

PLAT OF KNUTH ROAD P.C.D.

BEING A REPLAT OF A PORTION OF TRACTS 9 AND 10 AND ALL OF TRACTS 23 AND 24, PALM BEACH FARMS COMPANY PLAT NO. 8, ACCORDING TO PLAT BOOK 5, PAGE 73, SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



45

COUNTY OF PALM BEACH, FLORIDA. This Plat was filed for record at this City of Boynton Beach and duly recorded in Plat Book No. 83 on page 45-46. DOROTHY HAWKINS, Clerk of County Court by Craig A. Stanley, P.C.

BILL R. WINCHESTER, M. FRANK FINAROCK & ELSE A. WINCHESTER AS CO-TRUSTEES OF THE OATED 11/15/96

KNOW ALL MEN BY THESE PRESENTS THAT KNUTH ROAD TRUST AND KNUTH GAS & OIL, INC. A FLORIDA CORPORATION, OWNERS OF LAND SHOWN HEREON, BEING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 9 AND 10 AND ALL OF TRACTS 23 AND 24, PALM BEACH FARMS COMPANY PLAT NO. 8, ACCORDING TO PLAT BOOK 5, PAGE 73, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS KNUTH ROAD P.C.D. PLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS 9 AND 10, LYING SOUTH OF NEW BOYNTON ROAD (STATE ROAD NO. 804) AND TRACTS 23 AND 24, PALM BEACH FARMS COMPANY PLAT NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5 AT PAGE 73 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 804, BOYNTON BEACH BOULEVARD, AS SHOWN IN ROAD PLAT BOOK 2, PAGE 219 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE EAST LINE OF TRACT 9, PALM BEACH FARMS COMPANY PLAT NO. 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 73 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 88°28'10"W, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 88°28'10"W, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 613.39 FEET; THENCE S 0°05'40"W, A DISTANCE OF 985.50 FEET; THENCE N 88°36'00"E, A DISTANCE OF 614.98 FEET TO A POINT ON A LINE 30 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF KNUTH ROAD; THENCE N 0°00'00"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 984.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.8713 ACRES, MORE OR LESS.

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

TRACT A, THE ADDITIONAL RIGHT OF WAY FOR STATE ROAD 804, BOYNTON BEACH BOULEVARD IS HEREBY DEDICATED TO THE STATE OF FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

TRACT B, THE ADDITIONAL RIGHT OF WAY FOR KNUTH ROAD IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEES AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF KNUTH ROAD TRUST.

Witnesses: Michael A. Schroeder, Sandra A. Jeffrey, Bill R. Winchester (Trustee), M. Frank Finarock (Trustee), Else A. Winchester (Trustee).

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF MARCH, 1998.

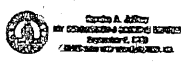
Signature of David Kalichman, President of Knuth Gas & Oil, Inc. Witness: Sandra A. Jeffrey, Ellen K. Kende.

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED DAVID KALICHMAN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF KNUTH GAS & OIL, INC. A FLORIDA 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF MARCH, 1998.

MY COMMISSION EXPIRES: 9-9-2000



Signature of Sandra A. Jeffrey, Notary Public, Commission No. CC 833942.

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH I, MICHAEL A. SCHROEDER, 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 THAT AS OF 3/15/98, 1998 THE TITLE TO A PORTION OF THE PROPERTY IS VESTED IN KNUTH ROAD TRUST AND TITLE TO THE REMAINDER OF THE PROPERTY IS VESTED IN KNUTH GAS & OIL, INC., A FLORIDA CORPORATION; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY SECTION 197.051, FLORIDA STATUTES, AS AMENDED AND THAT THE TAXES FOR 1998 ARE NOT YET DUE AND PAYABLE; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATED: 3/16/98 Signature of Michael A. Schroeder, Attorney.

SURVEYOR'S CERTIFICATE

THIS IS TO 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) 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 CITY OF BOYNTON BEACH, FLORIDA.

Signature of John N. Suiter, Surveyor and Mapper #1314.

NOTES:

- 1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
2. THIS INSTRUMENT WAS PREPARED BY JOHN N. SUITER, THE OWNER OF O'BRIEN, SUITER & O'BRIEN, INC.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REFLECTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
4. THE CITY OF BOYNTON BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
5. THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 804 IS ASSUMED TO BE AN ALLEYWAY.
6. NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS.
7. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR INTERFERE, CONDUIT, SHARPLESS EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THE PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
8. THE BUILDING SETBACKS SHALL BE CONSISTENT WITH THE BUILDING SETBACKS ESTABLISHED ON THE APPROVED MASTER PLAN FOR THE PROJECT AND CITY ZONING.
9. NO TREES SHALL BE INSTALLED WITHIN UTILITY EASEMENTS WITHOUT THE APPROVAL FROM THE CITY OF BOYNTON BEACH UTILITIES DEPARTMENT.

CITY APPROVALS

CITY OF BOYNTON BEACH, FLORIDA APPROVED FOR RECORD THIS 19th DAY OF MARCH, 1998.

Signature of Jerry Taylor, Mayor.

ATTEST:

Signature of Suzanne Kusek, City Clerk.

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF MARCH, 1998.

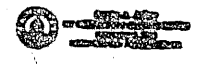
Signature of John Suiter, Engineer.

ACKNOWLEDGMENT:

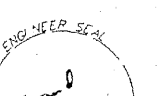
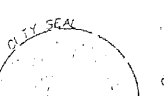
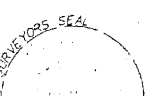
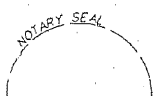
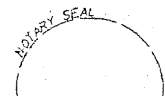
STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED BILL R. WINCHESTER AND M. FRANK FINAROCK AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEES OF KNUTH ROAD TRUST, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH TRUSTEES OF SAID TRUST, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF MARCH, 1998.

MY COMMISSION EXPIRES: 9-9-2000



Signature of Sandra A. Jeffrey, Notary Public, Commission No. CC 833942.



O'BRIEN, SUITER & O'BRIEN, INC. LAND SURVEYORS CERTIFICATE OF AUTHORIZATION #18153 SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: JOHN N. SUITER 2401 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 278-4501 337-3278 FAX 278-2380