

LOCATION MAP (N.T.S.)

DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL D. LALLY II, JOHN T. MIHLROTH, AND FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, INC., OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SUMMIT PARK OF COMMERCE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST AND ALSO BEING PART OF TRACTS 8 AND 1, BLOCK 4, "PALM BEACH PLANTATIONS PLAT NO. 1" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE RUN ALONG THE EASTERLY LINE OF SAID SECTION 6, NORTH 3°07'00" EAST, A DISTANCE OF 1064.32 FEET; THENCE NORTH 87°00'41" WEST, A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING, ON THE WEST LINE OF CONGRESS AVENUE; THENCE WITH THE OUTLINES OF PARCEL 1 OF BOOK 3917, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NORTH 87°00'41" WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 3°07'00" WEST, A DISTANCE OF 152.72 FEET; THENCE WITH THE NORTH LINE OF PARCEL 3, OF SAID BOOK 3917 PAGE 7, NORTH 87°00'41" WEST, A DISTANCE OF 396.35 FEET; THENCE WITH A PORTION OF THE WEST LINE OF O.R. BOOK 1371, PAGE 395, NORTH 2°59'19" EAST 651.53 FEET; THENCE ALONG THE SOUTH LINE OF SUMMIT BOULEVARD AS SHOWN ON PALM BEACH COUNTY FLORIDA ENGINEERING DEPARTMENT DRAWING NO. 84124, SHEET 6 OF 8, SOUTH 88°00'28" EAST A DISTANCE OF 185.85 FEET; THENCE SOUTH 84°49'40" EAST A DISTANCE OF 180.28 FEET; THENCE SOUTH 88°00'28" EAST, A DISTANCE OF 81.88 FEET; THENCE WITH THE OUTLINES OF O.R. BOOK 1590, PAGE 492, SOUTH 3°07'00" WEST, A DISTANCE OF 150.00 FEET; THENCE ALONG THE WEST LINE OF CONGRESS AVENUE AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 93580-2601, SHEET 7 OF 8, SOUTH 3°07'00" WEST, A DISTANCE OF 309.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.5726 ACRES, MORE OR LESS.

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

1. THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS.
2. LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
3. PARCELS "M-1" AND "M-2" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR ADDITIONAL RIGHT OF WAY
4. INGRESS/EGRESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PURPOSES OF INGRESS AND EGRESS OVER AND THROUGH THE LANDS SHOWN HEREON, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF PARCELS "A", "B" AND "C".
5. THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OWNERS OF PARCELS "A", "B" AND "C", JOINTLY, AND IS THE RESPONSIBILITY IN COMMON FOR THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY MAINTAINED ROADS.

IN WITNESS WHEREOF, WE MICHAEL D. LALLY II AND JOHN T. MIHLROTH DO HEREBY SET OUR HANDS AND SEALS THIS 18TH DAY OF OCTOBER, 1988.

WITNESSES:
 MICHAEL D. LALLY II
 JOHN T. MIHLROTH

A PLANNED COMMERCIAL DEVELOPMENT

SUMMIT PARK OF COMMERCE, P.C.D.

BEING A REPLAT OF PORTIONS OF TRACTS 8 AND 1, BLOCK 4, PALM BEACH PLANTATIONS PLAT NO. 1 AS RECORDED IN PLAT BOOK 10, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

BEING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

SEPTEMBER, 1988

IN WITNESS WHEREOF, THE ABOVE NAMED FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18TH DAY OF NOVEMBER, 1988.

FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, INC.
 A FLORIDA CORPORATION

ATTEST: PATRICIA CLAGER, SECRETARY BY: VINCE E. ELHILOW, PRESIDENT

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH STATE OF NEW YORK COUNTY OF NEW YORK

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE A HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2222, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, MARVIN PATRON, DO HEREBY SET MY HAND AND SEAL THIS DAY OF 1988.

WITNESSES: MARVIN PATRON

IN WITNESS WHEREOF, WE, SIMON KONOVER AND A.A. ROSEN, DO HEREBY SET OUR HANDS AND SEALS THIS DAY OF 1988.

WITNESSES: SIMON KONOVER

WITNESSES: A.A. ROSEN

TITLE CERTIFICATION

I, EDWARD ODDO, JR., P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO MICHAEL D. LALLY II, JOHN T. MIHLROTH, AND FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER MORTGAGES, LIENS OR SIMILAR ENCUMBRANCES OF RECORD.

