

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Lance S. Uhley, as Trustee under Unrecorded Trust known as U.S. 441 Land Trust, pursuant to Section 689.071, Florida Statutes, owner of the land shown hereon, being in Section 36, Township 44 South, Range 41 East, Palm Beach County, Florida, shown hereon as 441 Land Trust Plat and described as follows:

Tracts 25 and 26 less North 242.99 feet thereof, and Tract 32, Block 35, PALM BEACH FARMS COMPANY PLAT NUMBER 3, according to the Plat thereof, recorded in Plat Book 2, Page 45, Public Records of Palm Beach County, Florida. Less and except the right-of-way of State Road No. 7, as recorded in Deed Book 640, Page 322 and Official Records Book 9169, Page 192. And less and except that Portion of Tract 32 described as follows: Commencing at the Southeast corner of Section 36, Township 44 South, Range 41 East; thence North 88 degrees 33 minutes 16 seconds West along the South line of said Section 36, a distance of 222.99 feet to a Point on the Westerly Right-of-way line of State Road No. 7, U.S. No. 441 as shown on the Florida Department of Transportation Right-of-way map for Section 93210-2525; thence North 01 degrees 28 minutes 15 seconds East, along said Right-of-way line, a distance of 25 feet to a point on the South line of said Tract 32 and the Point of Beginning; thence North 88 degrees 33 minutes 16 seconds West, along said South line of said Tract 32, a distance of 270.00 feet; thence North 01 degrees 28 minutes 15 seconds East, a distance of 270.00 feet; thence South 88 degrees 33 minutes 16 seconds East, a distance of 270.00 feet to a point on said Westerly Right-of-way line of State Road No. 7; thence South 01 degrees 28 minutes 15 seconds West, along said Westerly Right-of-way line, a distance of 270.00 feet to the Point of Beginning.

Above described land being more particularly described as follows:

Commencing at the Southeast corner of Section 36, Township 44 South, Range 41 East; thence North 88 degrees 33 minutes 15 seconds West along the South line of said Section 36, a distance of 222.99 feet to a point on the Westerly right of way of State Road No. 7, (U.S. No. 441) as shown on the Florida Department of Transportation Right Of Way Map for Section 93210-2525; thence North 01 degrees 28 minutes 15 seconds East, along said right of way line, a distance of 295.00 feet to the Point of Beginning; thence continue North 01 degrees 28 minutes 15 seconds East, along said right of way, a distance of 421.03 feet; thence North 01 degrees 28 minutes 29 seconds East, along said right of way, a distance of 225.47 feet to a point on the South line of the North 242.99 feet of Tracts 25 and 26, Block 35, according to the Plat of PALM BEACH FARMS COMPANY PLAT NO. 3, recorded in Plat Book 2, Page 48, of the Public Records of Palm Beach County, Florida; Thence South 89 degrees 03 minutes 41 seconds West, along said South line, a distance of 882.74 feet to the West line of said Tract 26; Thence South 00 degrees 59 minutes 28 seconds East. Along the West line of said Tract 26, a distance of 407.48 feet to the Southwest corner of said Tract 26; thence North 89 degrees 32 minutes 57 seconds East, along the South line of said Tract 26, a distance of 320.50 feet to the Northwest corner of said Tract 32; thence South 00 degrees 27 minutes 32 seconds East along the West line of said Tract 32, a distance of 483.54 feet a point in a line parallel with and 25 feet North of the South line of said Block 35 and said Section 36; thence South 88 degrees 33 minutes 16 seconds East, along said parallel line a distance of 257.84 feet to a point; thence North 01 degrees 28 minutes 15 seconds East a distance of 270.00 feet; thence South 88 degrees 33 minutes 16 seconds East a distance of 270.00 feet to the Point of Beginning.

CONTAINING IN ALL 12.63 ACRES, MORE OR LESS

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. The 10' Utility Easement as shown hereon dedicated in perpetuity for the construction and maintenance of Utility facilities, including Cable Television systems shall not interfere with the construction and maintenance of other Utilities.
2. The Limited Access Easement as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over Access rights.
3. Tract "A", as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the Public for Public street purposes.
4. Landscape Buffer Easements and Compatibility Buffer Easements within Lot 1, as shown hereon, are hereby reserved for the owner of Lot 1, its successors and assigns, for Landscape Buffer and Compatibility Buffer purposes and are the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to Palm Beach County.
5. Landscape Buffer Easements and Compatibility Buffer Easements within Lot 2, as shown hereon, are hereby reserved for the owner of Lot 2, its successors and assigns, for Landscape Buffer and Compatibility Buffer purposes and are the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, I, Lance S. Uhley, as Trustee under Unrecorded Trust known as U.S.

