

SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST VICINITY MAP

C & D PRODUCE SOUTH

LYING IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

00070-016



STATE OF FLORIDA SS: COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 8:00 AM, THIS 11 DAY OF Feb 2009, AND DULY RECORDED IN PLAT BOOK NO. 112 ON PAGE 48

SHARON R. ROCK, CLERK & COMPTROLLER, PALM BEACH COUNTY BY: [Signature] D.C.

OR BOOK 16355, Page 219 OR Book 21691, Page 1462 OR Book 22689, Page 878 OR Book 22801, Page 194 OR Book 22598, Page 1076

DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT SALDANA, LLC, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS C & D PRODUCE SOUTH, SITUATED IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST 10 FEET OF THE EAST 75.69 FEET OF THE SOUTH 135 FEET OF THE SOUTH 1/2 OF TRACT 73, ACCORDING TO THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 66, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

THE WEST 50 FEET OF THE EAST 125.69 FEET OF THE SOUTH 1/2 OF TRACT 73, LESS THE SOUTH 24 FEET THEREOF, ACCORDING TO THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 66, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND LYING SOUTH OF THE PROPOSED NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD, AS SHOWN ON THE RIGHT-OF-WAY MAP OF LAKE WORTH ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 125 THROUGH 138, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR ROAD RIGHT-OF-WAY PURPOSES.

PARCEL 2:

LOTS 1 AND 38, BLOCK 6, AND THE SOUTH ONE HALF OF LOT 26, BLOCK 3, MILLER'S ADDITION TO THE PLAT THEREON ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 16, AT PAGE 16.

AND

THAT PART OF ALPHA STREET LYING WEST OF LOTS 1 AND 38, BLOCK 6, AND LYING WEST OF THE SOUTH ONE HALF OF LOT 26, BLOCK 3, AND THAT PART OF ALPHA STREET (AND CORAL AVENUE) LYING WEST OF THE EAST BOUNDARY LINE OF THE AFORESAID LOTS 1 AND 38, BLOCK 6, PRODUCED NORTH TO THE EAST-WEST CENTERLINE OF LOT 26, BLOCK 3, ALL ACCORDING TO THE PLAT OF MILLER'S ADDITION IN PLAT BOOK 16, AT PAGE 16.

AND

THAT CERTAIN STRIP OF LAND 11.24 FEET WIDE LOCATED IN THAT PART OF TRACT 74 WHICH IS BORDERED ON THE WEST BY THE EAST BOUNDARY LINE OF TRACT 73 AND 74 BEING IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREON ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 6, AT PAGE 66.

AND

THAT PART OF TRACT 74 WHICH IS BORDERED ON THE EAST BY THE WEST BOUNDARY LINE OF ALPHA STREET (AND THE NORTHERLY PROLONGATION OF SAID WEST BOUNDARY LINE), ACCORDING TO THE PLAT OF MILLER'S ADDITION IN PLAT BOOK 16, AT PAGE 16.

LESS THEREFROM THE RIGHT-OF-WAY OF STATE ROAD 802 (LAKE WORTH ROAD)

AND THE NORTH HALF(1/2) OF TRACT 73, LESS THE WEST 162.09 FEET, OF FRANK H. SWAN'S SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREON ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 66.

AND

THE EAST 75.69 FEET OF THE SOUTH HALF(1/2) OF TRACT 73, OF FRANK H. SWAN'S SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREON ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 66.

