

PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1

173

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD _____ DAY OF _____
 AD. 1987 AND DULY RECORDED
 IN PLAT BOOK _____ ON PAGES
 _____ AND _____
 JOHN B. DUNKLE, CLERK
 BY: _____, D.C.

A PORTION OF PALM BEACH PARK OF COMMERCE, A P.I.P.D.
 SITUATE IN SECTIONS 17, 18, & 19, TWP 41S, RGE 41E, PALM BEACH CO., FLORIDA
 BEING A PARTIAL REPLAT OF A PORTION OF "CALBUT GENPAR TRACT A"
 P. B. 45, PGS. 70 & 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

1987

SHEET 2 OF 5.

IN WITNESS WHEREOF, EDNA W. WREGE, AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF EDWARD W. WORTHINGTON SR., DECEASED, AND EDWARD W. WORTHINGTON JR., AS JOINT TENANT, DO HEREBY SET THEIR HANDS THIS 12th DAY OF JANUARY, 1987.

WITNESS: Georgia Roberts
 AS TO BOTH

BY: Edna W. Wrege
 EDNA W. WREGE, AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF EDWARD W. WORTHINGTON SR., DECEASED

WITNESS: Barbara B. Walker
 AS TO BOTH

BY: Edward W. Worthington Jr.
 EDWARD W. WORTHINGTON JR., AS JOINT TENANT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED EDNA W. WREGE, AND EDWARD W. WORTHINGTON JR., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS PERSONAL REPRESENTATIVE TO THE ESTATE OF EDWARD W. WORTHINGTON SR., DECEASED, AND JOINT TENANT, RESPECTIVELY, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF JANUARY, 1987.

MY COMMISSION EXPIRES: 10-13-1987

Grace G. Zant
 NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

DONALD C. WALKER, TRUSTEE, HEREBY CERTIFIES THAT HE IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT HIS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4503 AT PAGE 781 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HEREUNTO SET MY HAND AND SEAL THIS 14th DAY OF JANUARY, 1987.

WITNESS: Rebecca J. Serra

BY: Donald C. Walker
 DONALD C. WALKER, TRUSTEE

WITNESS: Georgia Roberts

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DONALD C. WALKER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF JANUARY, 1987.

MY COMMISSION EXPIRES: 10-13-1987

Grace G. Zant
 NOTARY PUBLIC

TITLE CERTIFICATION

WE, FLAGLER TITLE COMPANY, A TITLE INSURANCE AGENCY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CALEFFE INVESTMENTS LTD. X, AND THE ESTATE OF EDWARD W. WORTHINGTON SR., DECEASED, AND EDWARD W. WORTHINGTON JR., AS JOINT TENANT, AND THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

FLAGLER TITLE COMPANY

DATE: Jan 12, 1987
 RECERTIFIED April 29, 1987

BY: Edward T. Bierce
 EDWARD T. BIERCE
 EXECUTIVE VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 14th DAY OF MAY, 1987.

Wesley B. Haas
 WESLEY B. HAAS
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 3708

11.18.19/4/41
 SUBDIVISION * PB Park of Commerce
 BOOK 56 PAGE 193
 FLOOD ZONE #01 FLOOD MAP * 100B
 QUAD * 17+18-71 ZONING
19-0-72
 SE ZIP CODE 33458
 PUD NAME P.I.P.D. Plat #1

T&Z 791

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM WITH N00°00'00"E BEING GRID NORTH.
 D.E. DENOTES DRAINAGE EASEMENT.
 U.E. DENOTES UTILITY EASEMENT.
 L.A.E. DENOTES LIMITED ACCESS EASEMENT.
 W.M.M.E. DENOTES WATER MANAGEMENT MAINTENANCE EASEMENT.
 P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET, SHOWN THUS:
 P.C.P. DENOTES PERMANENT CONTROL POINT SET, SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS, PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEMER USE.
- THERE SHALL BE NO BUILDINGS, STRUCTURES, ANY KIND OF CONSTRUCTION, TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS, OR ON WATER MANAGEMENT MAINTENANCE EASEMENTS, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE:

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF THE ROAD RIGHTS-OF-WAY, THE WETLANDS PRESERVATION TRACTS AND THE CANAL TRACTS, AS ALL ARE SHOWN HEREON, AND THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAME; AND HEREBY ACCEPTS THE DRAINAGE EASEMENTS AND THE WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, AND ACKNOWLEDGES IT HAS NO MAINTENANCE RESPONSIBILITY ON THE LANDS IN SAID EASEMENTS.

DATED THIS 15th DAY OF JANUARY, 1987.

ATTEST: Peter L. Pimentel
 PETER L. PIMENTEL
 SECRETARY

William L. Kerslake
 WILLIAM L. KERSLAKE
 PRESIDENT PRO TEM
 BOARD OF SUPERVISORS

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF JUNE, 1987.

BY: Carol R. Roberts
 CAROL ROBERTS, CHAIR

ATTEST:
 JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF JUNE, 1987.

BY: Herbert F. Kahlert
 HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ACREAGE TABULATION:

COMMERCIAL	23.6 AC.	(8 LOTS)
GENERAL INDUSTRIAL	72.4 AC.	(12 LOTS)
LIGHT INDUSTRIAL	52.7 AC.	(9 LOTS)
RIGHTS-OF-WAY	24.8 AC.	
WETLANDS PRESERVATION TRACTS	148.6 AC.	
AND CANAL TRACTS		
UTILITY SITE	17.3 AC.	
PARCELS SUBJECT TO REPLAT	248.1 AC.	

TOTAL AREA OF PLAT 587.5 AC.

0353-001
 56/173

Meridian Surveying and mapping inc.
 2000 LOMBARD STREET
 WEST PALM BEACH, FL
 DRAWN JJR DATE 12-29-86
 CHECKED RAH SCALE NONE
 DRAWING NO. 82-071PL1
 PALM BEACH PARK OF COMMERCE
 PLAT NO.

SEAL NOTARY PUBLIC

SEAL FIRST AMERICAN BANK AND TRUST

SEAL NOTARY PUBLIC

SEAL NOTARY PUBLIC

SEAL COUNTY ENGINEER

SEAL NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT