

# Palm Beach Park of Commerce, P.I.P.D. - Plat 14

Being a replat of Lots 7L and 8L, *Palm Beach Park of Commerce, a P.I.P.D., Plat No. 1*, Plat Book 56, Pages 172-176, lying within Section 18, Township 41 South, Range 41 East, Palm Beach County, Florida

### Dedication:

KNOW ALL MEN BY THESE PRESENTS THAT FR/CAL 3 South Florida, LLC, a foreign limited liability company, licensed to do business in Florida, owner of the land shown hereon, as Palm Beach Park of Commerce, P.I.P.D. - Plat 14, Being a replat of Lots 7L and 8L, *Palm Beach Park of Commerce, a P.I.P.D., Plat No. 1*, Plat Book 56, Pages 172-176, lying within Section 18, Township 41 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

**Beginning** at the Southeast corner of Lot 8L; Thence, North 01°08'14" East, along the West line of Park of Commerce Boulevard, a distance of 779.42 feet; Thence, North 43°51'46" West, a distance of 35.36 feet to a point of the south line of Corporate Road South; Thence, North 88°51'46" West, along the south line of Corporate Road South, a distance of 655.00 feet; Thence, South 01°08'14" West, a distance of 12.55 feet to a point of curvature of a circular curve, concave to the Northwest, having a radius of 490.00 feet and a central angle of (Delta) 73°05'41"; Thence, Southwesterly along the arc of said curve, an arc distance of 625.11 feet; Thence, North 74°13'52" East, a distance of 186.60 feet; Thence, South 64°54'03" East, a distance of 929.04 feet to the *Point of Beginning*.

Said land situate and being in Palm Beach County, Florida, and containing 479,442 square feet (11.01 acres) more or less.

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

- 1) Preservation Area, as shown hereon, is hereby reserved for FR/CAL 3 South Florida LLC, its successors and assigns, for vegetation preserve purposes and is the perpetual maintenance obligation of said FR/CAL 3 South Florida LLC, its successors and assigns, without recourse to Palm Beach County. This perpetual maintenance obligation is set forth in the Preserve Management Plan as required by Palm Beach County Unified Land Development Code, Article 14, C.
- 2) Tract "A," as shown hereon, is hereby reserved to First Park South Florida Association, Inc., its successors and assigns, for railway purposes and for drainage, utility and any other purposes not inconsistent with the use for railway purposes, and shall be the perpetual maintenance obligation of such association without recourse to Palm Beach County and without recourse to the Northern Palm Beach County Improvement District.

IN WITNESS WHEREOF, the above named company has caused these presents to be signed by its Director of Development, Thomas W. Trocheck, this 2nd day of February, 2009.

Witness: Jay A. S.  
Print Name: Jay A. S.

Witness: Robin M. Rich  
Print Name: Robin M. Rich

By: Thomas W. Trocheck  
Thomas W. Trocheck, Director of Development

FR/CAL 3 South Florida, LLC, a foreign limited liability company, licensed to do business in Florida

### Acknowledgment:

State of Florida SS  
County of Palm Beach

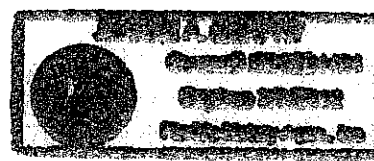
The foregoing instrument was acknowledged before me this 2nd day of February, 2009, by Thomas W. Trocheck, the Director of Development of FR/CAL 3 South Florida LLC. He is personally known to me or has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal this 2nd day of February, 2009.

7/10/2012  
My commission expires  
Commission No. 0804484

By: Jeanne A. Murphy  
Notary Public - State of Florida

Jeanne A. Murphy  
Print Name



### Acceptance of Reservations:

State of Florida SS  
County of Palm Beach

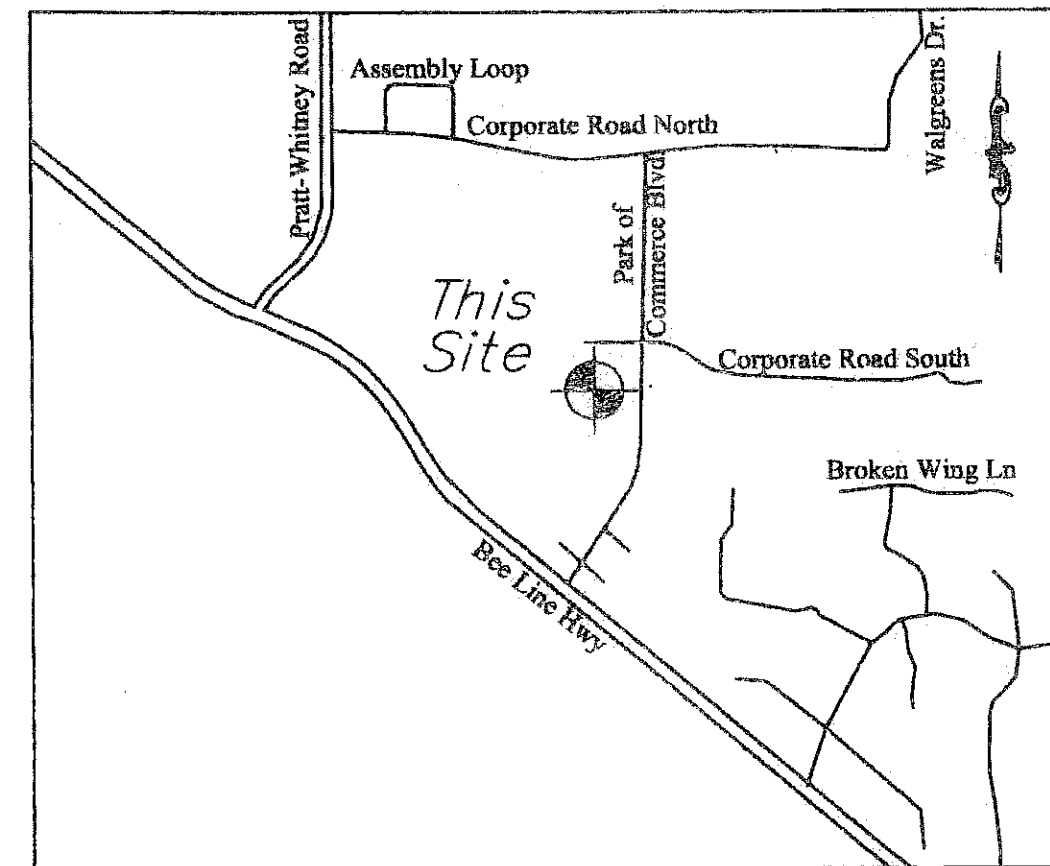
The First Park South Florida Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 4th day of February, 2009.

