

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:23 AM
this 14 day of MARCH 1993
and duly recorded in Plat Book No. 70
on page 79-70
DOROTHY H. WILKEN, Clerk of Circuit Court
by Dawn A. Matis D.G.



BENOIST FARMS CORPORATE PARK - P.I.D.
BEING A REPLAT OF PART OF TRACT 1, BLOCK 7 OF THE PALM BEACH FARMS CO. PLAT NO. 3
AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3 SHEETS
AUGUST 1991

DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, THAT CONTEMPORARY CARS, INC., A FLORIDA CORPORATION, AND 8000 BELVEDERE PETROLEUM COMPANY, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, AS BENOIST FARMS CORPORATE PARK - P.I.D., BEING A REPLAT OF PART OF TRACT 1, BLOCK 7 OF THE PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED UNDER DESCRIPTION;
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
THE DRAINAGE EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE RESERVED TO CONTEMPORARY CARS, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF CONTEMPORARY CARS, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
THE WATER AND SEWER EASEMENTS AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER SYSTEMS AND ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS.
TRACT A, THE ADDITIONAL RIGHT OF WAY ALONG BENOIST FARMS ROAD, AS SHOWN, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR PROPER PURPOSES.
THE LANDSCAPE TRACT IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CONTEMPORARY CARS, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
THE WATER MANAGEMENT TRACT, AS SHOWN, IS FOR DRAINAGE AND WATER MANAGEMENT PURPOSES AND IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CONTEMPORARY CARS, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
THE MAINTENANCE EASEMENTS AS SHOWN IS FOR MAINTENANCE PURPOSES AND IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CONTEMPORARY CARS, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
IN WITNESS WHEREOF, CONTEMPORARY CARS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE CORPORATE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6 DAY OF Nov., 1992.

ACKNOWLEDGMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED STEVEN McCRAANEY AND MARIA McCRAANEY, 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 8000 BELVEDERE PETROLEUM COMPANY, A FLORIDA CORPORATION, AND SEVERALLY 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 13th DAY OF November, 1992.
MY COMMISSION EXPIRES: 3/16/94 Charles Pigott
NOTARY PUBLIC
CHARLES PIGOTT

MORTGAGEE'S CONSENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE OR ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6822, PAGE 925, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS Vice President AND ATTESTED TO BY ITS Secretary AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF November, 1992
EQUITY BANK
A FLORIDA CORPORATION

ATTEST: _____ BY: _____
Jim Van Oosterhout, VP
J. Albert Burnett, President

ACKNOWLEDGMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Jim Van Oosterhout VP and Robert T. Coughlin, E.P., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President and Executive Director OF EQUITY BANK, A FLORIDA CORPORATION, AND SEVERALLY 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 12th DAY OF November, 1992.
MY COMMISSION EXPIRES: 8-1-94 Giovanni Johnson
NOTARY PUBLIC
GIOVANNINA JOHNSON

MORTGAGEE'S CONSENT
STATE OF VIRGINIA)
COUNTY OF FAIRFAX)
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE OR ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6822, PAGE 1021, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS Treasurer AND ATTESTED TO BY ITS Sr. Asst. Secretary AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF November, 1992.
MOBIL OIL COMPANY, A NEW YORK CORPORATION
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

ATTEST: _____ BY: _____
P.A. STEVENSON SR. ASST. SECRETARY R.H. GARDNER TREASURER 11-20-92

ACKNOWLEDGMENT
STATE OF VIRGINIA)
COUNTY OF FAIRFAX)
BEFORE ME PERSONALLY APPEARED R.H. GARDNER AND P.A. STEVENSON TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TREASURER AND SR. ASST. SECRETARY OF MOBIL OIL COMPANY, A NEW YORK CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY 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 23rd DAY OF November, 1992.
MY COMMISSION EXPIRES: _____ Walter Wojcik
Notary Public, Commonwealth of Virginia
WALTER WOJCIK

TITLE CERTIFICATION
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, STEPHEN L. MACKAY, 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 CONTEMPORARY CARS, INC., A FLORIDA CORPORATION, AND 8000 BELVEDERE PETROLEUM COMPANY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES THROUGH THE YEAR 1991 HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.
DATE: FEB. 2, 1993 BY: Stephen L. Mackay
STEPHEN L. MACKAY
ATTORNEY AT LAW