LESS THEREFROM THE WEST 10 FEET OF THE NORTH 110 FEET OF THE SOUTH 135 FEET, AND ALSO LESS THEREFROM THE RIGHT-OF-WAY OF STATE ROAD 802 (LAKE WORTH ROAD)

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 30th DAY OF Dec 2008

BY: [Signature] SALDANA, LLC A FLORIDA CORPORATION DANIEL SALDANA - PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL SALDANA AND CIRILIA S. SALDANA WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF SALDANA, LLC, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND 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 30th DAY OF Dec 2008 BY: M. Richard Sapir NOTARY PUBLIC

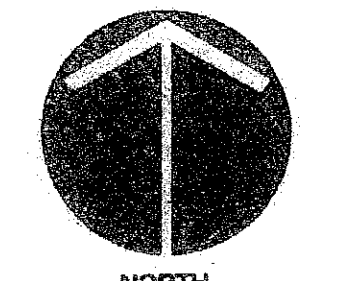
TITLE CERTIFICATION

TITLE POLICY NO. 50308102CA COMMONWEALTH LAND TITLE INSURANCE COMPANY STATE OF FLORIDA COUNTY OF PALM BEACH

WE, COHEN, NORRIS, SCHERER, WEINBERGER, & WOLMER, P.A. AND M. RICHARD SAPIR, P.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN SALDANA LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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 12/30/08 BY: [Signature]

DATED BY:



GRAPHIC SCALE 40 0 10 20 15 5 (IN FEET)

