

LOCATION MAP  
1" = 4000'

5560-001

# WHITESIDE INDUSTRIAL PARK

BEING A REPLAT OF TRACTS A, B, AND C OF HUDSON-SPARLING PLAT AS RECORDED IN  
PLAT BOOK 98, PAGE 68 OF THE PALM BEACH COUNTY OFFICIAL PUBLIC RECORDS,  
AND LYING WITHIN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

### DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT PLACE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS WHITESIDE INDUSTRIAL PARK, BEING A REPLAT OF TRACTS A, B, AND C OF HUDSON-SPARLING PLAT AS RECORDED IN PLAT BOOK 98, PAGE 68 OF THE PALM BEACH COUNTY OFFICIAL PUBLIC RECORDS, AND LYING WITHIN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS A, B, AND C OF THE HUDSON-SPARLING PLAT AS RECORDED IN PLAT BOOK 98, PAGE 68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

CONTAINING 9.62 ACRES MORE OR LESS.

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

- TRACT A-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS SITE SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER OF TRACT A-1, ITS SUCCESSORS AND ASSIGNS FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 20855, PAGE 1483 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY PIKE PLACE REALTY, INC., ITS MANAGING MEMBER, AND ITS CORPORATE SEAL (IF APPLICABLE) TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20<sup>th</sup> DAY OF October, 2015.

PLACE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: PIKE PLACE REALTY, INC., A FLORIDA CORPORATION  
ITS MANAGING MEMBER

BY: *John Caruso*  
JOHN CARUSO, PRESIDENT

WITNESS: *Dane Andrew Dussie*  
PRINT NAME: DANE-ANDREW DUSSIE

WITNESS: *Ronald Parker*  
PRINT NAME: Ronald Parker

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN CARUSO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PIKE PLACE REALTY, 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 (IF AVAILABLE) 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 20 DAY OF October, 2015.

MY COMMISSION EXPIRES: PATRICIA EVELYN GABLE  
2-2-18

*Patricia Gable*  
NOTARY PUBLIC  
PRINT NAME: Patricia Gable  
COMMISSION NO.: FF088349

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, GREGORY COHEN, 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 PLACE PROPERTIES, LLC; 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 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.

DATED THIS 22<sup>nd</sup> DAY OF October, 2015.

*Gregory Cohen*  
GREGORY COHEN, ATTORNEY AT LAW  
FLORIDA BAR NO.: 87270

### COUNTY APPROVAL

COUNTY ENGINEER:

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 23<sup>rd</sup> DAY OF November, 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1) FLORIDA STATUTES.

*George T. Webb*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER  
LICENSE NUMBER 32199  
STATE OF FLORIDA

### SURVEYOR & MAPPER'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"), PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, 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.

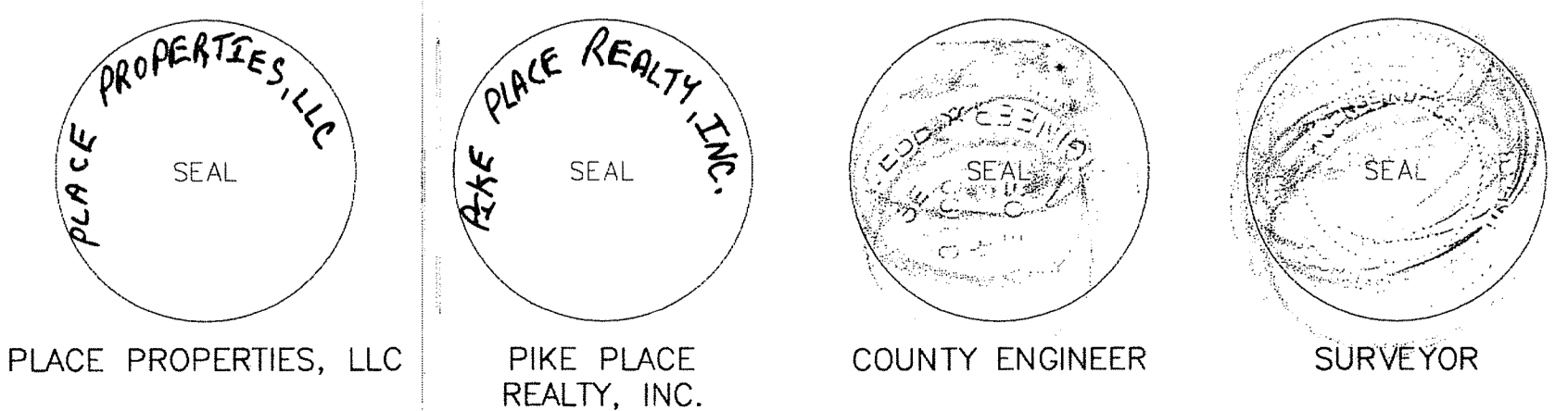
DATED THIS 22<sup>nd</sup> DAY OF October, 2015.

*Jim Sullivan*  
JIM SULLIVAN, P.S.M.  
LICENSE NUMBER LS6889  
LICENSED BUSINESS NUMBER LB7334  
STATE OF FLORIDA

### SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE GRID AND BASED UPON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND WAS ESTABLISHED BY GPS OBSERVATIONS AND ARE REFERENCED TO PALM BEACH COUNTY MONUMENTS PBF-7 AND PBF-8 BEING N 00° 56' 29" W AS SHOWN. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDINGS OR 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 ENCROACHMENT.
- 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.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- INTENDED DISPLAY SCALE IS 1" = 50'.
- STATE PLANE COORDINATES:  
A. HORIZONTAL DATUM = NORTH AMERICAN DATUM 1983 (1990 ADJUSTMENT)  
B. ZONE = FLORIDA EAST  
C. PROJECTION = TRANSVERSE MERCATOR  
D. COORDINATES = GRID  
E. LINEAR UNITS = US SURVEY FEET  
F. ALL DISTANCES ARE GROUND UNLESS OTHERWISE SHOWN  
G. SCALE FACTOR = 1.000027899  
H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
I. ROTATION EQUATION: NONE
- THIS INSTRUMENT WAS PREPARED BY JIM SULLIVAN, PSM IN THE OFFICE OF ERDMAN ANTHONY AT 1402 ROYAL PALM BEACH BOULEVARD, SUITE 500, ROYAL PALM BEACH, FLORIDA, 33411.

TABULAR DATA	
CONTROL NUMBER	1998-00062
PROJECT NUMBER	05560-000
PROJECT NAME	WHITESIDE INDUSTRIAL PARK fka WEITZ & SPARLING PARCEL
AREA BREAKDOWN	
TRACT A-1	8.27 ACRES
TRACT B-1	1.35 ACRES
TOTAL	9.62 ACRES



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 PALM BEACH COUNTY, FLORIDA.

**ERDMAN ANTHONY**

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ROYAL PALM BEACH, FL 33411  
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