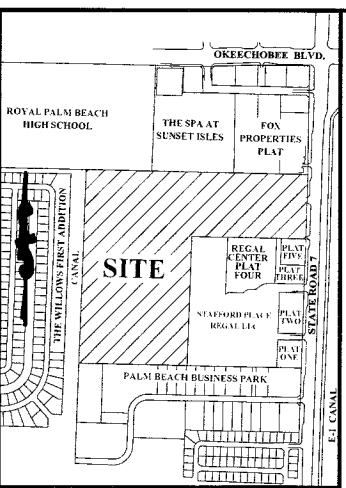


20120398388

# ALDI PARK

BEING A REPLAT OF COUNTRY WEST AS RECORDED IN PLAT BOOK 40, PAGES 179 & 180, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA ALONG WITH THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

0072-0668



LOCATION MAP  
SCALE: 1"=1000'

## DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT CUBESMART, L.P., ABSOLUTE HOLDINGS OF SOUTH FLORIDA, LLC, AND LAKE WELLINGTON PROFESSIONAL CENTER, LLC, OWNERS OF THE LAND SHOWN HEREON AS ALDI PARK, BEING A REPLAT OF COUNTRY WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGES 179 & 180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA ALONG WITH THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE NORTH 88°47'57" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 98.73 FEET TO THE POINT OF BEGINNING, (P.O.B.), ALSO BEING THE NORTHEAST CORNER OF TRACT "A", OF SAID COUNTRY WEST;

THENCE, CONTINUE NORTH 88°47'57" WEST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 2357.04 FEET TO THE EAST RIGHT OF WAY LINE OF C.P.B. CANAL 2A;

THENCE, SOUTH 02°01'18" WEST, ALONG SAID LINE, PARALLEL WITH AND DISTANT 160.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 2035.34 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25.

THENCE SOUTH 88°52'21" EAST ALONG SAID LINE, A DISTANCE OF 1152.44 FEET, TO THE EAST LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25;

THENCE, NORTH 01°53'37" EAST, ALONG SAID LINE, A DISTANCE OF 1355.87 FEET TO THE SOUTH LINE OF THE NORTH ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25;

THENCE SOUTH 88°50'01" EAST, ALONG SAID LINE A DISTANCE OF 1209.92 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 7;

THENCE, NORTH 01°49'49" EAST, ALONG SAID LINE A DISTANCE OF 677.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 72.529 ACRES, MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD. HAVE CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON AND HEREBY DEDICATE AS FOLLOWS:

1. PARCEL 11, BEING THE LAKE DESCRIBED IN ARTICLE VI, SECTION 1, OF THE SECOND AMENDMENT TO AND RESTATEMENT OF DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, RESERVATIONS, SERVITUDES AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 25485 PAGE 160 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (THE "SECOND AMENDMENT AND RESTATEMENT OF DECLARATION"), FOR DRAINAGE PURPOSES, AS SHOWN, IS HEREBY DEDICATED TO THE COUNTRY WEST PROPERTY OWNERS ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

2. PARCEL 12, BEING THE ACCESS ROAD REFERRED TO IN ARTICLE VI, SECTION 1, OF THE SECOND AMENDMENT AND RESTATEMENT OF DECLARATION, AS SHOWN, IS HEREBY DEDICATED TO THE COUNTRY WEST PROPERTY OWNERS ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AS COMMON AREA FOR ROAD, INGRESS, EGRESS, ACCESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

3. PARCEL 13, FOR ROAD AND DRAINAGE PURPOSES, AS SHOWN, IS HEREBY DEDICATED TO THE COUNTRY WEST PROPERTY OWNERS ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS.

4. THE CROSS ACCESS EASEMENT, AS SHOWN, IS HEREBY DEDICATED TO THE PUBLIC FOR INGRESS AND EGRESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY WEST PROPERTY OWNERS ASSOCIATION, INC. AS COMMON AREA.

5. THE DRAINAGE EASEMENT SHOWN HEREON, BEING THE DRAINAGE EASEMENT DESCRIBED IN ARTICLE VI, SECTION 5, OF THE SECOND AMENDMENT AND RESTATEMENT OF DECLARATION, IS HEREBY DEDICATED TO THE COUNTRY WEST PROPERTY OWNERS ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AS COMMON AREA FOR DRAINAGE AND STORMWATER MANAGEMENT OF THE ACCESS ROAD AND FOR OVERFLOW FROM THE PARCELS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

6. NOTWITHSTANDING THIS DEDICATION TO THE PROPERTY OWNERS ASSOCIATION, PARCEL 12 AS SHOWN HEREON, IS HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURE IMPROVEMENTS, TREES, WALLS OR FENCES OTHER THAN PAVEMENT AND SIDEWALKS SHALL BE INSTALLED WITHIN THIS PARCEL WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

7. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COUNTRY WEST PROPERTY OWNERS ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS.

