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WOOLBRIGHT OFFICE CENTER-MUPD

A PLAT OF A PORTION OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 1 OF 3
FEBRUARY 2008

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DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT WOOLBRIGHT INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS WOOLBRIGHT OFFICE CENTER-MUPD, BEING A PLAT OF A PORTION OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, ALL LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A parcel of land lying in Section 34, Township 45 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

The West half (1/2) of the Northeast quarter (1/4) of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section 34, Township 45 South, Range 42 East, less the North 51 feet for the Lake Worth Drainage District L-26 Canal right-of-way.

Less that certain parcel conveyed to Palm Beach County, a political subdivision of the State of Florida, being described as:

Beginning at the Northeast corner of tract '0S15' of 'Valencia Isles-Plat One', according to the plat thereof, as recorded in Plat Book 84, Page 3, Public Records of Palm Beach County, Florida; thence North 00°11'20" West along the West line of the West one-half (W 1/2) of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of said section 34 as recorded in said plat of 'Valencia Isles-Plat One', a distance of 136.19 feet; thence South 89°25'00" East, along a line 51.00 feet South of and parallel with the North Line of the West one-half (W 1/2) of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of said section 34 as recorded in Deed Book 113, Page 227, Palm Beach County, Florida Public Records, a distance of 334.76 feet to a point on the West line of Tract "D", "Woolbright Jog MUPD", according to the plat thereof as recorded in Plat Book 92, Page 83-84 and also being the West line of the East one-half (E 1/2) of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of Section 34, Township 45 South, Range 42 East as recorded in said Plat of "Woolbright Jog MUPD"; thence South 00°11'57" East along said West line of the East one-half (E 1/2) of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of Section 34, Township 45 South, Range 42 East as recorded in said Plat of "Woolbright Jog MUPD"; a distance of 152.01 feet to a point being the Southwest corner of Tract "C" as recorded in said plat of "Woolbright Jog MUPD"; thence North 86°42'46" West, a distance of 335.37 feet to the point of beginning.

ALSO Less that certain parcel conveyed to Palm Beach County, a political subdivision of the State of Florida, being described as:

A Parcel of land lying in the Northwest one-quarter (N.W. 1/4) of Section 34, Township 45 South, Range 42 East, Palm Beach County, Florida, said parcel being more particularly described as follows;

BEGINNING at the Northeast Corner of Tract "0S15" of the plat of VALENCIA ISLES - PLAT ONE, accorded to the plat thereof as recorded in plat book 84, page 3 of the public records of Palm Beach County, Florida;

THENCE with a bearing of South 86°42'46" East along the southerly line of that certain parcel described in Official Records Book 16469, Page 1118 of the public records of Palm Beach County, Florida, for a distance of 335.37 feet to a point lying on the westerly boundary of the plat of "Woolbright Jog MUPD", according to the plat thereof as recorded in plat book 92, pages 83-84 of the public records of Palm Beach County, Florida, said point also being the Southwest corner of Tract "c" and the Northwest corner of Tract "A" of said plat;

THENCE with a bearing of South 00°11'57" East along the westerly line of Tract "A" of said plat of "Woolbright Jog MUPD", for a distance of 0.23 feet to a point;

THENCE with a bearing of North 89°25'33" West for a distance of 80.04 feet to a point;

THENCE with a bearing of North 82°16'00" West for a distance of 43.78 feet to a point;

THENCE with a bearing of North 89°04'54" West for a distance of 211.40 feet to a point lying on the easterly line of the plat of "Valencia Isles Plat One" as recorded in plat book 84, page 3 of the public records of Palm Beach County, Florida;

THENCE with a bearing of North 00°11'26" West along said easterly line of the plat of "Valencia Isles Plat One", for a distance of 9.38 feet, more or less, to the POINT OF BEGINNING.

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

UTILITY EASEMENTS

THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO WOOLBRIGHT ROAD 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.

