

0516-007

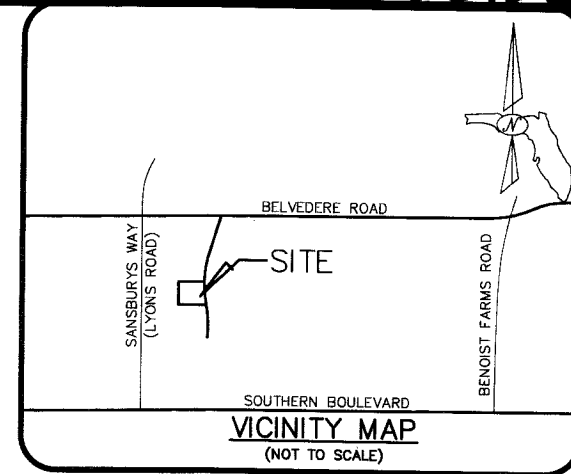
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LEELAN WEST INDUSTRIAL PARK PLAT 1B

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF ALL OF LEELAN WEST INDUSTRIAL PARK PLAT 1A, RECORDED IN PLAT BOOK 112, PAGE 193 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APRIL 2012

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record on 3-28-12
this 27 day of MARCH 2012
and duly recorded in Plat Book 112
on Page(s) 151

John E. Phillips III
Professional Surveyor and Mapper



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT APPLE CORE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS

LEELAN WEST INDUSTRIAL PARK PLAT 1B

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING A REPLAT OF ALL OF LEELAN WEST INDUSTRIAL PARK PLAT 1A, RECORDED IN PLAT BOOK 112, PAGE 193 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.00 ACRES, MORE OR LESS.

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

- TRACT "A" AS SHOWN HEREON, ARE HEREBY RESERVED BY APPLE CORE, INC., A FLORIDA CORPORATION, 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, FLORIDA.
 - THE 15' BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO APPLE CORE, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
 - LIMITED ACCESS EASEMENT (L.A.E.)
- THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONER OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION 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 29 DAY OF MAY, 2012

APPLE CORE, INC.,
A FLORIDA CORPORATION

WITNESS: Judith E. Diem BY: Jack T. Scalisi
PRINT NAME: Judith E. Diem JACK T. SCALISI, PRESIDENT

WITNESS: Michelle Becker
PRINT NAME: Michelle Becker

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JACK T. SCALISI, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF APPLE CORE, INC. A FLORIDA CORPORATION, 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 29 DAY OF May, 2012

NOTARY PUBLIC: Ryan K. Savagni

PRINT NAME: Ryan K. Savagni

MY COMMISSION EXPIRES: Nov. 19 2012

COMMISSION NO.: 839969

THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, BOLONG SHUEY 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 APPLE CORE, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

DATED: May 3, 2012

[Signature]
ATTORNEY-AT-LAW LICENSED IN FLORIDA
BOLONG SHUEY (PRINTED NAME)

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), FLORIDA STATUTES THIS 29 DAY OF May, 2012, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.

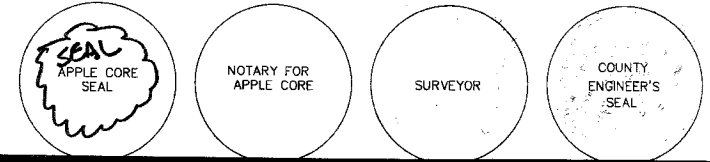
[Signature]
GEORGE OT. WEBB, P.E.
COUNTY ENGINEER

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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: John E. Phillips III
JOHN E. PHILLIPS, III, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4826, STATE OF FLORIDA

DATE: 5/30/12



SURVEYOR'S NOTES:

- BEARING BASIS: N88°59'36"E (ASSUMED) ALONG THE SOUTH BOUNDARY OF LEELAN WEST INDUSTRIAL PARK, PLAT BOOK 62, PAGE 133.
- PERMANENT REFERENCE MONUMENT (P.R.M.) "LB6473" SET OR FOUND, UNLESS NOTED OTHERWISE.
- NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL 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 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 DETERMINED BY USE OF RIGHTS GRANTED.
- ABBREVIATIONS:
PRM - PERMANENT REFERENCE MONUMENT
R/W - RIGHT-OF-WAY
CL - CENTERLINE
ORB - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
PG. - PAGE
R - RADIUS
Δ - CENTRAL ANGLE
A - ARC LENGTH
(P) - DIMENSION PER PLAT BOOK 62 PG. 133
(M) - MEASURED DIMENSION
(G) - GRID DIMENSION
L.A.E. - LIMITED ACCESS EASEMENT
U.E. - UTILITY EASEMENT
- COORDINATES SHOWN ARE GRID.
DATUM: NAD 83, 1990 ADJUSTMENT
ZONE: FLORIDA EAST
LINEAR UNITS: US SURVEY FOOT
COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000233
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION: N88°59'36"E (PLAT) 0°00'27" COUNTER-CLOCKWISE
N88°59'09"E (GRID) PLAT TO GRID

SITE PLAN DATA

ZONING PETITION NO. P-82-182 (B)
PROJECT NO. 0516-008
PROJECT NAME LEELAN WEST INDUSTRIAL PARK PLAT 1B
PLAT AREA 2.00 ACRES
PCN: 00-42-43-32-14-000-0030
CONTROL NO. 1982-182

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.