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0803-001

# WHITWORTH COMMERCIAL M.U.P.D.

BEING A REPLAT OF A PORTION OF TRACTS 41 THROUGH 43, INCLUSIVE AND THAT PORTION OF TRACTS 54 THROUGH 56, INCLUSIVE, BLOCK 64, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

MARCH, 2007 SHEET 1 OF 2

COUNTY OF PALM BEACH } as  
STATE OF FLORIDA }  
This Plat was recorded on 4-10-07 at 10:21 AM  
This is day of April 2007  
and duly recorded in Plat Book No. 109  
on page 154-155  
SHARON B. BOON, Clerk & Comptroller  
by [Signature] D.C.

### DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PINELLAS

KNOW ALL MEN BY THESE PRESENTS THAT MPG FLAVOR PICT ROAD, LTD, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS WHITWORTH COMMERCIAL M.U.P.D., BEING A REPLAT OF A PORTION OF TRACTS 41 THROUGH 43, INCLUSIVE AND THAT PORTION OF TRACTS 54 THROUGH 56, INCLUSIVE, BLOCK 64, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 56; THENCE NORTH 00°23'06" WEST, ALONG THE EAST LINE OF SAID TRACT 56, A DISTANCE OF 183.99 FEET; THENCE SOUTH 89°36'54" WEST, A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 44°36'42" WEST, A DISTANCE OF 56.57 FEET; THENCE SOUTH 89°36'30" WEST, ALONG A LINE 144.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 54 THROUGH 56, A DISTANCE OF 780.77 FEET; THENCE NORTH 00°23'11" WEST, A DISTANCE OF 816.70 FEET; THENCE NORTH 89°36'33" EAST, A DISTANCE OF 820.78 FEET; THENCE SOUTH 00°23'06" EAST, ALONG A LINE 37.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACT 41, A DISTANCE OF 131.92 FEET; THENCE NORTH 89°36'54" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°23'06" EAST, ALONG A LINE 25.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 41 AND 56, A DISTANCE OF 311.07 FEET; THENCE SOUTH 13°05'51" WEST, A DISTANCE OF 51.47 FEET; THENCE SOUTH 00°23'06" EAST, ALONG A LINE 37.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACT 56, A DISTANCE OF 283.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.463 ACRES, MORE OR LESS.

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

1. PARCEL "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR MPG FLAVOR PICT ROAD, LTD. FOR DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MPG FLAVOR PICT ROAD, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. PARCEL "B", 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 THE PUBLIC STREET PURPOSES.
3. 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.
4. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO FLAVOR PICT ROAD, HAGEN RANCH ROAD, AND TRACT "B", AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
5. 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.
6. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
7. THE PUBLIC WATER SUPPLY WELL SITE EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND EXPANSION OF POTABLE WATER SUPPLY WELLS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE WELL SITE EASEMENTS WITHOUT THE APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
8. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.

IN WITNESS WHEREOF, MPG FLAVOR PICT ROAD, LTD, A FLORIDA LIMITED PARTNERSHIP, BY MPG FLAVOR PICT ROAD, INC., A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, IRA WAITZ AND ITS SEAL, AFFIXED HERETO, THIS 2nd DAY OF APRIL, 2007.

WITNESS: [Signature]  
PRINT NAME: TERESA PARR  
MPG FLAVOR PICT ROAD, LTD  
A FLORIDA LIMITED PARTNERSHIP  
BY: MPG FLAVOR PICT ROAD, INC., A  
FLORIDA CORPORATION, ITS  
SOLE GENERAL PARTNER

WITNESS: [Signature]  
PRINT NAME: Myra Ugarte  
BY: [Signature]  
IRA WAITZ  
PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME PERSONALLY APPEARED IRA WAITZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MPG FLAVOR PICT ROAD, INC. SOLE GENERAL PARTNER OF MPG FLAVOR PICT ROAD, LTD 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 2nd DAY OF April, 2007.

NOTARY PUBLIC [Signature]  
PRINT NAME: Julia A. Keffler  
MY COMMISSION EXPIRES: 11/8/11  
COMMISSION NUMBER: DDG30974

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

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 DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 16614, AT PAGE 685, AS THE SAME HAS BEEN MODIFIED BY SUBORDINATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 16614 AT PAGE 714, PARTIAL RELEASE OF MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 18610, AT PAGE 1146, PARTIAL RELEASE OF MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 18928, AT PAGE 875 AND FIRST MORTGAGE MODIFICATION, FUTURE ADVANCE AND CONSOLIDATION AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 20731, AT PAGE 1332, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3rd DAY OF April, 2007.

BANK OF AMERICA, N.A.  
WITNESS: [Signature]  
PRINT NAME: Sandra L. Cox  
WITNESS: [Signature]  
PRINT NAME: Kyle Erickson Workinger  
BY: [Signature]  
STEVE COHN  
SENIOR VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PINELLAS Hillsborough

BEFORE ME PERSONALLY APPEARED, STEVE COHN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A. 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 30 DAY OF March, 2007.

NOTARY PUBLIC [Signature]  
PRINT NAME: Kyle Erickson Workinger  
MY COMMISSION EXPIRES: December 14, 2007  
COMMISSION NO: JDR51707

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PINELLAS

I, KALINA PAGANO, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MPG FLAVOR PICT ROAD, LTD, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.

BY: [Signature]  
KALINA PAGANO, ESQ. FLORIDA BAR NO. 0124818  
DATE: 04/02/07

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES, THIS 10 DAY OF April, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.061 (1) FLORIDA STATUTES.

