

CFN # 107182706, Page 1 of 5 Recorded 06/29/2007 at 10:38 AM



DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That the CITY OF COCONUT CREEK, a Florida Municipal Corporation, COUNTY OF BROWARD owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "JOHNSON ROAD COMMERCE CENTRE", being a replat of Tracts 34, 35, & 41, Block 85, THE PALM BEACH FARMS COMPANY PLAT NO. 3", (P.B. 2, PG. 45-54, P.B.C.R) in Section 6, Township 48 South, Range 42 East.

Parcel "B" is hereby reserved to the City of Coconut Creek for Utility purposes. Parcel "L-3" (Landscape Parcel) is hereby reserved for Utilities and Landscaping. Landscape improvements in Parcel "L-3" are the perpetual maintenance obligation of the owners of Parcel "B", their successors and/or assigns. The additional thoroughfare dedication is hereby dedicated to the public for roads and road related purposes. Easements, as shown hereon, are hereby dedicated to the public for purposes as indicated.

IN WITNESS WHEREOF: The Mayor of the City of Coconut creek, attested by the City Clerk and have affixed the corporate seal in the City of Coconut Creek, Broward County, Florida, this ___ day of ___, 2005, CITY OF COCONUT CREEK, a Florida municipal corporation

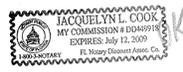
Witness: Jacquelyn Cook Name of witness printed JACQUELYN COOK
Witness: Christine T. Ross Name of witness printed CHRISTINE T. ROSS Mayor: Marilyn Guber
ATTESTED: Barbara Price City Clerk of the City of Coconut Creek

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 23rd day of September, 2005, COUNTY OF BROWARD by Marilyn Guber being the MAYOR of the City of Coconut Creek and attested to by Barbara S. Price being the CITY CLERK of said City.

They are [] personally known to me or [] have produced _____, as identification, and [] who did [] did not take and oath.

NOTARY PUBLIC Jacquelyn L Cook STATE OF FLORIDA Name of Notary printed JACQUELYN L COOK



DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That SB JOHNSON II, LLC, a Florida limited liability company, COUNTY OF BROWARD owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "JOHNSON ROAD COMMERCE CENTRE", being a replat of Tracts 34, 35, & 41, Block 85, THE PALM BEACH FARMS COMPANY PLAT NO. 3", (P.B. 2, PG. 45-54, P.B.C.R) in Section 6, Township 48 South, Range 42 East.

Parcels "L-1" and "L-2" (Landscape Parcels) are hereby reserved for Utilities and Landscaping. Landscape improvements in Parcel "L-1" and "L-2" are the perpetual maintenance obligation of the owners of Parcel "A", their successors and/or assigns. The additional thoroughfare dedication is hereby dedicated to the public for roads and road related purposes. Easements, as shown hereon, are hereby dedicated to the public for purposes as indicated.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 9th day of SEPTEMBER, 2005. SB JOHNSON II, LLC, a Florida limited liability company

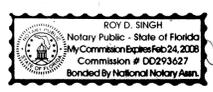
Witness: Fresy Rodriguez Name of witness printed FRESY RODRIGUEZ
Witness: David Butters Name of witness printed DAVID BUTTERS Sam Butters Sam Butters Sole Member

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 9th day of SEPT, 2005, COUNTY OF BROWARD by SAM BUTTERS, being the SOLE MEMBER of SB JOHNSON II, LLC, a Florida limited liability company.

He is [] personally known to me or [] have produced _____, as identification, and [] who did [] did not take and oath.

NOTARY PUBLIC Roy Singh STATE OF FLORIDA Name of Notary printed ROY SINGH



"JOHNSON ROAD COMMERCE CENTRE"
A REPLAT OF TRACTS 34, 35 AND 41, BLOCK 85,
"THE PALM BEACH FARMS CO. PLAT NO. 3"
(P.B. 2, PG. 45-54, P.B.C.R.)
SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
SEPTEMBER, 2004

CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That this plan has been approved by the City Planning and Zoning Board of Coconut Creek, Florida, this 8th day of December, 2004.

By: Debra Veerles Chairman, this 28th day of September, 2005.

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF COUNTY OF BROWARD THE CITY OF COCONUT CREEK, FLORIDA, in and by ORDINANCE no. 2005-010, adopted by the said City Commission, this 12th day of May, 2005, pursuant to Section 13-166, Coconut Creek Code of Ordinances.

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable impact fees have been paid or are not due.

By: Barbara Price City Clerk, this 28th day of September, 2005.

CITY ENGINEER

This plat is approved and accepted for record this 4th day of June, 2007.

By: Raj Verma City Engineer, Florida P.E. Registration # 38861

BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT DEPARTMENT

This plat is approved and accepted for record this 27th day of June, 2007.

By: Daln Datt Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been approved and accepted for record.

By: Robert P. Legg, Jr. 1/22/07 (date) Robert P. Legg, Jr. Professional Surveyor and Mapper Florida Registration Number: LS 4030
By: Richard Tornese 1/22/07 (date) Richard Tornese Director of Engineering Florida Professional Engineer Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this 22nd day of September, 2005.

By: Scott J. Bral Chairperson
This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 27th day of June, 2007. By: Michael Housholf Executive Director or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this 17th day of MARCH, 2006. ATTEST: PAMELA D. BRANGACCIO - COUNTY ADMINISTRATOR

By: Shweta Gray Deputy By: Josephus Eggle Mayor - County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

This plat filed for record this 29th day of June, 2007, in BOOK 177 of PLATS, at Page 8.

ATTEST: PAMELA D. BRANGACCIO - COUNTY ADMINISTRATOR By: P. DeLaurie Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands rec'd, surveyed, COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 16th day of October, 2006. The BENCH MARKS shown are referenced to NATIONAL GEODETIC VERTICAL DATUM OF 1929 and were established in conformity with the standards adopted by the National Ocean Survey for Third Order Vertical Control. This plat conforms to all applicable sections of Chapter 61G17-6, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 22nd day of December, 2005.

By: Jerald A. McLaughlin Registered Land Surveyor No. 5269 State of Florida. for McLAUGHLIN ENGINEERING COMPANY 400 Northeast 3rd Avenue Fort Lauderdale, Florida 33301 Certificate of Authorization Number: LB 285

