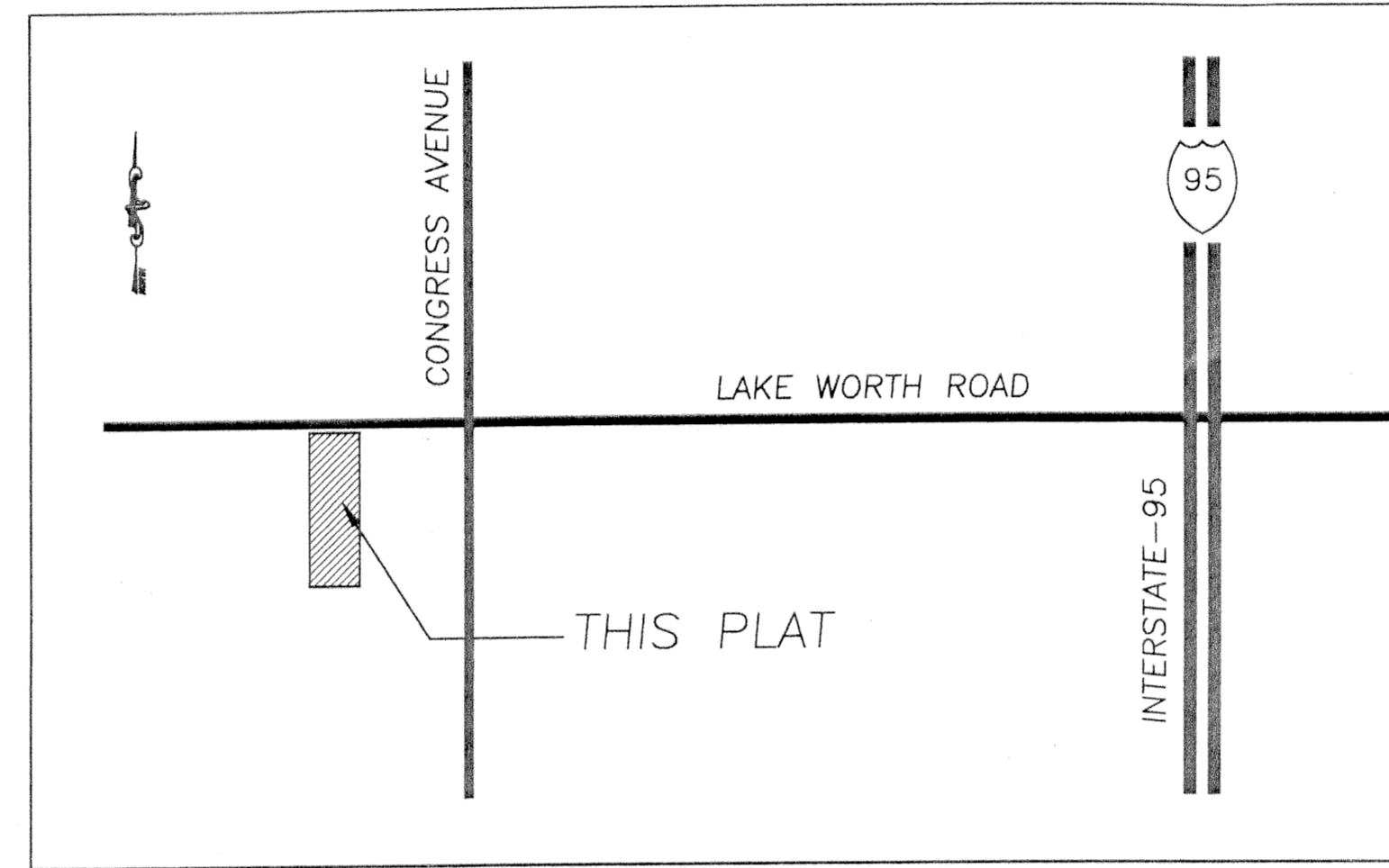
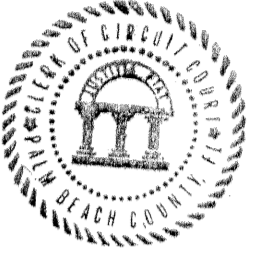


# STEMPLINGER PLAZA

A M.U.P.D. AND BEING A REPLAT OF A PORTION OF LOTS "A", "B" AND "C" OF BLOCK "2", PALM BEACH FARMS COMPANY, PLAT NO. 7 PLAT BOOK 5, PAGE 72. LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 NOVEMBER 2002

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 11:07 A.M. THIS 25th DAY OF March 2003 AND DULY RECORDED IN PLAT BOOK No. 97 ON PAGE 5181-192.  
DOROTHY H. WILKEN  
CLERK, CIRCUIT COURT  
BY: *[Signature]*



LOCATION MAP (NOT TO SCALE)

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MATHIAS R. STEMLINGER, OWNER OF THE LAND SHOWN HEREON AS STEMLINGER PLAZA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS A, B AND C IN BLOCK 2, PALM BEACH FARMS COMPANY PLAT NO. 7, BEING A SUBDIVISION OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 5, PAGE 72, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, LESS THE WEST 200 FEET THEREOF, AND EXCEPT THE NORTH 35 FEET OF LOT "A", BLOCK 2, AS APPROPRIATED BY PALM BEACH COUNTY FOR RIGHT-OF-WAY AND DRAINAGE PURPOSES FOR STATE ROAD 802, AS IN THE MINUTES OF THE CIRCUIT COURT BOOK 86, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, CONTAINING 0.964 ACRES.