DATE: BY: EDWARD ODDO, JR., P.A.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED VINCE E. ELHILOW AND PATRICIA CLAGER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 DAY OF 1988.

MY COMMISSION EXPIRES: NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF NEW YORK COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED A.A. ROSEN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 1988.

MY COMMISSION EXPIRES: NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARVIN PATRON TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 1988.

MY COMMISSION EXPIRES: NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF NEW YORK COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED SIMON KONOVER TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 1988.

MY COMMISSION EXPIRES: NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL D. LALLY II TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 1988.

MY COMMISSION EXPIRES: NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN T. MIHLROTH TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 1988.

MY COMMISSION EXPIRES: NOTARY PUBLIC

COUNTY APPROVAL

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF 1988.

CAROL ELMQUIST, CHAIR BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF 1988.

GEORGE WEBB, COUNTY ENGINEER PALM BEACH COUNTY, FLORIDA

ATTEST: JOHN B. DUNKLE CLERK OF THE CIRCUIT COURT PALM BEACH COUNTY, FLORIDA

DEPUTY 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 AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

PETER T. KRICK, P.L.S. FLA. CERT. NO. 3748

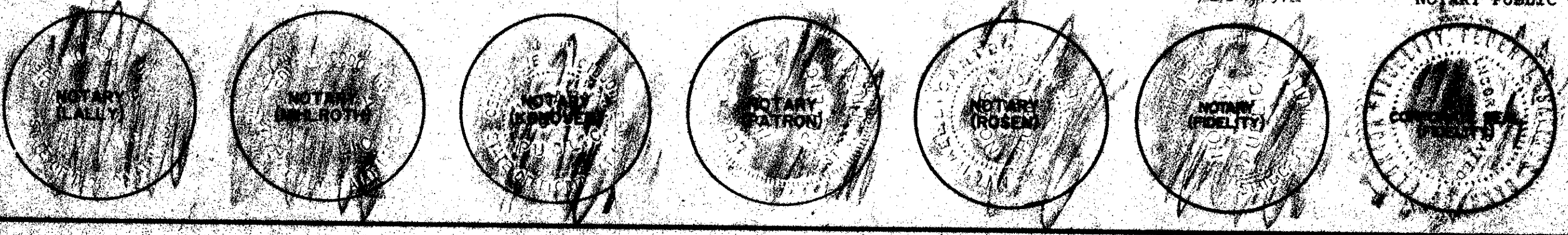
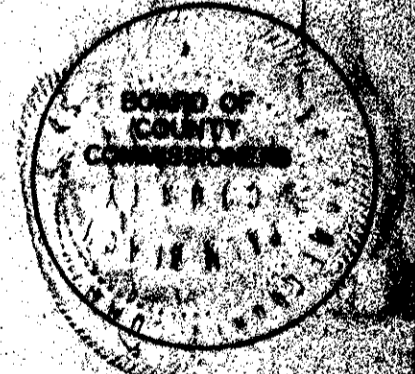
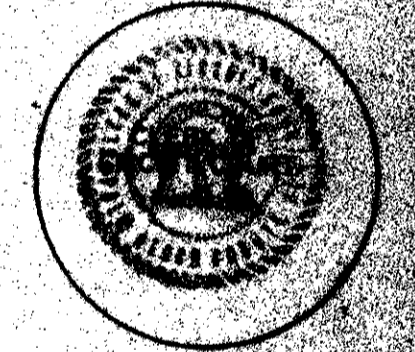
THIS INSTRUMENT WAS PREPARED BY PETER T. KRICK IN THE OFFICE OF K & N SURVEYORS, INC., P.O. BOX 19494, WEST PALM BEACH, FLORIDA, 33416-9494.

K & N SURVEYORS, INC. P.O. BOX 19494 WEST PALM BEACH, FL 33416 (407) 798-5005

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STATE OF FLORIDA COUNTY OF PALM BEACH
 This Plat was filed for record on the 23rd day of October 1988, and duly recorded in Plat Book No. 10, on page 148 & 149

JOHN B. DUNKLE, Clerk Circuit Court
 DEPUTY CLERK



SUMMIT PARK OF COMMERCE, P.C.D.

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 6/14/83
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