DATE: 4-10-07  
BY: [Signature]  
GEORGE T. WEBB, P.E. COUNTY ENGINEER

### SURVEYOR'S NOTES

1. BEARING REFERENCE: THE BEARINGS HEREON ARE BASED THE STATE PLANE COORDINATE SYSTEM, NAD 83, 1990 ADJUSTMENT FOR THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, WHICH BEARS S 00°23'06" E AND ALL BEARINGS ARE RELATIVE THERETO.
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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. 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 PALM BEACH COUNTY.
4. 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
5. COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.  
COORDINATES SHOWN ARE GRID COORDINATES  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000269  
PLAT BEARING = GRID BEARING (NO ROTATION)

### SURVEYOR'S CERTIFICATE

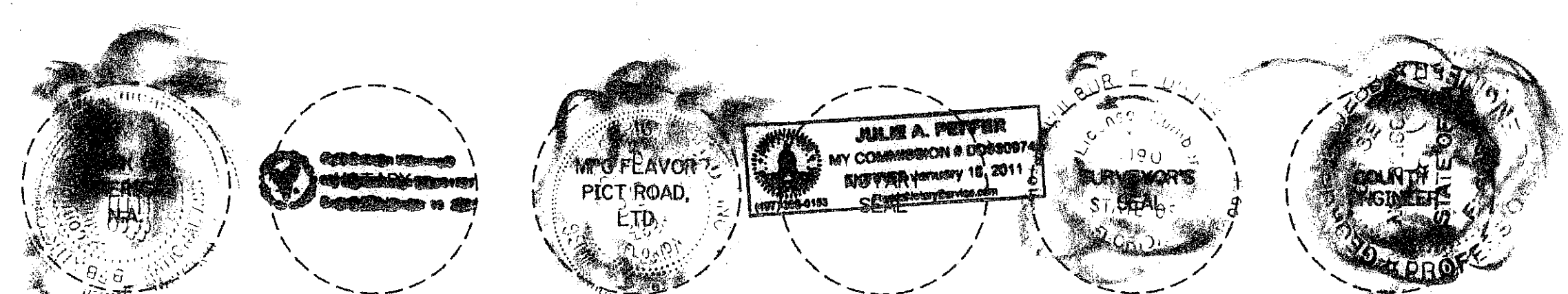
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 4/3/07  
BY: [Signature]  
WILBUR F. DIVINE, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4190, STATE OF FLORIDA

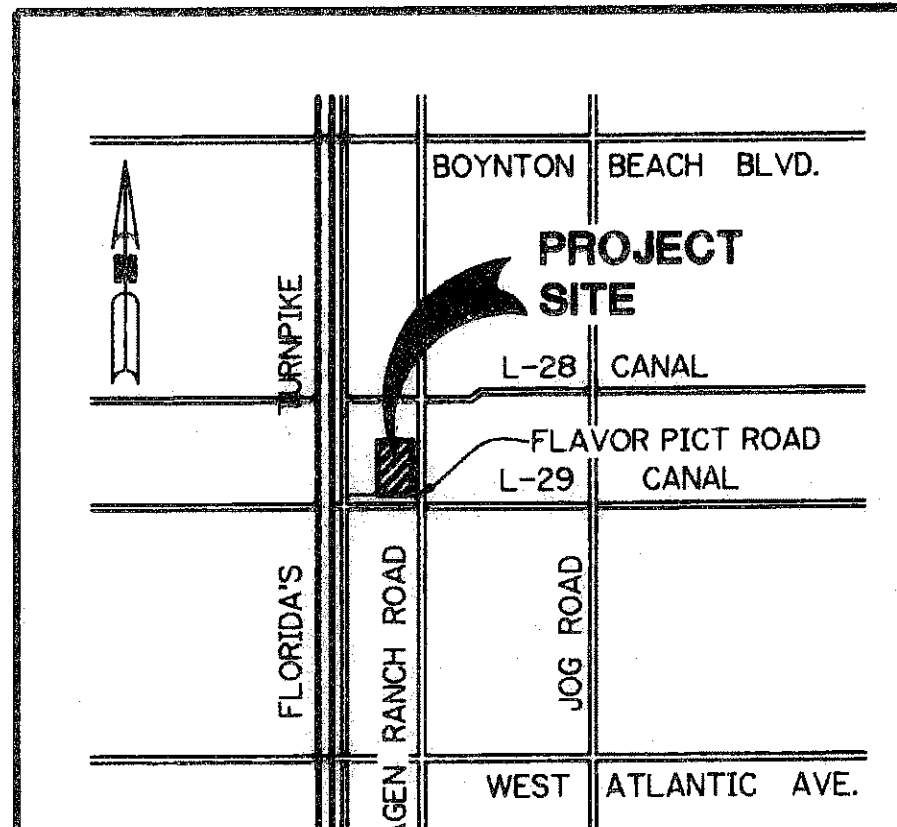
### WHITWORTH COMMERCIAL M.U.P.D.

#### SITE DATA

|                          |              |
|--------------------------|--------------|
| ZONING PETITION NO. .... | PDD 2000-099 |
| PROJECT NO. ....         | 0803-000     |
| PARCEL "A".....          | 15,324 AC.   |
| PARCEL "B".....          | 0.139 AC.    |
| TOTAL AREA.....          | 15,463 AC.   |



THIS INSTRUMENT PREPARED BY  
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
420 COLUMBIA DRIVE  
WEST PALM BEACH, FLORIDA 33409  
LB-6674



LOCATION MAP  
N.T.S.

WHITWORTH COMMERCIAL M.U.P.D.  
PAGE 154  
BLOCK 64  
TRACTS 41-43 AND 54-56  
SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
FILE NO. 0803-001  
DATE 4-10-07  
JOB NO. 0803-001