

JANUARY 2009

SEDONA COMMONS CPD

BEING A REPLAT OF A PART OF TRACT 2, GOLDEN LAKES OFFICE PARK AND GOLDEN LAKES PLAZA, RECORDED IN PLAT BOOK 34, PAGE 178, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND LYING IN THE SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT 42 K, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "SEDONA COMMONS CPD", BEING A REPLAT OF A PART OF TRACT 2, GOLDEN LAKE OFFICE PARK AND GOLDEN LAKES PLAZA, RECORDED IN PLAT BOOK 34, PAGE 178, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2, GOLDEN LAKES OFFICE PARK AND OFFICE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 178, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE WEST 45 FEET THEREOF.

ALSO LESS AND EXCEPT THE ADDITIONAL RIGHT-OF-WAY FOR BENOIST FARMS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2988, PAGE 1869 AND OFFICIAL RECORDS BOOK 14915, PAGE 575, SAID PUBLIC RECORDS.

CONTAINING: 5.94 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEDONA COMMONS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS, EGRESS, PARKING, DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
2. TRACTS "B", "C", "D", "E", "F", "G", "H" AND "I", AS SHOWN HEREON, ARE HEREBY RESERVED FOR 42 K, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, FOR ALL PROPER AND LEGAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS DESIGNEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
3. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEDONA COMMONS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFERING AND LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
4. THE LANDSCAPE BUFFER AND SIGN EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE SEDONA COMMONS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR BUFFERING, LANDSCAPING AND SIGNAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
5. THE COMMUNICATIONS TOWER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR 42 K, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS DESIGNEES, SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A TELECOMMUNICATIONS TOWER AND APPURTANCES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS DESIGNEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 13th DAY OF January, 2009.

42 K, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS (1): Louis L. Hamby II

PRINTED NAME: LOUIS L. HAMBY II

WITNESS (2): Cynthia L. Rush

PRINTED NAME: Cynthia L. Rush

BY: Richard C. Elliott
RICHARD C. ELLIOTT, PRESIDENT

ACKNOWLEDGMENT:

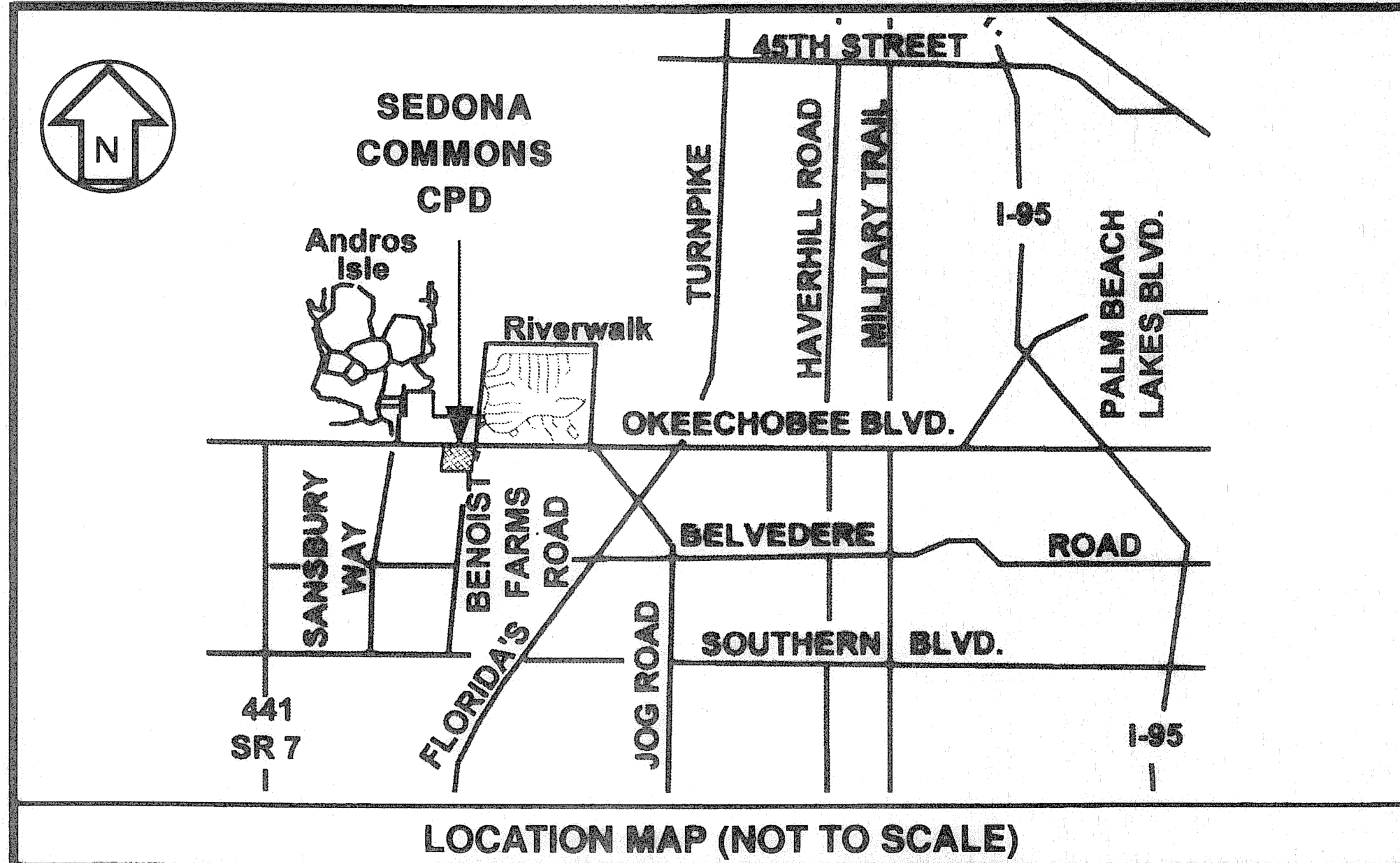
STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED RICHARD C. ELLIOTT, WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF 42 K, L.L.C., A FLORIDA LIMITED LIABILITY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF January, 2009.

