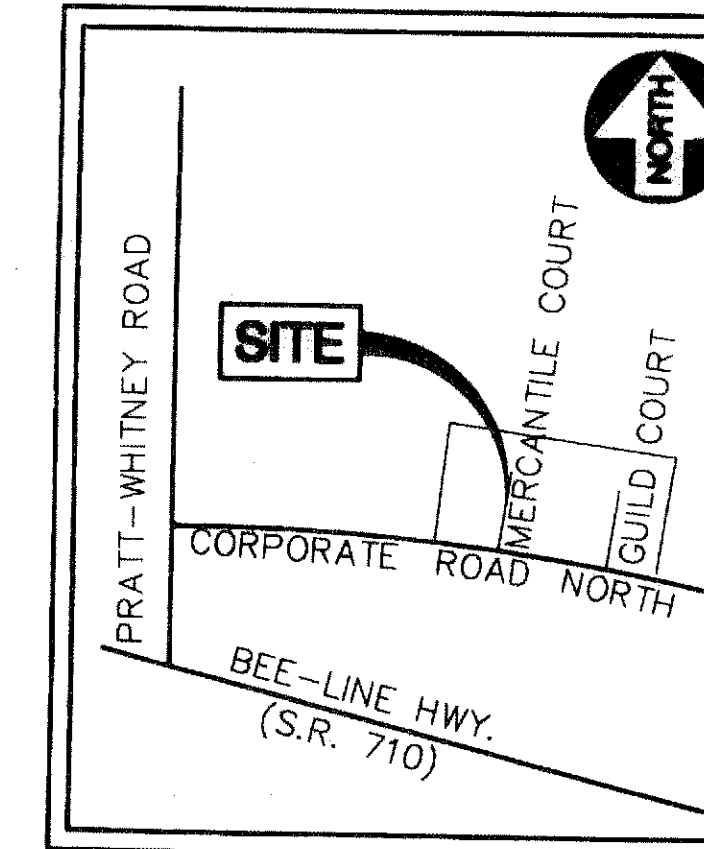


# PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT VIII

BEING A REPLAT OF LOTS 2 AND 3, PALM BEACH PARK OF COMMERCE, P.I.P.D.- PLAT III, PLAT BOOK 103, PAGES 132-133 SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA



VICINITY MAP  
NOT TO SCALE

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
THIS PLAT WAS FILED FOR RECORD AT 11:21 AM THIS 27 DAY OF February 2007, AND DULY RECORDED IN PLAT BOOK NO. 103 ON PAGES 119-120.  
SHARON R. BOCK  
CLERK & COMPTROLLER,  
PALM BEACH COUNTY  
BY: *[Signature]*  
DEPUTY CLERK

AREA TABULATION	
PETITION NUMBER	81-190
LOT 2A	2.24 ACRES
TOTAL ACREAGE	2.24 ACRES



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT KOBRA USA, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT VIII, BEING A REPLAT OF LOTS 2 AND 3 OF PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, PLAT BOOK 103, PAGES 132 - 133, WITHIN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3, PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGES 132 - 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 2.24 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, KOBRA USA, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21<sup>st</sup> DAY OF November 2006.

WITNESS: *[Signature]*  
PRINT NAME: Verona Stack  
WITNESS: *[Signature]*  
PRINT NAME: Mike DeWitt

KOBRA USA, INC., A DELAWARE CORPORATION,  
LICENSED TO DO BUSINESS IN FLORIDA

BY: *[Signature]*  
HOLGER STICHEL, DIRECTOR

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

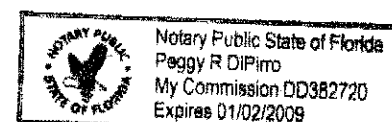
BEFORE ME PERSONALLY APPEARED HOLGER STICHEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTOR OF KOBRA USA, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME 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 21<sup>st</sup> DAY OF November, 2006.