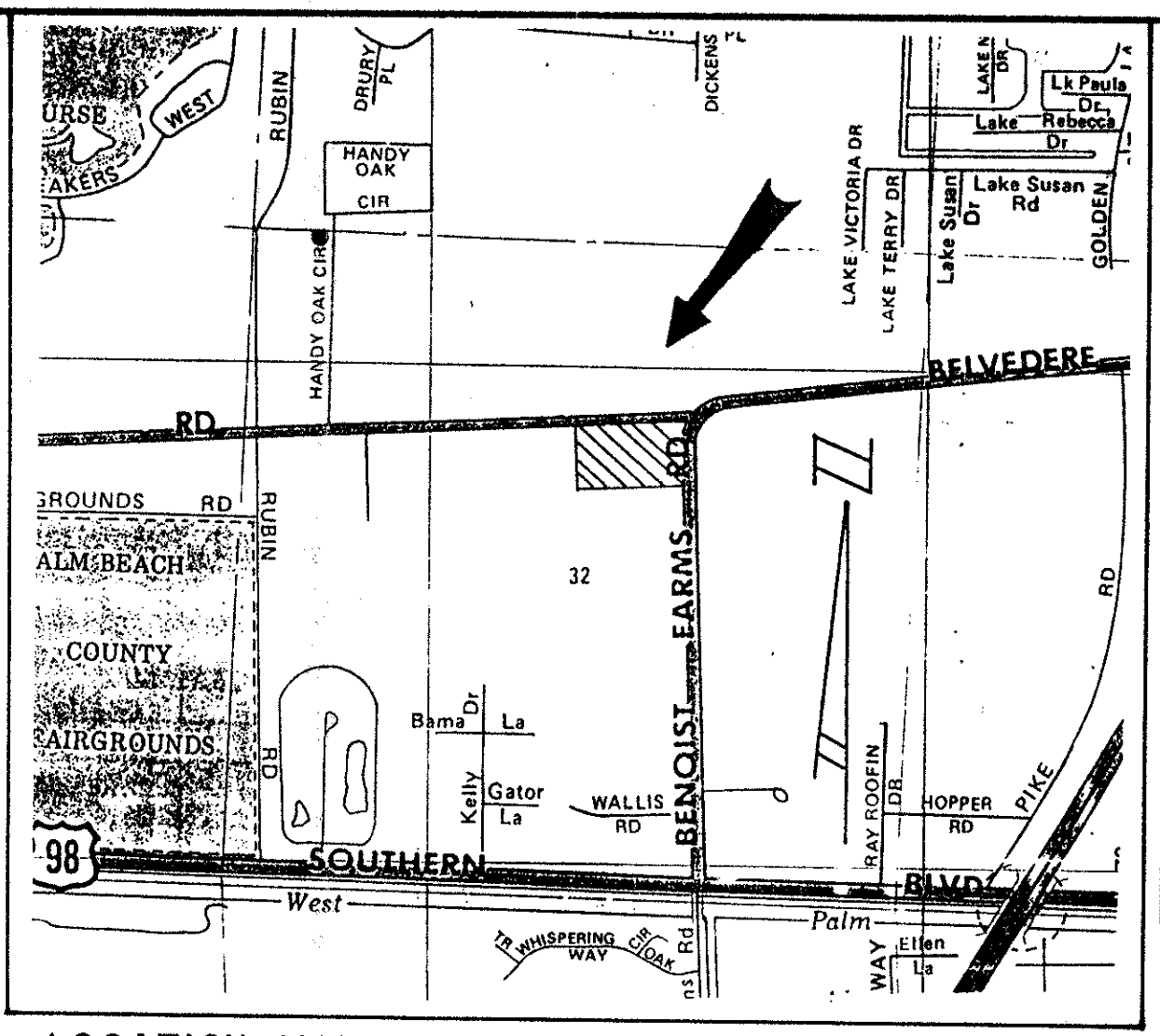
APPROVALS
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF March, 1993.
BY: _____
M. E. McCarty, Chair

ATTEST: _____
DOROTHY H. WILKEN, CLERK
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF March, 1993.
BY: _____
GEORGE T. WEBB, P.E., COUNTY ENGINEER

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED DOES 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 (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE: DEC. 15, 1992 BY: _____
NICK MILLER, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3888

THIS INSTRUMENT WAS PREPARED BY NICK MILLER OF NICK MILLER, INC., SUITE 105, 2560 R.C.A. BLVD., PALM BEACH GARDENS, FLORIDA 33410



LOCATION MAP

TRACT 1, BLOCK 7 OF THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS LANDS DESCRIBED AS FOLLOWS:

DESCRIPTION
BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, BLOCK 7 OF THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°24'41" WEST ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 990.15 FEET; THENCE SOUTH 0°34'19" EAST ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 70.0 FEET; THENCE NORTH 89°24'41" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BELVEDERE ROAD, A DISTANCE OF 15.50 FEET; THENCE SOUTH 86°46'28" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 180.40 FEET; THENCE NORTH 89°24'41" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 130.0 FEET; THENCE NORTH 0°35'19" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 12.0 FEET; THENCE NORTH 89°24'41" EAST ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 55.0 FEET; THENCE SOUTH 87°07'04" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 180.31 FEET TO THE NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2936.79 FEET AND A RADIAL BEARING OF NORTH 2°08'43" WEST AT SAID INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 105°32', A DISTANCE OF 102.11 FEET; THENCE NORTH 0°34'19" WEST ALONG A NON-RADIAL LINE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 12.02 FEET TO THE NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2924.79 FEET AND A RADIAL BEARING OF NORTH 4°09'08" WEST AT SAID INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 3°26'11", A DISTANCE OF 175.42 FEET TO THE POINT OF TANGENCY; THENCE NORTH 82°24'41" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 67.28 FEET; THENCE NORTH 89°24'41" EAST ALONG SAID RIGHT OF WAY LINE LYING 40.0 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF TRACT 1, A DISTANCE OF 51.24 FEET; THENCE SOUTH 89°24'41" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF BENOIST FARMS ROAD, SAID RIGHT OF WAY LINE LYING 35.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 224.49 FEET TO THE NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2331.83 FEET AND A RADIAL BEARING OF SOUTH 79°17'50" EAST AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND WESTERLY RIGHT OF WAY LINE OF BENOIST FARMS ROAD, THROUGH A CENTRAL ANGLE OF 9°47'27", A DISTANCE OF 398.47 FEET; THENCE NORTH 89°24'41" EAST ALONG THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 79.22 FEET; THENCE NORTH 0°34'19" WEST ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 660.0 FEET TO THE POINT OF BEGINNING.
CONTAINING: 553,512.46 SQ. FEET OR 12.71 ACRES MORE OR LESS.

SURVEYOR'S NOTES
■ - DENOTES PERMANENT REFERENCE MONUMENT - R.L.S. No. 3888
D.E. - DENOTES DRAINAGE EASEMENT
M.E. - DENOTES MAINTENANCE EASEMENT
L.A.E. - LIMITED ACCESS EASEMENT

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 89°24'41" WEST ALONG THE NORTH LINE OF TRACT 1, BLOCK 7 OF THE PALM BEACH FARMS CO. PLAT NO. 3.
BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
NO BUILDINGS, LANDSCAPING, NOR ANY KIND OF CONSTRUCTION, SHALL BE PLACED ON WATER AND SEWER EASEMENTS.
WHERE DRAINAGE, UTILITY, WATER, OR SEWER EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
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.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING OR OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

SUBDIVISION BENOIST FARMS CORPORATE PARK P.I.D. BOOK 70 FLOOD ZONE B QUAD # 46 ZONING ZONING ZIP CODE 33411 SE PIN FOR NAME SOURCE 05/25/92

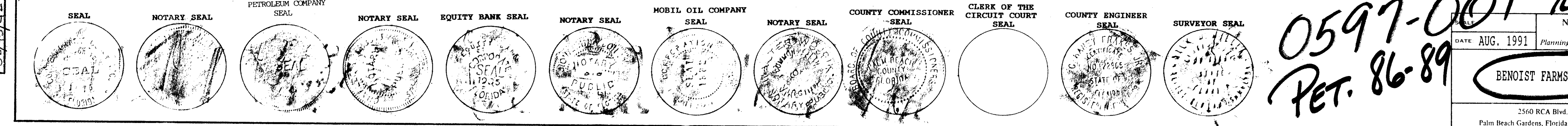
CONTEMPORARY CARS, INC. 8000 BELVEDERE PETROLEUM COMPANY
SEAL NOTARY SEAL SEAL
WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF Nov., 1992.
MY COMMISSION EXPIRES: 11/2/93 Faith H. Jones
NOTARY PUBLIC

SEAL NOTARY SEAL SEAL
WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF November, 1992.
MY COMMISSION EXPIRES: 8-1-94 Giovanni Johnson
NOTARY PUBLIC
GIOVANNINA JOHNSON

SEAL NOTARY SEAL SEAL
WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF November, 1992.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SEAL NOTARY SEAL SEAL
WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF March, 1993.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SEAL NOTARY SEAL SEAL
WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF March, 1993.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC



0597-001 70/78
PET. 86-89
NICK MILLER, INC. Planning & Development Consultants
DATE AUG. 1991
DRAWN BY: _____
CHK: _____
BENOIST FARMS CORPORATE PARK - P.I.D.
2560 RCA Blvd. • Suite 105
Palm Beach Gardens, Florida 33410 (407)627-5200
DRAWING NUMBER
891020