441 Land Trust pursuant to Section 689.071, Florida Statutes, do hereunto set my hand and seal this 3rd day of July, 2003.

Witnesses: Annette Reidel, Susan T. Carter, Lance S. Uhley, Trustee

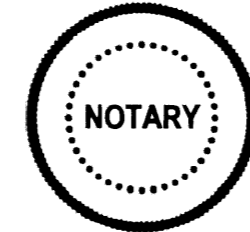
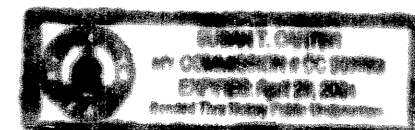
ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME, personally appeared Lance S. Uhley, who is personally known to me or has produced a as identification, and who executed the foregoing Instrument as Trustee under Unrecorded Trust known as U.S. 441 Land Trust, pursuant to Section 689.071, Florida Statutes, and acknowledged before me that he executed said instrument for the purposes therein.

WITNESS my hand and official seal this 3 day of July, 2003.

My commission expires: 4/29/04 Susan T. Carter
Commission No. CC 908693 Susan T. Carter, Notary Public (printed name)

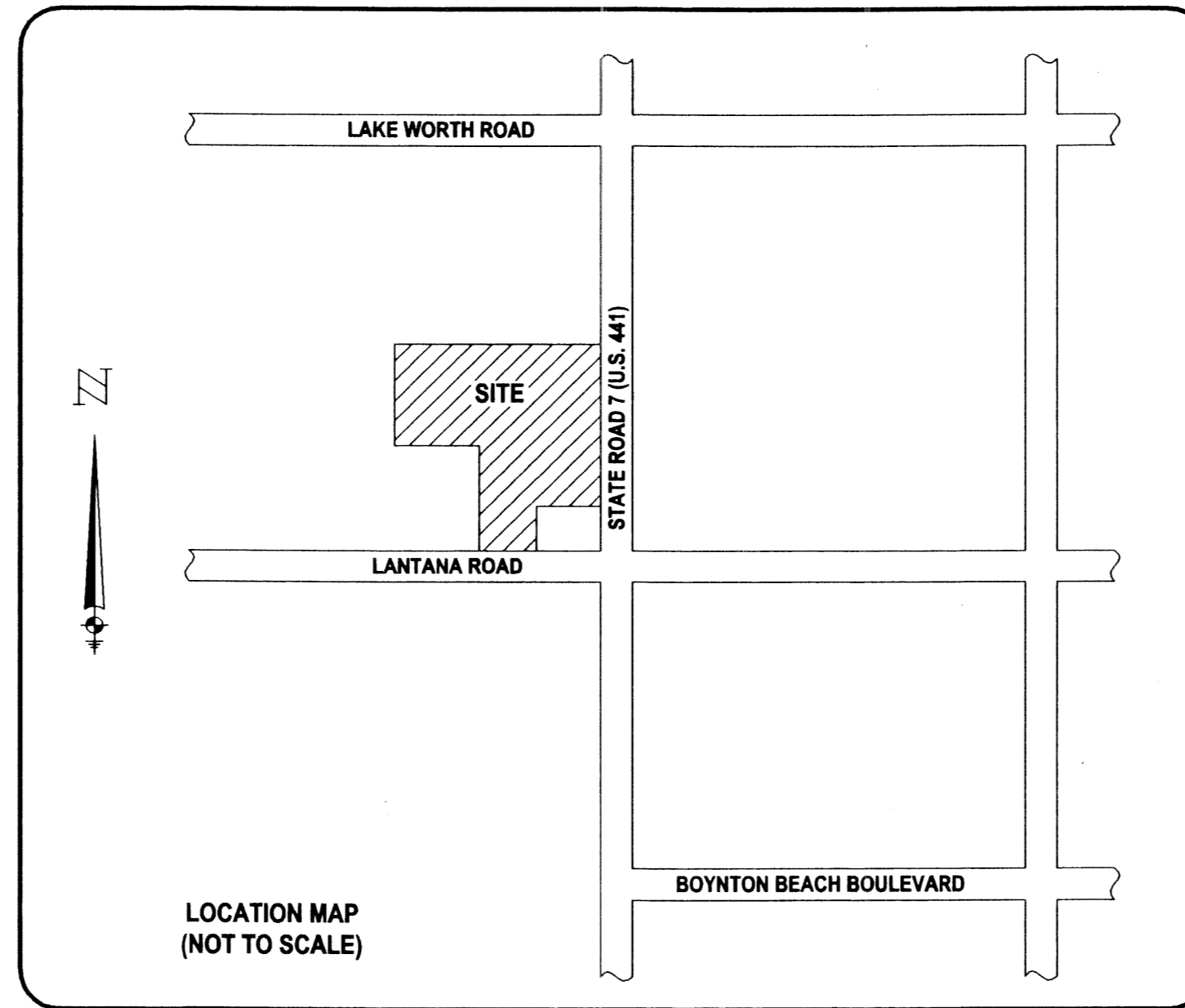


441 LAND TRUST PLAT

A REPLAT OF A PORTION OF TRACTS 25, 26 AND 32, BLOCK 35, "PALM BEACH FARMS CO. PLAT NO. 3", PLAT BOOK 2, PAGES 45-54, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