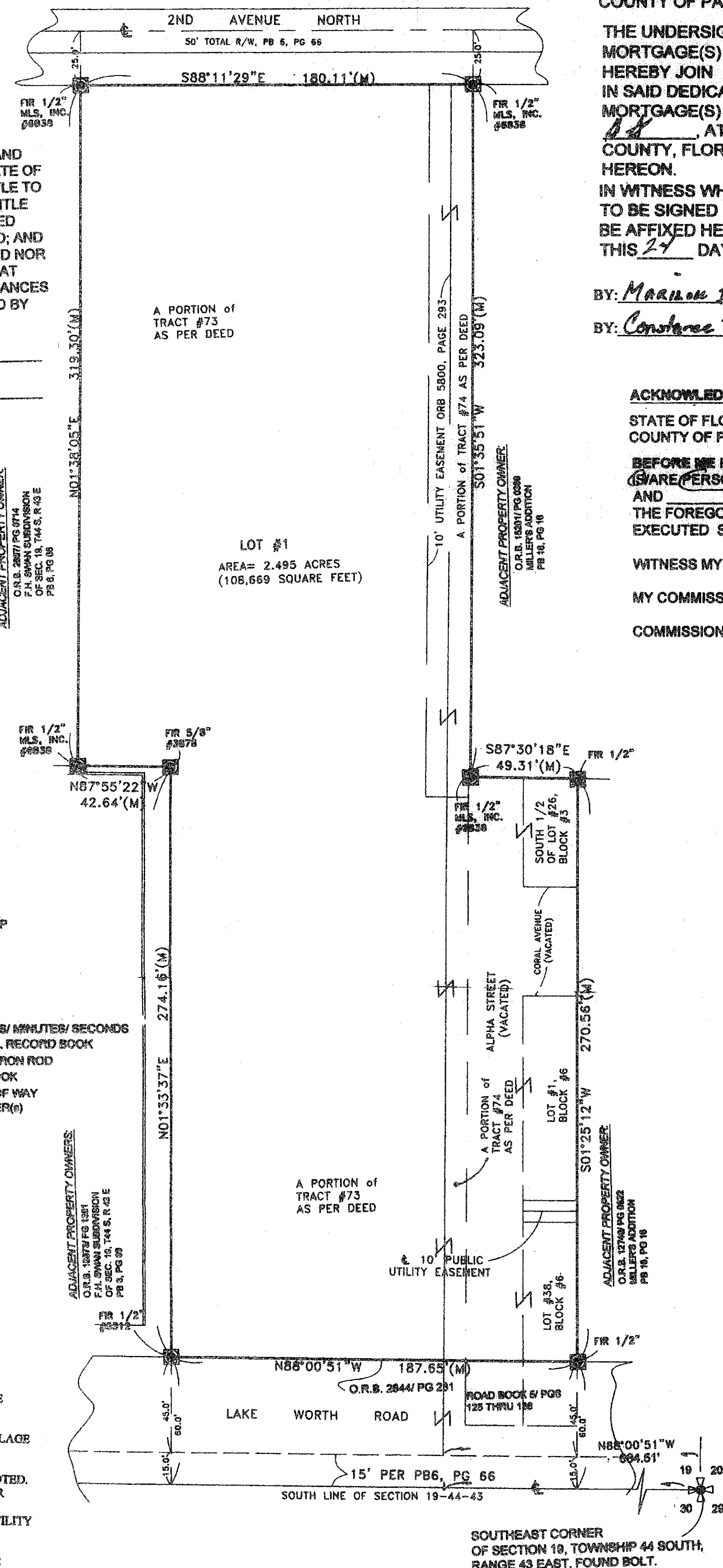
Scale: 1 inch=40 feet

- LEGEND: DENOTES FOUND IRON ROD, DENOTES CENTERLINE, DENOTES SET P.R.M. WITH CERTIFICATE OF AUTHORITY NO. L88781 REPLACES FOUND MONUMENTATION

Table with columns for PG(S), SEC., T., R., N., S., W., E., "/", O.R.B., FIR, PS, R/W, and PAGES, SECTION, TOWNSHIP, RANGE, NORTH, SOUTH, WEST, EAST, DEGREES/ MINUTES/ SECONDS, OFFICIAL RECORD BOOK, FOUND IRON ROD, PLAT BOOK, RIGHT OF WAY NUMBER(s).

SURVEYOR'S NOTES

- 1. BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN BEING THE NORTH LINE OF TRACTS 73 AND 74 BEING S88°11'29"E.
2. WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
3. BUILDING SETBACK LINES SHALL BE AS APPROVED BY THE VILLAGE OF PALM SPRINGS.
4. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED. THERE SHALL BE NO CONSTRUCTION OF ANY KIND OF TREES OR SHRUBS PLACED ON EASEMENTS WITHOUT PERMISSION OF THE OCCUPYING UTILITIES. NO BUILDINGS SHALL BE PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
5. 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 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 PALM BEACH COUNTY, FLORIDA.



MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE(S) 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(S) WHICH IS/ARE RECORDED IN OFFICIAL RECORD BOOK 112 AT PAGES 48 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 PRESIDENT/VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF NOVEMBER 2008.

BY: [Signature] T.D. BANK N.A. [Signature] PRESIDENT/VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED John Colligan WHO (SHARE) PERSONALLY KNOWN TO ME OR HAS PRODUCED AND RESPECTIVELY, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE (HE/SHE/IT/HEY) EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF November 20 08

MY COMMISSION EXPIRES 8-7-2011

COMMISSION NUMBER DD702895

[Signature] Notary Public - State of Florida My commission expires Aug 7, 2011 Commission # PD702895

VILLAGE APPROVAL

THIS PLAT OF C & D PRODUCE SOUTH, WAS APPROVED ON THE DAY OF 20 BY THE VILLAGE OF PALM SPRINGS, FLORIDA.

[Signature] MAYOR [Signature] VILLAGE CLERK

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS.

Mark W. Teepe DATE: Nov. 24, 2008

MARK W. TEEPE PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA CERTIFICATE NO. 4811 GPS LAND SURVEYING, INC. 12230 FOREST HILL BOULEVARD, SUITE 191 WELLINGTON, FLORIDA 33414 CERTIFICATE OF AUTHORIZATION L.B. NO. 5840

REVIEWING SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) F.S., TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN. WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

[Signature] REVIEWING SURVEYOR NORMAN J. HOWARD PRINT NAME

DATE: FEB. 3, 2009 5776 FLORIDA CERTIFICATE NUMBER

THIS INSTRUMENT WAS PREPARED BY: MARK W. TEEPE, P.S.M. GPS LAND SURVEYING, INC. 12230 FOREST HILL BOULEVARD, SUITE 191 WELLINGTON, FLORIDA 33414 PHONE: (561)434-9865 FAX: (561)965-4913