First Park South Florida Association, Inc.  
A Florida Corporation not for profit

Witness: Jim Brantley

Witness: Jeanne A. Murphy

By: Randy Bongard  
Print Name: Randy Bongard Title: President



Location Map  
Not to Scale

Tabulation of Parcels			
Lot #	Square footage	Acres	Land Use Deimention
Lot 7L	255,631	5.87	Light Industrial
Lot 8L	201,177	4.62	Light Industrial
Tract A	22,634	0.52	Light Industrial

### Acknowledgment:

State of Florida SS  
County of Palm Beach

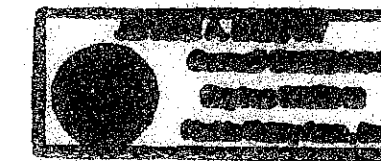
BEFORE ME personally appeared Randy Bongard who is personally known to me, or has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as (Vice) President of First Park South Florida Association, Inc., a corporation not for profit, and severally acknowledged to and before 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 4th day of February, 2009.

7/10/2012  
My commission expires  
Commission No. 0804484

By: Jeanne A. Murphy  
Notary Public - State of Florida

Jeanne A. Murphy  
Print Name



### Northern Palm Beach County Improvement District Acknowledgement:

Unit of Development No. 16

State of Florida  
County of Palm Beach

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT hereby acknowledges there are no dedications to, nor any maintenance obligations being incurred, accepted or assumed by North Palm Beach County Improvement District on this plat; and further acknowledges that Northern's existing Drainage Easement and Water Management Maintenance Easement as recorded in Plat Book 56 at Pages 172 through 176 inclusive, Public Records of Palm Beach County, Florida, are shown hereon.

Dated this 25th day of February, 2009.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

Attest: O'Neal Bardin, Jr.  
Name: O'Neal Bardin, Jr.  
Secretary, Board of Supervisors

By: Deborah A. Diaz  
Name: Deborah A. Diaz  
President, Board of Supervisors

### Title Certification:

State of Florida SS  
County of Palm Beach

I, Clifford I. Hertz, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in FR/CAL 3 South Florida, LLC; that the current taxes have been paid; that there are no mortgages of record; and that there are encumbrances of record but those encumbrance do not prohibit the creation of the subdivision depicted by this plat.

Dated: Feb. 4, 09

By: Clifford I. Hertz  
Clifford I. Hertz, P.A.  
Broad and Cassel  
One North Clematis Street  
Suite 500  
West Palm Beach, FL 33401

Association	Corporate Seal	Dedication	Northern Palm Beach County Improvement District	County Engineer	Surveyor

### Surveyor's Notes:

1. 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.
2. Building setback lines shall be as required by current Palm Beach County zoning regulations.
3. No buildings or any kind of structures or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable city approvals or permits as required for such encroachments.
4. Bearing Reference: The Bearings shown hereon are referenced to the South Line of Lot 6L, as shown on the plat of *Palm Beach Park of Commerce, A P.I.P.D., Plat No. 1*, as recorded in Plat Book 56, Page 172-176, of the Public Records of Palm Beach County, Florida. Said line bears *South 88°51'46" East*
5. PRM indicates a 4" X 4" X 24" Permanent Reference Monument stamped LB7303.
6. "Notice" this plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstance 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.
7. C denotes centerline.
8. U.E. denotes Utility Easement
9. R/W denotes Right-Of-Way

### 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"), Permanent Control Points ("P.C.P.'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.

By: Dennis J. Gabriele  
Dennis J. Gabriele, P.S.M.  
License No. LS5709  
State of Florida

### County Approval:

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 5th day of February, 2009 and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County, in accordance with Section 177.081(1), Florida Statutes.

By: George T. Webb, P.E.  
George T. Webb, P.E.  
Palm Beach County Engineer

**Patriot Surveying and Mapping, Inc.**  
3748 NW 124th Avenue  
Coral Springs, Florida 33065  
Phone: (954) 509-0083 Fax: (866) 495-0203  
LB # 7303

65  
State of Florida  
County of Palm Beach  
This plat was filed for record at 3:17 PM.  
This 30 day of March A.D. 2009 and duly recorded in Plat Book 117 on Pages 65 and 66.  
Sharon R. Bock  
Clerk & Comptroller  
Palm Beach County  
By: Sharon R. Bock  
Deputy Clerk