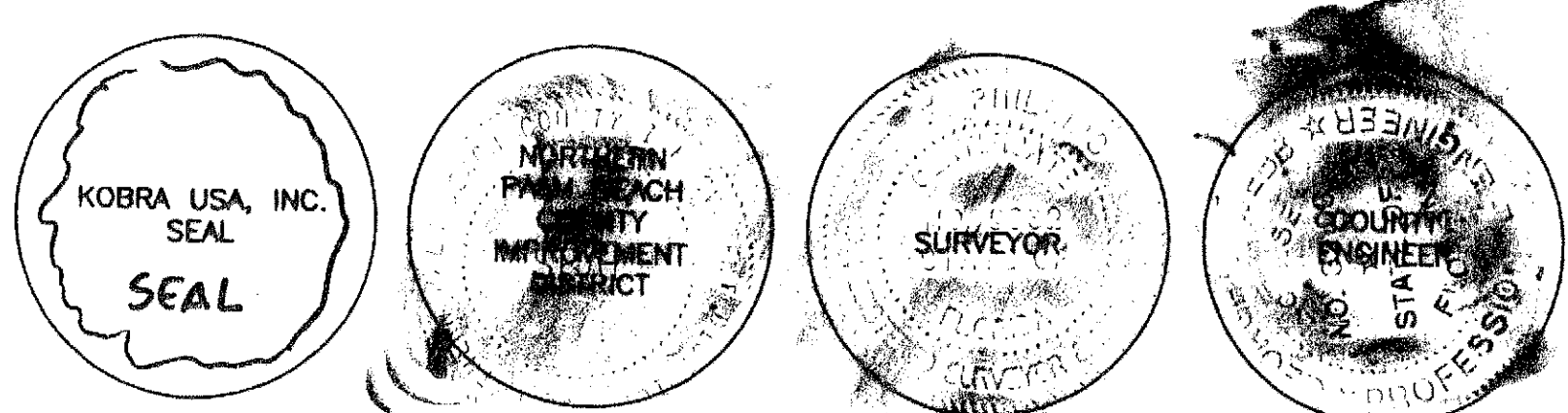
MY COMMISSION EXPIRES: 1/02/09

NOTARY PUBLIC: *[Signature]* MY COMMISSION NUMBER: DD382720

PRINTED NAME: Raymond R. DiPirro



SUBDIVISION: PB Park of Commerce P.I.D.  
BOOK: 103 PAGE: 119  
FLOOD ZONE: B FLOOD MAP: 50 b  
QUAD: 71 ZONING: PIPD  
SE: 33472 ZIP CODE: 33472  
TAX ID: 690  
FUD NAME: \_\_\_\_\_



### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

UNIT OF DEVELOPMENT NO. 16

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT;

DATED THIS 20<sup>th</sup> DAY OF December, 2006

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: *[Signature]*  
O'NEAL BARDIN, JR.,  
SECRETARY,  
BOARD OF DIRECTORS

BY: *[Signature]*  
Pamela M. Rauch  
PRESIDENT,  
BOARD OF DIRECTORS

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD

I, KENNETH P. WURTENBERGER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN KOBRA USA, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: November 29, 2006

BY: *[Signature]*  
KENNETH P. WURTENBERGER  
FLORIDA BAR NO. 177004  
350 E. OLAS BLVD., SUITE 1100  
FT. LAUDERDALE, FL. 33301

### 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 27 DAY OF February, 2007 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: *[Signature]*  
GEORGE T. WEBB, P.E.  
PALM BEACH COUNTY ENGINEER

### SURVEYOR'S NOTES

- 1) THE NORTH LINE OF THE PLAT OF PALM BEACH PARK OF COMMERCE, A P.I.P.D. - PLAT III, PLAT BOOK 103, PAGE 132 - 133, IS TAKEN TO BEAR SOUTH 89°08'22" EAST (GRID), AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2) THERE SHALL BE NO BUILDINGS, OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 THE USE RIGHTS GRANTED.
- 3) THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 4) THE EXISTING 10' UTILITY EASEMENT AS RECORDED IN PLAT BOOK 103 AT PAGE 132-133 SHALL SURVIVE THIS REPLAT.
- 5) 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.
- 6) THE LEGAL DESCRIPTION AS SHOWN HEREON, IS TAKEN FROM EXHIBIT "A" OF THE TITLE COMMITMENT VERBATIM.

### 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"), HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 12/01/06  
*[Signature]*  
TED E. PHILLIPS, P.E.  
LICENSE NO. 5932, STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY:  
TED E. PHILLIPS P.S.M. 5932, STATE OF FLORIDA  
FOR L.B.F.H., INC.  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
3550 S.W. CORPORATE PARKWAY  
PALM CITY, FLORIDA 34990  
LB-959

**lbfh** INC. CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS  
"Partners For Results, Value By Design"  
3550 S.W. Corporate Parkway, Palm City, Florida 34990  
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BPR & FBPE License No: 959 www.lbfh.com