JUNE, 2003

SHEET 1 OF 2



LOCATION MAP (NOT TO SCALE)

SURVEYOR'S NOTES

- 1. All bearings shown hereon are relative to the South Line of Section 36, Township 44 South, Range 41 East having a bearing of North 88°33'16" West.
2. No building or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable Palm Beach County approvals or permits as required for such encroachments.
3. Building setback lines shall be as required by the current Building and Zoning regulations of Palm Beach County and/or any restrictive covenants pertaining to that reflected by this Plat.
4. In instances where Drainage and Utility easements cross, Drainage easements shall take precedence.
5. Abbreviations used on this plat are as follows:
[X] = (P.R.M.) Permanent Reference Monument
4" X 4" Concrete Monument with a P.K. & Disk Stamped "PRM LB 4165"
● = Set 5/8" Iron Rod & Cap Stamped "LB 4165"
L.B. = Licensed Business
C/L = Centerline
ORB = Official Record Book
N xx.xx = State Plane Coordinates (Northing)
E xx.xx = State Plane Coordinates (Easting)
6. State Plane Coordinate Information
A. Coordinates shown are grid
B. Datum = NAD 83, 1990 Adjustment
C. Zone = Florida East
D. Linear Unit = US Survey Foot
E. Coordinate system 1983 State Plane Transverse Mercator Projection
F. All distances are ground.
G. Scale Factor = 1.0000174
H. Ground distance X scale factor = grid distance
7. The Plat position and orientation to the State Plane Coordinate System was performed by traversing to achieve a minimum relative distance accuracy of 1:10,000 to the nearest N.A.D. 83, 1990 adjustment Geodetic Control.
8. 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.

TABULAR DATA

NAME: 441 LAND TRUST PLAT
OVERALL ZONING PETITION NO.: 2002-027
DUNKIN DONUTS ZONING PETITION NO.: 2002-002
ZONING DESIGNATION: IL & CC
FUTURE LAND USE: IND & CL

LOT 1: 40,019 SQUARE FEET / 0.92 ACRES
LOT 2: 510,317 SQUARE FEET / 11.71 ACRES

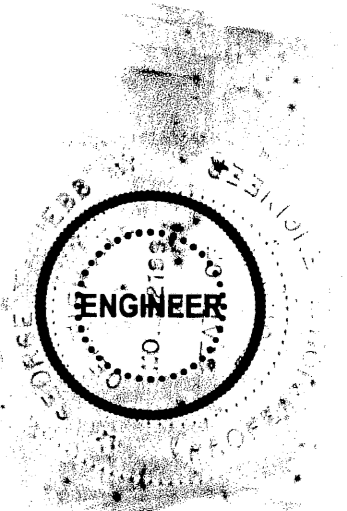


COUNTY OF PALM BEACH ) ss
STATE OF FLORIDA )
This Plat was filed for record at 11:23 AM,
This 22 day of July, 2003
and duly recorded in Plat Book No. 99
on page 124-125
DOROTHY H. WILKEN, Clerk of Circuit Court
by Susan T. Carter

COUNTY APPROVALS

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), F.S., this 22 day of July, 2003, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with Section 177.081(1), F.S.

By: George T. Webb, P.E.
COUNTY ENGINEER



TITLE CERTIFICATION

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

We, North American Title Company, 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 that the title to the property is vested to Lance S. Uhley, as Trustee under Unrecorded Trust known as U.S. 441 Land Trust; 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: 7/8/03

Donald R. Blagg, Manager
Vicki Medina, Vice President

SURVEYOR & MAPPER CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of 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 Section 177.091 (9), Florida Statutes, 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: This 3rd day of July, 2003.

Daniel L. Blanton
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5988



THIS INSTRUMENT WAS PREPARED BY DANIEL L. BLANTON IN THE OFFICES OF DONALD D. DANIELS, INC.

Table with 4 columns: Reference, Revisions, Scale, and Sheet. Includes contact information for Donald D. Daniels, Inc.

Subdivision 441 Land Trust Plat
Book 99 Page 124
Flood Zone
Zoning
Zip Code 33407
TAX 1021
FUD NAME