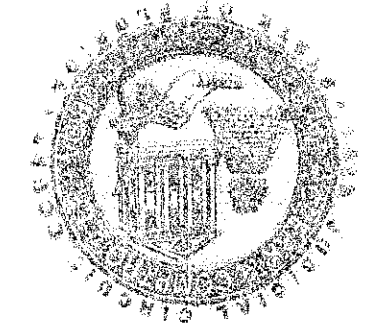


# WATERFORD CROSSINGS M.U.P.D.

BEING A REPLAT OF A PORTION OF PALM BEACH FARMS CO. PLAT NO. 9 AS RECORDED IN PLAT BOOK 5, PAGE 58, AND BEING A REPLAT OF PARCELS 4 AND 5 OF WATERFORD CROSSINGS A P.C.D., AS RECORDED IN PLAT BOOK 66, PAGE 118, IN SECTIONS 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
MARCH, 2007

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 8:39 AM  
This 32 day of AUGUST 2007  
and duly recorded in Plat Book No. 110  
at page 110-112  
SHARON H. BOCK, Clerk & Comptroller  
of Palm Beach County, Florida

SHEET 1 OF 3



## VICINITY SKETCH

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Irish Trading & Investments, Inc., a Florida corporation and Jog Storage Associates, LLC, a Florida limited liability company, owners of the land shown hereon as WATERFORD CROSSINGS M.U.P.D., being a replat of Parcels 4 and 5, according to the Plat of WATERFORD CROSSINGS A P.C.D., as recorded in Plat Book 66, Page 118 and a portion of Tract 25, according to the Plat of PALM BEACH FARMS CO. PLAT NO. 9, as recorded in Plat Book 5, Page 58, Public Records of Palm Beach County, Florida, being more particularly described as follows:

**DESCRIPTION:**

BEGIN at the Southwest corner of Parcel 1 according to said Plat of WATERFORD CROSSINGS, A P.C.D.;

thence North 89°03'08" East, along the South line of said Parcel 1 (the South line of said Parcel 1 is assumed to bear North 89° 03' 08" East and all other bearings are relative thereto) a distance of 160.00 feet to a point on the West line of Parcel 2 according to said plat of WATERFORD CROSSINGS, A P.C.D.;

thence South 00° 56' 52" East, along said West line, a distance of 20.00 feet to the Southwest corner of said Parcel 2;

thence North 89° 03' 08" East, along the South line of said Parcel 2 a distance of 138.00 feet to the Southeast corner of said Parcel 2;

thence North 00° 56' 52" West, along the East line of said Parcel 2, a distance of 20.00 feet to a point on the South line of Parcel 3 according to said plat of WATERFORD CROSSINGS, A P.C.D.;

thence North 89° 03' 08" East, along said South line, a distance of 221.66 feet to a point on the West right of way line of Jog Road as recorded in Official Records Book 7128, page 316, Public Records of Palm Beach County, Florida;

thence South 00° 56' 52" East, along said West right of way line, a distance of 211.88 feet to the beginning of a non-tangent curve concave to the East having a radius of 1024.92 feet, a central angle of 18° 33' 51" and a radial bearing at this point of North 82° 51' 02" East;

thence Southerly, along the arc of said curve and said right of way line, a distance of 332.08 feet to a point;

thence South 31° 40' 29" West, departing said right of way line, a distance of 42.11 feet to a point on a line parallel with and 5.00 feet North of, as measured at right angles, the South line of said Tract 25;

thence South 89° 03' 37" West, along said parallel line, a distance of 65.45 feet to a point;

thence South 00° 57' 58" East a distance of 5.00 feet to a point on the South line of said Tract 25;

thence South 89° 03' 37" West, along said South line, a distance of 520.08 feet to the Southwest corner of said Tract 25;

thence North 00° 57' 44" West, along the West line of said Tract 25, a distance of 298.28 feet to a point;

thence North 89° 02' 16" East a distance of 0.40 foot to the Southwest corner of said Parcel 5;

thence North 00° 56' 52" West, along the West line of said Parcel 5, a distance of 272.62 feet to the Northwest corner of said Parcel 5 and the POINT OF BEGINNING.

Containing in all 7.07 acres, more or less.

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

**PARCEL "A"**

Parcel "A" is hereby reserved by Irish Trading & Investments, Inc., a Florida corporation, and Jog Storage Associates, LLC, a Florida limited liability company, each of its successors and assigns, with respect to lands owned by them, for commercial development and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said Irish Trading & Investments, Inc., a Florida corporation and of the Waterford Crossings Property Owners Association, Inc. with respect to lands owned by said Irish Trading & Investments, Inc., a Florida corporation, and of Jog Storage Associates, LLC, a Florida limited liability company with respect to lands owned by it, each of its successors and assigns, without recourse to Palm Beach County.

