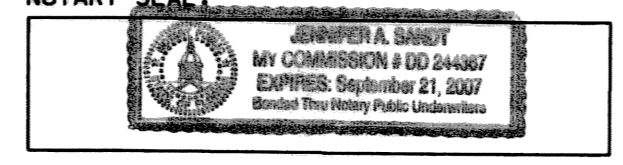
BY: Richard Thill  
VICE PRESIDENT  
Richard Thill  
PRINT NAME

WITNESS: Janet Perkins  
PRINT NAME: Janet Perkins  
WITNESS: Martha Ortiz  
PRINT NAME: Martha Ortiz

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Richard Thill WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SUNTRUST BANK, A STATE BANK ORGANIZED UNDER THE LAWS OF GEORGIA, 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 3rd DAY OF August, 2005.

MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NO.: \_\_\_\_\_  
NOTARY SEAL: W.A. Sandt  
NOTARY PUBLIC  
W.A. Sandt  
PRINT NAME



## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, PATRICK CICALESE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE IN THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SUNCREST WAREHOUSE, 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.

DATED: 7/29/05  
Patrick Cicalese  
ATTORNEY-AT-LAW  
FLORIDA BAR NO. 918865

## SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 01°34'34" EAST ALONG THE CENTERLINE OF BYRON DRIVE
- 2. ■ DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- 3. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF RIVIERA BEACH APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- 4. 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 PALM BEACH COUNTY FLORIDA.
- 5. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES AND ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY AND REFER TO THE HORIZONTAL PLANE.
- 6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF RIVIERA BEACH.

## CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 9/17/2005  
Stephen M. Gordon  
STEPHEN M. GORDON  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA CERTIFICATE NO. 5974

## CITY APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SUNCREST WAREHOUSE HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 21 DAY OF September, 2005.

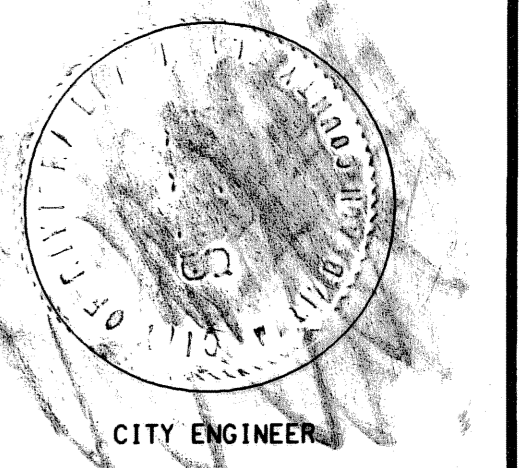
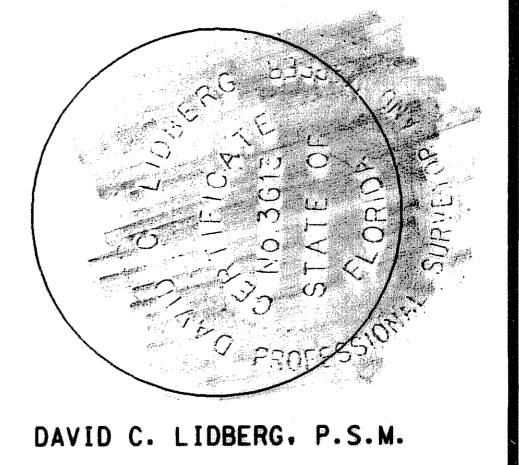
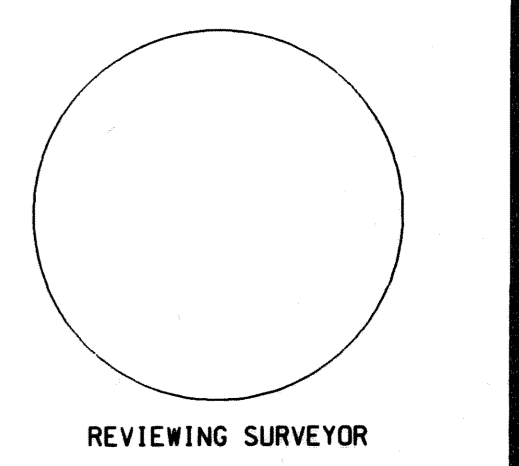
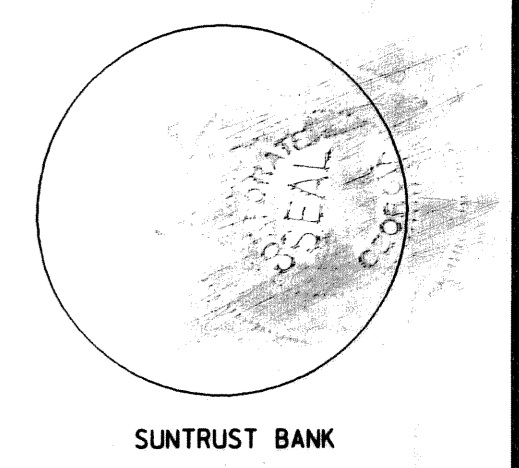
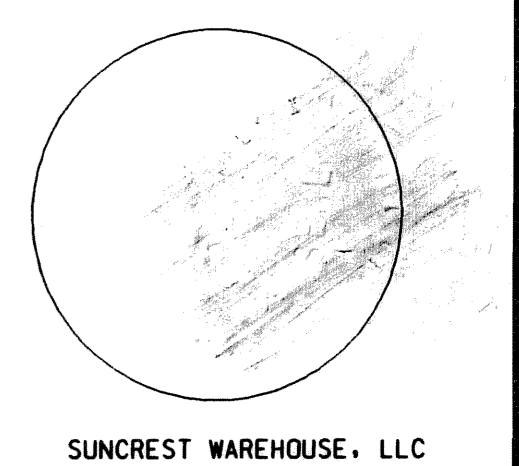
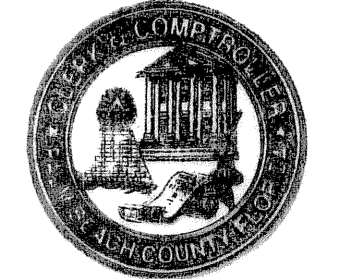
BY: Michael D. Brown  
MICHAEL D. BROWN  
MAYOR  
BY: Carrie E. Ward  
CARRIE E. WARD  
CITY CLERK  
BY: Lal John Samadi  
LAL JOHN SAMADI, P.E.  
CITY ENGINEER

## 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 AND PLAT 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, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY RIVIERA BEACH, FLORIDA.

DATE: 7/6/05  
David C. Lidberg  
DAVID C. LIDBERG, P.S.M.  
LICENSE NO. LS 3613  
STATE OF FLORIDA

COUNTY OF PALM BEACH } ss  
STATE OF FLORIDA  
This Plat was filed for record at 12:30 P.M.  
This 11 day of October, 2005  
and duly recorded in Plat Book No. 1016  
on page 30-31  
by Sharon R. Bock



<b>LIDBERG LAND SURVEYING, INC.</b> LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-9454	CAD: K:\UST\304243\30-37\1344306\1344306.DGN		
	REF.		
	FLD. _____	FB. PG. _____	JOB 04-134-306
	OFF. L.J.C. _____	DATE 02/03/05	DWG. D04-134P
CKD. D.C.L. _____	SHEET 1 OF 2		