

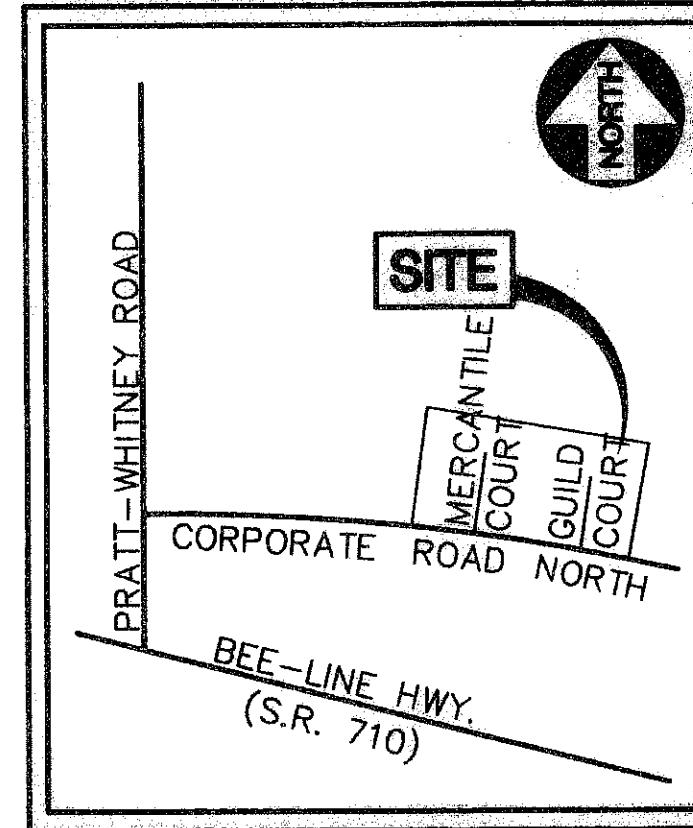
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PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT XII

A REPLAT OF LOTS 21 AND 22, PALM BEACH PARK OF COMMERCE, P.I.P.D.- PLAT III
RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA



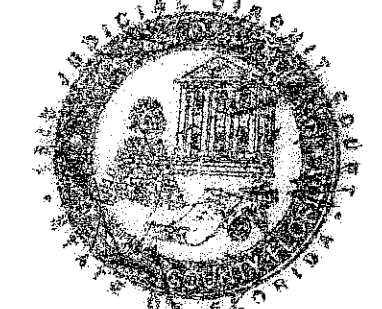
VICINITY MAP
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD
AT 9:27 AM THIS 16 DAY
OF May 2007,
AND DULY RECORDED IN PLAT
BOOK 103
ON PAGES 132 AND 133.

SHARON R. BOCK
CLERK & COMPTROLLER,
PALM BEACH COUNTY
BY: *[Signature]*
DEPUTY CLERK

AREA TABULATION	
ZONING PETITION NO.	81-190
LOT 21A	2.32 ACRES
TOTAL ACREAGE	2.32 ACRES



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GEM ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT XII, BEING A REPLAT OF LOTS 21 AND 22, PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 21 AND 22, PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.32 ACRES, MORE OR LESS.

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

IN WITNESS WHEREOF, GEM ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF December 2006.

GEM ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: *[Signature]* President
GEORGE MACDONALD, PRESIDENT

WITNESS: _____
PRINT NAME: _____

WITNESS: *[Signature]*
PRINT NAME: *[Signature]*

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

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; AND FURTHER ACKNOWLEDGES THAT NORTHERN'S EXISTING DRAINAGE EASEMENTS AND WATER MANAGEMENT MAINTENANCE EASEMENTS AS DEDICATED BY PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, RECORDED IN PLAT BOOK 96, PAGES 172 THROUGH 176 AND PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, EACH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE SHOWN HEREON.

DATED THIS 24 DAY OF January 2007.