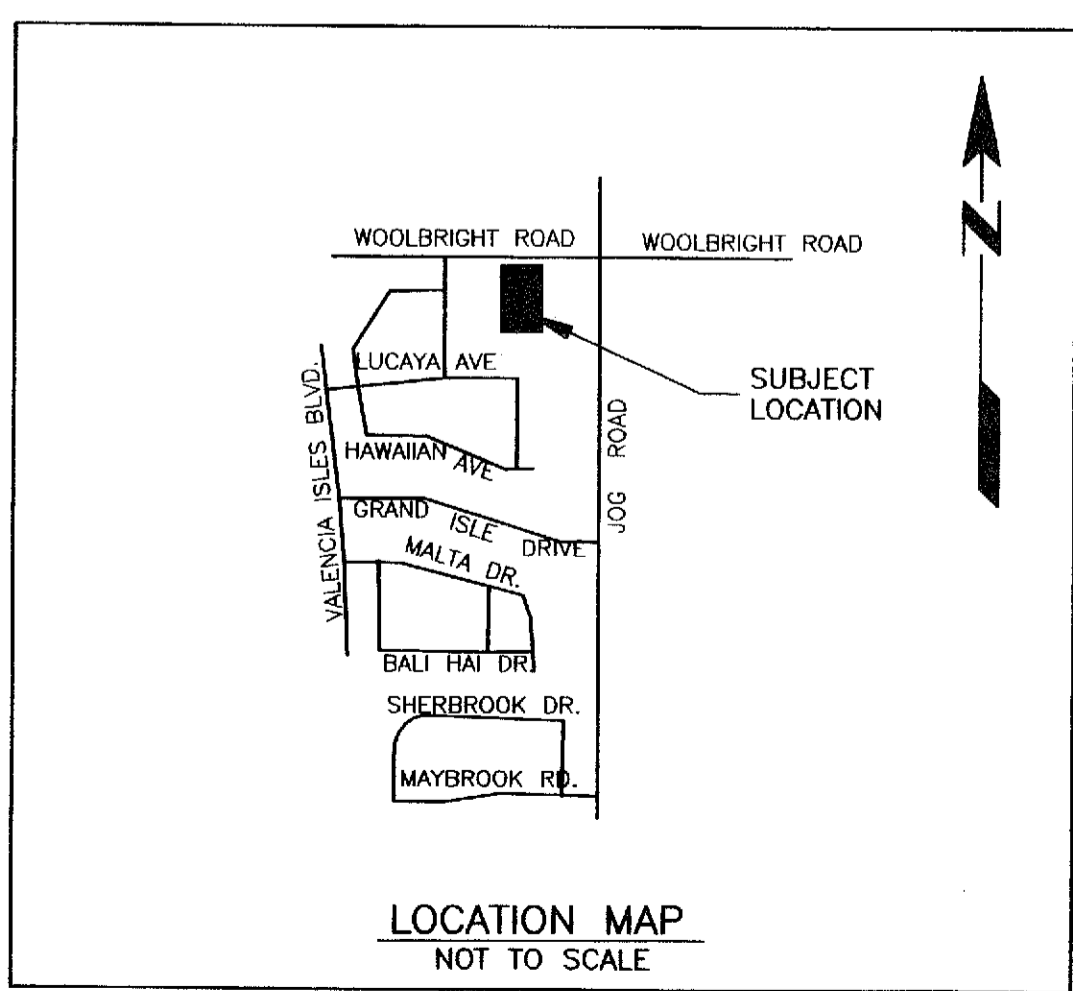
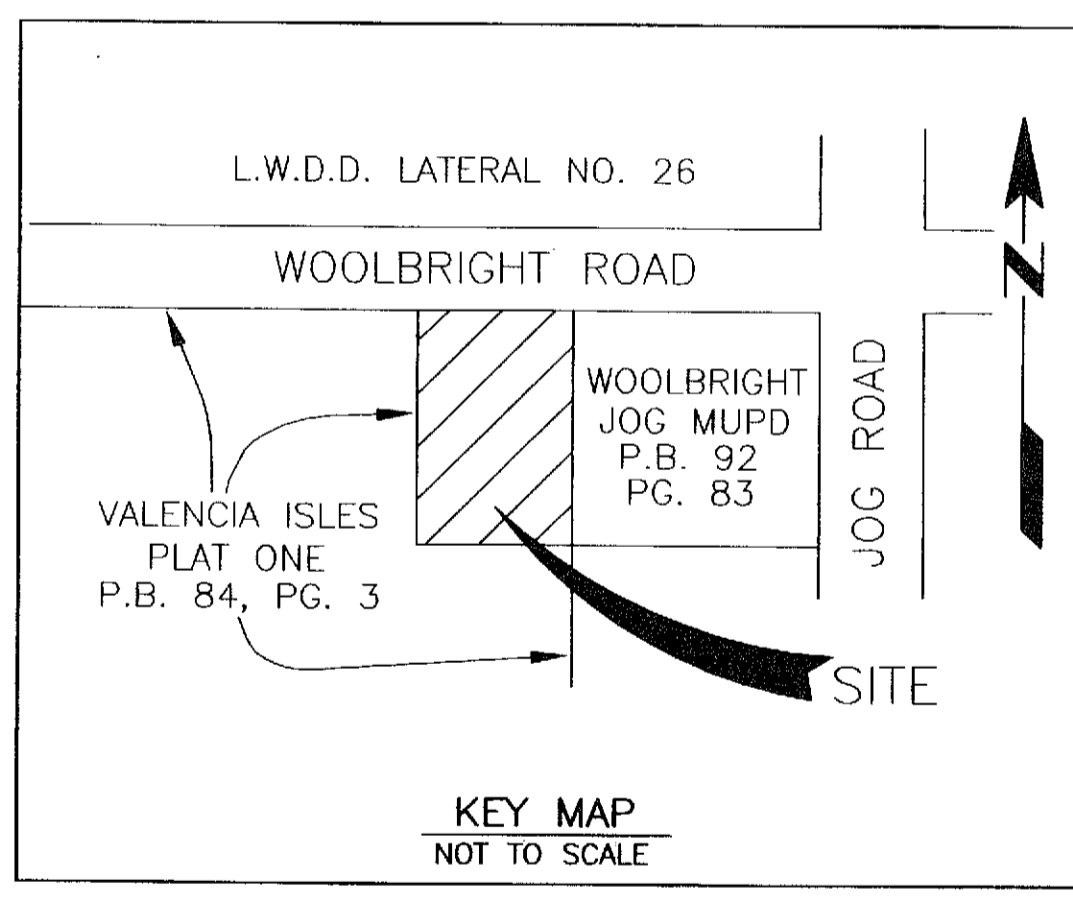
THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, 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 PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THIS INSTRUMENT WAS PREPARED BY: FREDERICK M. LEHMAN IN THE OFFICES OF JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS 3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431 PHONE NUMBER : (561) 395-3333 FAX NUMBER : (561) 395-3315 LICENSED BUSINESS NO. : LB-50