8. PARCELS 1 THROUGH 10 ARE RESERVED BY THE OWNERS FOR EXISTING OR FUTURE DEVELOPMENT PURPOSES.

## CUBESMART, L.P., A DELAWARE LIMITED PARTNERSHIP

IN WITNESS WHEREOF, THE UNDERSIGNED ENTITY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER AS AUTHORIZED BY ITS LIMITED PARTNERSHIP AGREEMENT THIS 25 DAY OF September, 2012.

CUBESMART, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: CUBESMART, A MARYLAND REAL ESTATE INVESTMENT TRUST, ITS GENERAL PARTNER

PRINT NAME: JEFFREY P. FOSTER

TITLE: Sr. VP - Chief Legal Officer

WITNESS: Cheryl Di Bona WITNESS: Maureen Ullrich

PRINT NAME: CHERYL Di Bona PRINT NAME: MAUREEN ULLRICH

## ACKNOWLEDGMENT

STATE OF PA  
COUNTY OF Chester

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Jeffrey Foster, the Sr. VP, CLO OF CUBESMART, A MARYLAND REAL ESTATE INVESTMENT TRUST, AS GENERAL PARTNER OF CUBESMART, L.P., A DELAWARE LIMITED PARTNERSHIP, AND HE ACKNOWLEDGED BEFORE ME ON THIS 25 DAY OF September, 2012, THAT HE EXECUTED THIS PLAT FOR THE PURPOSES EXPRESSED HEREIN ON BEHALF OF SAID TRUST, AS GENERAL PARTNER OF SAID LIMITED PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25<sup>th</sup> DAY OF September, 2012.

MY COMMISSION EXPIRES: 4/10/2013 Suzanne Hoffmann

PRINT NAME: Suzanne Hoffmann  
NOTARY PUBLIC  
STATE OF PA

## ABSOLUTE HOLDINGS OF SOUTH FLORIDA, LLC

IN WITNESS WHEREOF, THE UNDERSIGNED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Manager WITH THE AUTHORITY OF ITS MEMBERS THIS 26<sup>th</sup> DAY OF September, 2012.

WITNESS: Louis C. Hamby WITNESS: Richard C. Elliott

PRINT NAME: LOUIS C. HAMBY JR PRINT NAME: RICHARD C. ELLIOTT

TITLE: MANAGER

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Richard C. Elliott WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED na AS IDENTIFICATION AND WHO EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS Manager OF ABSOLUTE HOLDINGS OF SOUTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY AND SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF September, 2012.

MY COMMISSION EXPIRES: 2/17/16 Cynthia L. Rush

PRINT NAME: Cynthia L. Rush  
NOTARY PUBLIC  
STATE OF FLORIDA

## LAKE WELLINGTON PROFESSIONAL CENTER, LLC

IN WITNESS WHEREOF, THE UNDERSIGNED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Manager WITH THE AUTHORITY OF ITS MEMBERS THIS 26 DAY OF September, 2012.

WITNESS: Louis C. Hamby WITNESS: Richard C. Elliott

PRINT NAME: LOUIS C. HAMBY JR PRINT NAME: RICHARD C. ELLIOTT

TITLE: MANAGER

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Renato C. Elliott WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED na AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LAKE WELLINGTON PROFESSIONAL CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY AND SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF September, 2012.

MY COMMISSION EXPIRES: 2/17/16 Cynthia L. Rush

PRINT NAME: Cynthia L. Rush  
NOTARY PUBLIC  
STATE OF FLORIDA

## ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE COUNTRY WEST PROPERTY OWNERS ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON. DATED THIS 26 DAY OF September, 2012.

COUNTRY WEST PROPERTY OWNERS ASSOCIATION, INC.

BY: Richard C. Elliott

PRINT NAME: RICHARD C. ELLIOTT

TITLE: President

WITNESS: Louis C. Hamby Jr WITNESS: Cynthia L. Rush

PRINT NAME: LOUIS C. HAMBY JR PRINT NAME: Cynthia L. Rush

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Renato C. Elliott WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED na AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF COUNTRY WEST PROPERTY OWNERS ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

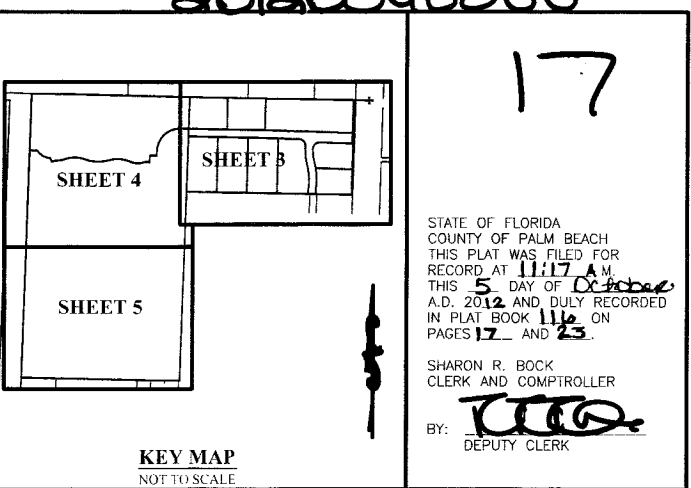
WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF September, 2012.