**LIMITED ACCESS EASEMENTS**

The Limited Access Easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

**LANDSCAPE BUFFERS**

The Landscape Buffers, as shown hereon, are reserved for Irish Trading & Investments, Inc., a Florida corporation and Jog Storage Associates, LLC, a Florida limited liability company, each of its successors and assigns, with respect to lands owned by them, for landscape purposes and are the perpetual maintenance obligation of Irish Trading & Investments, Inc., a Florida corporation, its successors and assigns and Jog Storage Associates, LLC, a Florida limited liability company, each of its successors and assigns, with respect to the lands owned by them, without recourse to Palm Beach County.

### MASS TRANSIT EASEMENT

The Mass Transit Easement as shown hereon is hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, its successors and assigns, for the construction, installation, maintenance and use of a public transit boarding and alighting area, which use includes but is not limited to a public transit bus shelter, transfer station, and advertising. The maintenance obligation for the easement area shall be with the Waterford Crossings Property Owners Association, Inc., its successors and assigns, until such time the County, its successors and or assigns commences construction or installation of facilities associated with utilization of the easement for its intended purpose, at which time maintenance of the easement area shall become the obligation of the County, its successors and assigns. The maintenance obligation shall automatically revert to the Waterford Crossings Property Owners Association, Inc. upon the County's temporary or permanent cessation of use of the easement. The easement granted hereunder shall be non-exclusive and subordinated to any utility easement dedication to the Public.

**IN WITNESS WHEREOF**, the above named 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 16<sup>th</sup> day of MARCH, 2007.

WITNESS: [Signature]  
Printed Name

Irish Trading & Investments, Inc.,  
a Florida corporation  
BY: [Signature]  
Peter V. Cowie  
Vice President

WITNESS: [Signature]  
Printed Name

**IN WITNESS WHEREOF**, the above named limited liability company has caused these presents to be signed by its Manager, this 16<sup>th</sup> day of March, 2007.

WITNESS: [Signature]  
Printed Name

Jog Storage Associates, LLC,  
a Florida limited liability company  
By: Southern Storage Management Systems, Inc.,  
a Florida corporation, its manager  
BY: [Signature]  
Robert A. McIntosh  
Vice President

WITNESS: [Signature]  
Printed Name

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

**BEFORE** me personally appeared Peter V. Cowie, who is personally know to me, or has produced Irish Trading & Investments, 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 16<sup>th</sup> day of March, 2007.

My Commission Expires: 9/13/08  
Signature of Notary Public

My Commission No.: DD 337577  
Printed Name of Notary Public

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

**BEFORE** me personally appeared Robert A. McIntosh, who is personally known to me, or has produced Southern Storage Management Systems, Inc., a Florida corporation, and Manager of Jog Storage Associates, LLC, a Florida limited liability company, 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 16<sup>th</sup> day of March, 2007.

My Commission Expires: 9/13/08  
Signature of Notary Public

My Commission No.: DD 337577  
Printed Name of Notary Public

TABULAR DATA	
PETITION NO.:	89-127D
WATERFORD CROSSING MUPD	
OVERALL SITE PLAN ACREAGE:	11.34
TOTAL ACREAGE THIS REPLAT:	7.07
TOTAL UNITS:	1

SUBDIVISION WATERFORD CROSSINGS  
 BOOK 110 PAGE 110  
 RECORD FILE # 15024  
 RECORD MAP # 2007  
 ZIP CODE 33411  
 TAZ 519  
 FID NAME

<b>WATERFORD CROSSINGS PROPERTY OWNERS ASSOCIATION, INC</b> NOTARY SEAL 	<b>WATERFORD CROSSINGS PROPERTY OWNERS ASSOCIATION, INC</b> SEAL 	<b>SOUTHERN STORAGE MANAGEMENT SYSTEMS, INC.</b> NOTARY SEAL 	<b>SOUTHERN STORAGE MANAGEMENT SYSTEMS, INC.</b> NOTARY SEAL/STAMP 	<b>IRISH TRADING &amp; INVESTMENTS, INC., A FLORIDA CORPORATION</b> NOTARY SEAL/STAMP 	<b>IRISH TRADING &amp; INVESTMENTS, INC., A FLORIDA CORPORATION</b> NOTARY SEAL/STAMP 	<b>SURVEYOR SEAL:</b> 	<b>COUNTY ENGINEER:</b> 	<b>WATERFORD CROSSINGS M.U.P.D.</b>  <b>WALLACE SURVEYING</b> CORP. LICENSE NUMBER # 408 5833 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551	
FIELD: _____	JOB NO.: 99-1001H	F.B. _____	PG. _____	OFFICE: K.S.	DATE: MARCH, 2007	DWG. NO. 99-1001-7	CKD: C.W.	REF: 99-10017.DWG	SHEET 1 OF 3