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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.

STATISTICAL DATA

PETITION NUMBER :	06-305
AREA OF TRACT A =	3.595 acres
LAND USE :	CL/3
CONTROL NUMBER:	PDD-2006-305
RESOLUTION NUMBER:	2007-1880
ZONING DISTRICT:	MUPD
PROPERTY CONTROL NUMBER:	00-42-45-34-00-000-3060



DEDICATION AND RESERVATIONS (CONTINUED)

LIMITED ACCESS EASEMENTS

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 OF ACCESS RIGHTS.

MASS TRANSIT EASEMENT

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH WOOLBRIGHT INVESTMENT GROUP, LLC, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND OR ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE WOOLBRIGHT INVESTMENT GROUP, LLC, UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF THE USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

TRACT "A"

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED BY WOOLBRIGHT INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER Howard Zolin A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, THIS 11TH DAY OF August, 2008.

WOOLBRIGHT INVESTMENT GROUP, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Robert J. Beatty
SIGN
PRINT

WITNESS: Flora Zolin
SIGN
PRINT

BY: Howard Zolin
SIGN
HOWARD ZOLIN
PRINT
MANAGING MEMBER
TITLE



ACKNOWLEDGEMENT

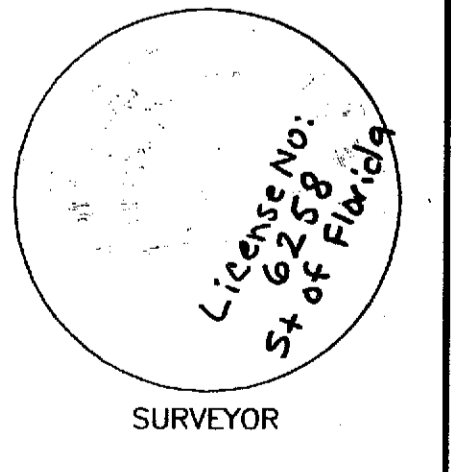
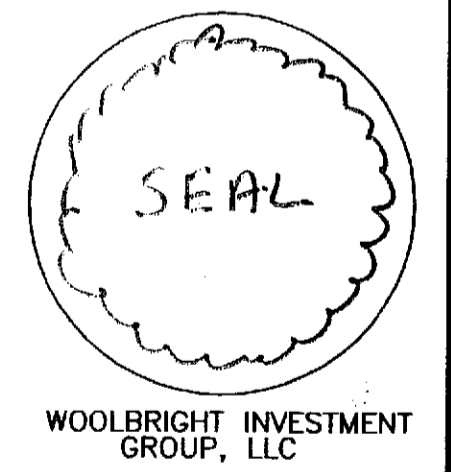
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED Howard Zolin WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF WOOLBRIGHT INVESTMENT GROUP, LLC AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND REGULAR COMPANY AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11TH DAY OF August, A.D.,

MY COMMISSION EXPIRES: August 3, 2016/12
MY COMMISSION NUMBER: # PD 788017

Pat. Edna DiMeara
NOTARY PUBLIC, STATE OF FLORIDA

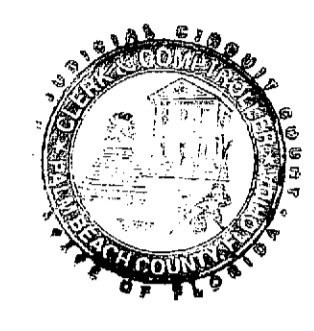
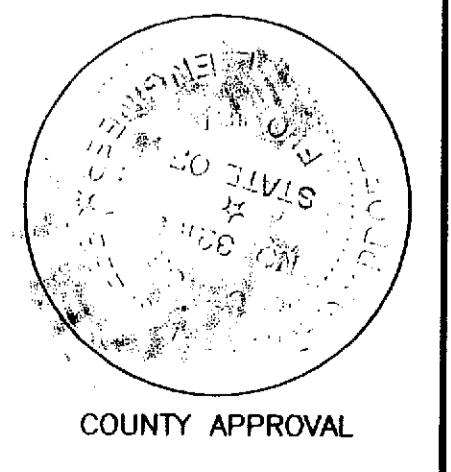


COUNTY APPROVAL

COUNTY ENGINEER :

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 21st DAY OF September, A.D., 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:02 AM
THIS 11 DAY OF
August A.D. 2008 AND DULY
RECORDED IN PLAT BOOK
113 ON PAGES 179
AND 181

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: [Signature]
DEPUTY CLERK

REV. 10/3/08 - RL
REV. PER PBC COMMENTS 7/1/08-RL
DATE : FEBRUARY 6, 2006
JOB NUMBER : J6-100-9188
FILE NAME : \\JAG7\CADD2\JG9188\RECORD PLAT\RECORD PLAT.DWG
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