



LEWIS TERMINALS DISTRIBUTION CENTER

BEING A REPLAT OF BLOCK 3 AND THE WEST 282.48 FEET OF BLOCK 4, PLAT NO. 3 LEWIS TERMINALS, RECORDED IN PLAT BOOK 27, PAGE 201 AND PARCEL 5, AS DESCRIBED IN OFFICIAL RECORD BOOK 17563, PAGE 1154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

00056-031

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA) COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT 3 ACRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MERK HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS LEWIS TERMINALS DISTRIBUTION CENTER, BEING A REPLAT OF BLOCK 3 AND THE WEST 282.48 FEET OF BLOCK 4, PLAT NO. 3 LEWIS TERMINALS, RECORDED IN PLAT BOOK 27, PAGE 201, AND PARCEL 5, AS DESCRIBED IN OFFICIAL RECORD BOOK 17563, PAGE 1154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BLOCK 3 AND THE WEST 282.48 FEET OF BLOCK 4, AS SHOWN ON PLAT NO. 3, LEWIS TERMINALS, RECORDED IN PLAT BOOK 27, PAGE 201, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH PARCEL 5 AS DESCRIBED IN OFFICIAL RECORD BOOK 17563, PAGE 1154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING DESCRIBED AS THE NORTH 146 FEET OF THE WEST 196 FEET OF THE WEST 50 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST, ALL MEASURED AT RIGHT ANGLES TO THE SOUTH AND WEST LINE OF SAID EAST HALF.
LESS THE WEST AND NORTH 45.01 FEET OF SAID NORTH 146 FEET OF THE SOUTH 196 FEET OF THE WEST 50 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43.

CONTAINING 3.66 ACRES, MORE OR LESS.
DEDICATIONS:
1) THE UTILITY AND DRAINAGE EASEMENT, AS SHOWN, HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

IN WITNESS WHEREOF, 3 ACRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS TIMOTHY J. PAGE AND CHARLES E. CLARK, ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 16th DAY OF DECEMBER, 2005.

WITNESS: Dana L. Kuska
PRINT NAME: Dana L. Kuska
WITNESS: Stephen W. Kuska
PRINT NAME: STEPHEN W. KUSKA
WITNESS: Jessie Russell
PRINT NAME: Jessie Russell
WITNESS: Stephen W. Kuska
PRINT NAME: STEPHEN W. KUSKA

3 ACRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: Timothy J. Page
TIMOTHY J. PAGE
MEMBER
BY: Charles E. Clark
CHARLES E. CLARK
MEMBER

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED TIMOTHY J. PAGE AND CHARLES E. CLARK, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MEMBERS OF 3 ACRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY; AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF DECEMBER, 2005.

MY COMMISSION EXPIRES: 6-8-07
COMMISSION NO.: 220948
NOTARY SEAL:

STATE OF FLORIDA) COUNTY OF PALM BEACH)
IN WITNESS WHEREOF, MERK HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, RONNIE MERKEN, ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBER THIS 16th DAY OF DECEMBER, 2005.

WITNESS: Dana L. Kuska
PRINT NAME: Dana L. Kuska
WITNESS: Stephen W. Kuska
PRINT NAME: STEPHEN W. KUSKA
BY: Ronnie Merken
RONNIE MERKEN
MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED RONNIE MERKEN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF MERK HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY; AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF DECEMBER, 2005.

MY COMMISSION EXPIRES: 6-8-07
COMMISSION NO.: 220948
NOTARY SEAL:

MORTGAGEE'S CONSENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)
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 16429 AT PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS THEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF DECEMBER, 2005.
WITNESS: Jessie Russell
PRINT NAME: Jessie Russell
WITNESS: Sharon Anderson
PRINT NAME: SHARON ANDERSON
BY: Steven L. Eassa
NAME: STEVEN L. EASSA
TITLE: FIRST VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Sharon Anderson WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS FIRST VICE PRESIDENT OF FIDELITY FEDERAL BANK & TRUST, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 16th DAY OF DECEMBER, 2005.

MY COMMISSION EXPIRES: Jan 9, 2009
COMMISSION NO.: 10382438
NOTARY SEAL:

MORTGAGEE'S CONSENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)
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 18965 AT PAGE 1133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS THEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF DECEMBER, 2005.

WITNESS: Rebecca Laughlin
PRINT NAME: Rebecca Laughlin
WITNESS: Jessie Russell
PRINT NAME: Jessie Russell
BY: Robin B. Henderson
NAME: ROBIN B. HENDERSON
TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED ROBIN B. HENDERSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WACHOVIA BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 16 DAY OF Dec, 2005.
MY COMMISSION EXPIRES: 4-08
COMMISSION NO.: DD0410535
NOTARY SEAL:

TITLE CERTIFICATION:

I, CARLOS J. BERROCAL, 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 3 ACRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 THE SUBDIVISION DEPICTED BY THIS PLAT.
DATE: 12/12/05
BY: Carlos J. Berrocal
NAME: CARLOS J. BERROCAL
TITLE: ESQUIRE
FLORIDA BAR NO. 468908

SURVEYOR'S CERTIFICATION:

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 PLATTING ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

DATE: DECEMBER 5, 2005
BY: David C. Lidberg
NAME: DAVID C. LIDBERG
TITLE: PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 3613
STATE OF FLORIDA

SURVEYOR'S NOTES:

- DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- ⊙ DENOTES A SET PK NAIL & DISK STAMPED "PRM LB 4431", PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- 1) THE BEARINGS SHOWN HEREON ARE BASE ON THE CENTERLINE OF 13th STREET, HAVING A BEARING OF NORTH 89°43'06" EAST ACCORDING TO PLAT NO. 3 LEWIS TERMINALS, RECORDED IN PLAT BOOK 27, PAGE 201.
- 2) 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 THIS COUNTY.
- 3) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4) THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.
- 5) ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED UPON THE U.S. SURVEY FOOT AS ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.
DATE: 12/18/2005
BY: Stephen M. Gordon
STEPHEN M. GORDON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 5974

CITY APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT OF LEWIS TERMINALS DISTRIBUTION CENTER HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 17 DAY OF FEBRUARY, 2005.

BY: Michael D. Brown
MICHAEL D. BROWN
MAYOR
BY: Carrie E. Ward
CARRIE E. WARD
CITY CLERK
BY: Lal John Samadi
LAL JOHN SAMADI, P.E.
CITY ENGINEER

ABBREVIATIONS:

- D.E. = DRAINAGE EASEMENT
- F.P.L. = FLORIDA POWER & LIGHT COMPANY
- F.M.E. = FORCE MAIN EASEMENT
- L = ARC LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- L.S.E. = LIFT STATION EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- PG. = PAGE
- P.P.E. = PUBLIC PEDESTRIAN EASEMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- R.P.B. = ROAD PLAT BOOK
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.M.E. = WATER MANAGEMENT EASEMENT

TABULAR DATA:

LOT 1	54,917 SQUARE FEET
LOT 2	52,213 SQUARE FEET
LOT 3	52,213 SQUARE FEET
TOTAL	159,343 SQUARE FEET

LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 324243 \ 27-201 \ 99-043306 \ 99-043306.DGN			
REF.	FLD. -	FB. PG.	JOB 99-043-306
OFF. L.J.C.			DATE 07/14/05
CKD. D.C.L.	SHEET 1 OF 2	DWG. D99-043P	

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 12/18/2005
This day of December, 2005
and duly recorded in Plat Book No. 197
on page 59
SHARON R. BOCK, Clerk & Commissioner
By: Sharon R. Bock

