DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DELRAY LAND COMPANY OF IOWA, INC., AN IOWA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA AND ATLANTIC AVENUE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP AND PORTALEGRE INC., A FLORIDA CORPORATION, OWNERS OF LAND SHOWN HEREON, BEING IN SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE NORTHEAST QUARTER (N.E.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ATLANTIC CENTER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF (W.1/2) OF THE NORTHEAST QUARTER (N.E.1/4) OF THE NORTHEAST (NE.1/4) OF THE NORTHEAST QUARTER (N.E.1/4), LESS THE NORTH 73.26 FEET THEREOF AND THE EAST HALF (E.1/2) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE NORTHEAST QUARTER (N.E.1/4), LESS THE NORTH 73.26 FEET THEREOF, SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE S.89°15'43"W., ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 336.17 FEET; TO A ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 336.1/ FEET; TO A POINT ON THE EAST LINE OF THE WEST HALF (W.1/2) OF THE NORTHEAST QUARTER (N.E.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF SAID SECTION 22 AS PER THE O'BRIEN, SUITER & O'BRIEN SURVEY OF SAID SECTION 22; THENCE S.2°05'24"E., ALONG SAID EAST LINE, A DISTANCE OF 73.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.2°05'24"E., ALONG SAID EAST LINE A DISTANCE OF 593.90 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER (N.E.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF SAID SECTION 22 ACCORDING TO THE O'BRIEN, SUITER & O'BRIEN SURVEY OF SAID SECTION 22; THENCE S.89°17'08"W., ALONG SAID SOUTH LINE, A DISTANCE OF 671.91 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF (E.1/2) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF SAID SECTION 22 ACCORDING TO THE PALM BEACH COUNTY SURVEY OF SAID SECTION 22; THENCE N.2°07'40"W., ALONG SAID WEST LINE, A DISTANCE OF 593.63 FEET TO A POINT ON A LINE 73.26 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 22; THENCE N.89°15'43"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 672.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 399,032 SQUARE FEET OF 9.1605 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO

HEREBY DEDICATE AS FOLLOWS: THE INGRESS AND EGRESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PROPERTY OWNERS, THEIR SUCCESSORS AND ASSIGNS, AS A DRIVEWAY EASEMENT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE OF PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE BUFFER FASEMENTS. AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PROPERTY OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 _____ DAY OF _____ 1998. _____, 1998.

DELRAY LAND COMPANY OF IOWA, INC. AN IOWA CORPORATION, LICENSED TO DO

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 ______ DAY OF

NAME GEORGE KELLY allow of umenan NAME: WILLAM R. TINNERMAN

PORTALEGRE, INC., A FLORIDA CORPORATION

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS COUSED THESE PRESENTS TO BE SIGNED BY ITS PARTNER, ATLANTIC AVENUE SELF STORAGE, INC., THE CORPORATE GENERAL PARTNER, A FLORIDA CORPORATION, THIS _______ DAY OF

ATLANTIC AVENUE ASSOCIATES. LTD.

ATLANTIC CENTER

BEING A PORTION OF THE N.E.1/4 OF THE N.E.1/4

OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST,

PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

ACKNOWLEDGMENT:

STATE OF IOWA COUNTY OF POLK

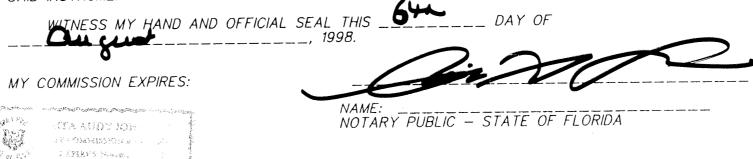
BEFORE ME PERSONALLY APPEARED RICK L. OLSON, WHO IS PERSONALLY KNOW TO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DELRAY LAND COMPANY OF IOWA, INC., AN IOWA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT 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 _____, 1998. MY COMMISSION EXPIRES:

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED JOSEPH VAUGHN, WHO IS PERSONALLY KNOW TO ME, AS IDENTIFICATION, AND WHO EXECUTED OR HAS PRODUCED ______AS IDENTIFICA
THE FOREGOING INSTRUMENT AS PRESIDENT OF PORTALEGRE, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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.



ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GEORGE T. KELLY, WHO IS PERSONALLY KNOW TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ATLANTIC AVENUE SELF STORAGE, INC., A FLORIDA CORPORATION, THE CORPORATE GENERAL PARTNER TO ATLANTIC AVENUE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND ASSOCIATES, LID., A FLUKIDA LIMITED PARTNERSHIP, AIND
SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 _______, 1998. MY COMMISSION EXPIRES: TITA A SECONDE 算其實施系統

MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

1 (1975) (CTIVIT) FID, OKSEN (CTIVIT) AND CTIVITY AND

THE UNDERSIGNED HEREBY CERTIFIES THAT SHE IS THE HOLDER OF A MORTGAGE 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 MORIGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK ______ AT PAGE

OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHERE, I, DIANT ROSACKER, DO HEREUNTO SET MY HAND AND SEAL THIS _______, 1998.

_____, 1998.

ACKNOWLEDGMENT.

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DIANE ROSACKER, WHO IS PERSONALLY KNOWN TO ME OR AS IDENTIFICATION AND WHO EXECUTED HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTE THE FOREGOING INSTRUMENT, ALIO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED GAID INGTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITHESS MY HAND AND OFFICIAL SEAL THIS ______, 1998. .____, 1998. MY COMMISSION EXPIRES: Control of the second respectively to the second se SITIA AUGY 10 ECONO EXPITE Howepiter . 1

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF BROWARD

WE, FIRST SECURITY TITLE, INC., A TITLE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO DELRAY LAND COMPANY OF IOWA, INC., AN IOWA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA AND TO PORTALEGRE, INC., A FLORIDA CORPORATION AND ATLANTIC AVENUE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER FNCUMBRANCES OF RECORD.

AUgust 3rd 1498

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) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.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 PALM BEACH COUNTY, FLORIDA.

> SURVEYOR AND MAPPER NO. 5708 STATE OF FLORIDA

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH FOR THE EAST ZONE OF FLORIDA AND ARE BASED ON A LINE BETWEEN PALM BEACH COUNTY SURVEY DEPARTMENT MONUMENTS FOR THE NORTH LINE OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND HAVING A BEARING OF N.89°42'27"E.

COORDINATES, BEARINGS AND DISTANCES:

COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCE ARE GROUND SCALE FACTOR 1.0000306 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE N.89°15'43"E. (PLAT BEARING) N.89°15'43"E. (GRID BEARING)

0°00'00" = BEARING ROTATION (PLAT TO GRID)

THE STATE PLANE COORDINATES SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS ESTABLISHED ADOPTED AND PUBLISHED BY THE PALM BEACH COUNTY SURVEY SECTION. THE STATE PLANE COORDINATES SHOWN HEREON, FOR THE PERMANENT REFERENCE MONUMENTS, ARE BASED ON PALM BEACH COUNTY SURVEY SECTION CONTROL POINTS AND ARE DERIVED FROM FIELD MEASUREMENTS WHICH EXCEED THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR COMMERCIAL HIGH RISK SURVEYS AS DEFINED IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

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 THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561/276-4501).

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENTS BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE 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 THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

COUNTY ENGINEER:

WITH SEC.177.081 (1), F.S.

Sen T. U.U. GEORGE T. WEBB, P.E., COUNTY ENGINEER

COUNTY OF PALM BEACH)

s 28 day of October

DOROTHYH. WILKEN Clerk of Circle Sourt.

COMPANY CORD

NO

SEAL

CORPORAT

COUNTY ENG

Mr * W

0 7 6

S SEAL

STATE OF FLORIDA

O'BRIEN, SUITER & O'BRIEN, INC. LAND SURVEYORS CERTIFICATE OF AUTHORIZATION #LB353 SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: JOHN N. SUITER 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483

(561) 276-4501 732-3279 FAX 276-2390

SEPT., 1997 FIELD BOOK PAGE NO.

1'' = 40'ORDER NO.: 96-160"PL