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

- 1) UTILITY EASEMENTS:  
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.
- 2) LIMITED ACCESS EASEMENTS:  
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OF ACCESS RIGHTS.
- 3) LANDSCAPE BUFFER EASEMENTS:  
THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER OF TRACT "A", HIS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MATHIAS R. STEMLINGER, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I, MATHIAS R. STEMLINGER DO HEREUNTO SET MY HAND AND SEAL THIS 14 DAY OF FEB, 2003.

WITNESS: *[Signature]* BY: *[Signature]*  
MATHIAS R. STEMLINGER

PRINT NAME KEVIN MCGINLEY

WITNESS: *[Signature]*

PRINT NAME Theresa Page

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MATHIAS R. STEMLINGER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AND AS IDENTIFICATION, 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 14th DAY OF FEBRUARY 2003

MY COMMISSION EXPIRES: MAY 13, 2005  
*[Signature]*  
NOTARY PUBLIC  
ROGER P. JAGUIBB  
MY COMMISSION NO. DD0024709

### SURVEYORS NOTES

1. 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.
2. BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF N 88°04'23" W ALONG THE NORTH LINE OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, BASED ON THE 1983 STATE PLANE COORDINATE SYSTEM.
3. THE COUNTY OF PALM BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
5. MILLER LAND SURVEYING, LICENSED AUTHORIZATION NO. L.B. 6838
6. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

COORDINATE NOTE  
COORDINATES SHOWN ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT ZONE - FLORIDA EAST  
LINEAR UNIT - U.S. SURVEY FOOT  
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)  
SCALE FACTOR - 1.0000424  
GROUND DISTANCE X SCALE FACTOR - GRID DISTANCE

### TITLE CERTIFICATION

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

WE, HORIZON TITLE SERVICES INC., A TITLE INSURANCE 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 MATHIAS R. STEMLINGER; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2-20-03

*[Signature]*  
CHARLES S. BOLZ, PRESIDENT  
HORIZON TITLE SERVICES, INC.

### 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 PALM BEACH COUNTY, FLORIDA.

DATED: 2-14-03

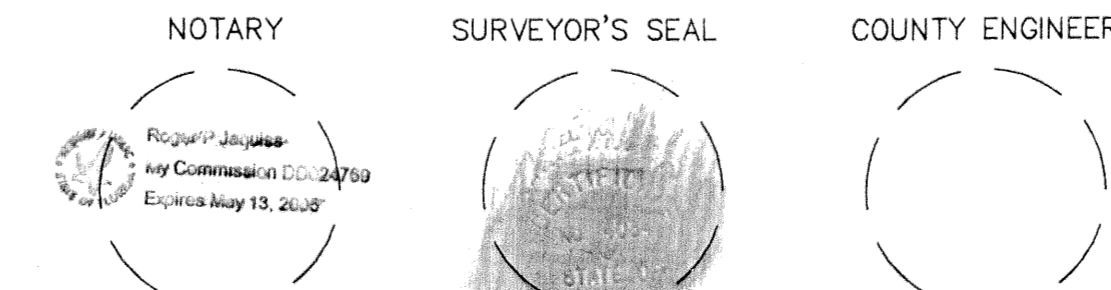
MILLER LAND SURVEYING  
CERTIFICATE OF AUTHORIZATION L.B. NO. 6838  
*[Signature]*  
MICHAEL J. MILLER, P.S.M.  
FLORIDA CERTIFICATE NO. 4034  
STATE OF FLORIDA

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.071(2) FLORIDA STATUTES, THIS 24th DAY OF MARCH, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SECTION 177.081(1) F.S.

*[Signature]*  
BY: GORDON HANEY FRANKS, P.E.  
GEORGE T. WEBB, P.E.  
ASSISTANT COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.L.S. IN THE OFFICES OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL. 33460



SCALE AS NOTED	MILLER LAND SURVEYING 1121 LAKE AVE. LAKE WORTH, FLORIDA 33460	REFERENCES B.B. 12, PG. 23
DR. PICARD		JOB NO. Y-01-19-08
FIELD M.M.		L-1484
DATE NOV. 2002		

SUBDIVISION STEMLINGER PLAZA  
BOOK 97 PAGE 181  
FLOOD MAP # 175P  
QUAD # 18 ZONING CG  
SE ZIP CODE 33461  
TAZ 303  
FUD NAME