MY COMMISSION EXPIRES: 2/17/16 Cynthia L. Rush

PRINT NAME: Cynthia L. Rush  
NOTARY PUBLIC  
STATE OF FLORIDA

## SURVEYOR'S NOTES

1. LINEAR UNITS ARE US SURVEY FEET.
2. INTENDED DISPLAY SCALE IS 1" = 60' AS SHOWN ON THE GRAPHIC SCALE ON SHEETS 3-5.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 (2007 ADJUSTMENT) AND IS BASED ON INFORMATION SUPPLIED BY THE NATIONAL GEODETIC SURVEY (NGS).
4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
5. THE DATE OF LAST FIELD WORK WAS MAY 16, 2012.
6. AS THIS IS A REPLAT, THE PROVISIONS OF F.S. SECTION 177.101(2) SHALL APPLY WITH RESPECT TO THE COUNTRY WEST PLAT REFERRED TO ABOVE, AND, IN PARTICULAR, THE FOLLOWING ITEMS ARE HEREBY VACATED AND ABANDONED BY VIRTUE OF THIS REPLAT:  
ALL PREVIOUS LOT LINES, EASEMENTS AND THE ENTIRE UNDERLYING PLAT OF COUNTRY WEST PLAT, AS RECORDED IN PLAT BOOK 40, PAGES 179 & 180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
EASEMENT DEED IN FAVOR OF COUNTRY WEST PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-FOR-PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 14578, PAGE 1905.



KEY MAP  
NOT TO SCALE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 11:17 A.M. THIS 5 DAY OF October A.D. 2012 AND DULY RECORDED IN PLAT BOOK 116 ON PAGES 17 AND 25.  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: TCG  
DEPUTY CLERK

SHEET INDEX:  
1-2 COVER SHEETS  
3-5 MAP  
6-7 EASEMENT DETAILS

## SURVEYOR'S NOTES CONTINUED

7. THE FOLLOWING THREE EASEMENTS WILL BE TERMINATED PURSUANT TO A CERTAIN AGREEMENT CONCERNING EASEMENTS AND OTHER MATTERS RECORDED IN OFFICIAL RECORDS BOOK 25485, PAGE 146 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FL:

EASEMENT DEED IN FAVOR OF A.S.A. INVESTMENTS OF SOUTH FLORIDA, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 14578, PAGE 1898.

GRANT OF EASEMENT IN FAVOR OF A.S.A. INVESTMENTS OF SOUTH FLORIDA, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 14578, PAGE 1912.

TERMS AND CONDITIONS OF GRANT OF EASEMENT IN FAVOR OF ABSOLUTE HOLDINGS OF SOUTH FLORIDA, LLC, A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 14578, PAGE 1922.

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 PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY BRYAN A. MERRITT, PSM OF ERDMAN ANTHONY, INC., 1402 ROYAL PALM BEACH BOULEVARD, SUITE 500, ROYAL PALM BEACH, FLORIDA 33411.

- ### LEGEND:
- C = CENTERLINE
  - C.P.B. = COUNTY OF PALM BEACH
  - D.B. = DEED BOOK
  - D.E. = DRAINAGE EASEMENT
  - L = LENGTH
  - LB = LICENSED BUSINESS
  - LLC = LIMITED LIABILITY CORPORATION
  - ORB = OFFICIAL RECORDS BOOK
  - P.L. = PROPERTY LINE
  - P.B. = PLAT BOOK
  - PCP = PERMANENT CONTROL POINT
  - PG. = PAGE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PRM = PERMANENT REFERENCE MONUMENT
  - PSM = PROFESSIONAL SURVEYOR & MAPPER
  - R = RADIUS
  - R/W. = RIGHT OF WAY
  - O.R.B. = OFFICIAL RECORD BOOK
  - U.E. = UTILITY EASEMENT
  - Δ = DELTA ANGLE
  - = FOUND 4"x4" CONCRETE MONUMENT
  - = SET 5/8" IRON ROD IN CONCRETE WITH ALUMINUM DISK STAMPED "ERDMAN ANTHONY PRM LB 7334"
  - = SET MAG NAIL WITH DISK STAMPED "PCP LB 7334"
  - ⊕ = SECTION CORNER

SHEET 1 of 7

**ERDMAN ANTHONY**  
1402 ROYAL PALM BEACH BLVD., BLDG 500  
ROYAL PALM BEACH, FLORIDA 33411  
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EP-25912 LB-7334