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 PALM BEACH

I, THOMAS E. STREIT 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 GEM ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: 4/4/07 BY: *[Signature]*
THOMAS E. STREIT
ATTORNEY AT LAW, LICENSED IN FLORIDA
FLORIDA BAR NO. 436992
DATE: 4/12/07

SURVEYOR'S NOTES

- 1) 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.
- 2) 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 PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3) 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.
- 4) THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 5) ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. (R) DENOTES RADIAL.
- 6) THE BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF SOUTH 89°08'22" EAST ALONG THE NORTH LINE OF THE PLAT OF PALM BEACH PARK OF COMMERCE, P.I.P.D.-PLAT III, RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MONUMENTED BY PERMANENT REFERENCE MONUMENTS MARKED "LB 959".

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: 12/12/06
[Signature]
RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5239

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GEORGE MACDONALD, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GEM ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF December 2006.

MY COMMISSION EXPIRES: Dec. 8, 2007

[Signature] DD273680
NOTARY PUBLIC MY COMMISSION NUMBER
[Signature] Steven Buckmeier
PRINT NAME

COUNTY APPROVAL:

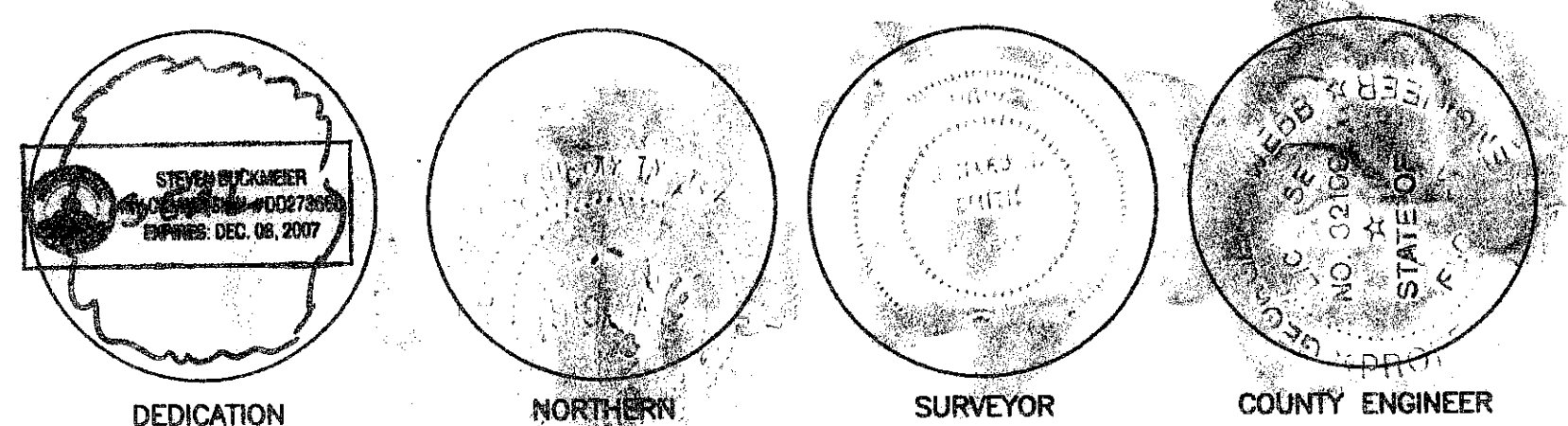
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 15 DAY OF May 2007 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: *[Signature]*
GEORGE T. WEBB, P.E.
PALM BEACH COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY:
RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5239
FOR L.B.F.H., INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
3550 S.W. CORPORATE PARKWAY
PALM CITY, FLORIDA 34990
LB-959

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"Partners For Results, Value By Design"
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BPR & FBPE License No: 959 www.lbfh.com

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STATION 18 PARK OF COMMERCE P.I.D.
PAGE 14
SECTION 18-4
ZONING P.I.P.D.
QUART #1
SE
TAX 880
P.B. NAME
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