02/17/2012 BY: Cynthia L. Rush
MY COMMISSION EXPIRES NOTARY PUBLIC

PRINTED NAME: Cynthia L. Rush COMMISSION NO.: DD 726093



ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE SEDONA COMMONS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO AND THE MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION, AS STATED AND SHOWN HEREON, THIS 13th DAY OF January, 2009.

THE SEDONA COMMONS PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS (1): Louis L. Hamby II
BY: Richard C. Elliott
RICHARD C. ELLIOTT, PRESIDENT

PRINT NAME: LOUIS L. HAMBY II

WITNESS (2): Cynthia L. Rush

PRINT NAME: Cynthia L. Rush

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED RICHARD C. ELLIOTT WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME, OR (HAS) (HAS NOT) PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE THE SEDONA COMMONS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 13th DAY OF January, 2009.

02/17/2012 BY: Cynthia L. Rush
MY COMMISSION EXPIRES NOTARY PUBLIC

PRINTED NAME: Cynthia L. Rush COMMISSION NO.: DD 726093

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

I, LOUIS L. HAMBY III, ESQ., 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 IN 42 K, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

DATE: 1/13/09 BY: Louis L. Hamby III
Louis L. Hamby III, Esq., Attorney-at-Law
340 ROYAL POINCIANA WAY, SUITE 321
PALM BEACH, FL 33480

AREA SUMMARY table with columns for Tract and Acres. Total: 5.94 ACRES.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH, FLORIDA, ZONING AND LAND DEVELOPMENT REGULATIONS.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

DISTANCE AND BEARING NOTES:

- 1. THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON THE PLATTED BEARING OF SOUTH 87°48'41" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD, AS SHOWN IN PLAT BOOK 34, PAGE 178, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.

CITY OF WEST PALM BEACH APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 21st DAY OF January, 2009.

BY: Lois J. Frankel, Mayor

CITY PLANNING BOARD APPROVAL:

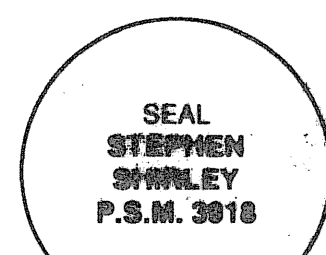
BY: Kenneth Spillias, Chair Person

CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 88-20, SECTION 177.081, FLORIDA STATUTES.

BY: Vincent J. Noel, Professional Land Surveyor and Mapper No. 4169

SURVEYOR'S CERTIFICATION:



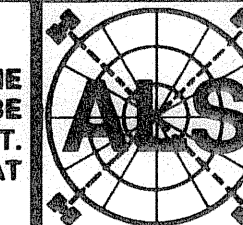
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, 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 ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

BY: Stephen L. Shirley, DATED THIS 13th DAY OF January, 2009.
STEPHEN L. SHIRLEY, P.S.M. 3918
ASSOCIATED LAND SURVEYORS, INC., 4152 W. BLUE HERON BLVD., SUITE 121, RIVIERA BEACH, FLORIDA, L.B. 7344

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.

THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, P.S.M. 3918 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.



ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD.- SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (904) 998-2102 L.B. NO. 7344 EMAIL: ALSURVEY@AOL.COM

RECORD PLAT
SEDONA COMMONS CPD