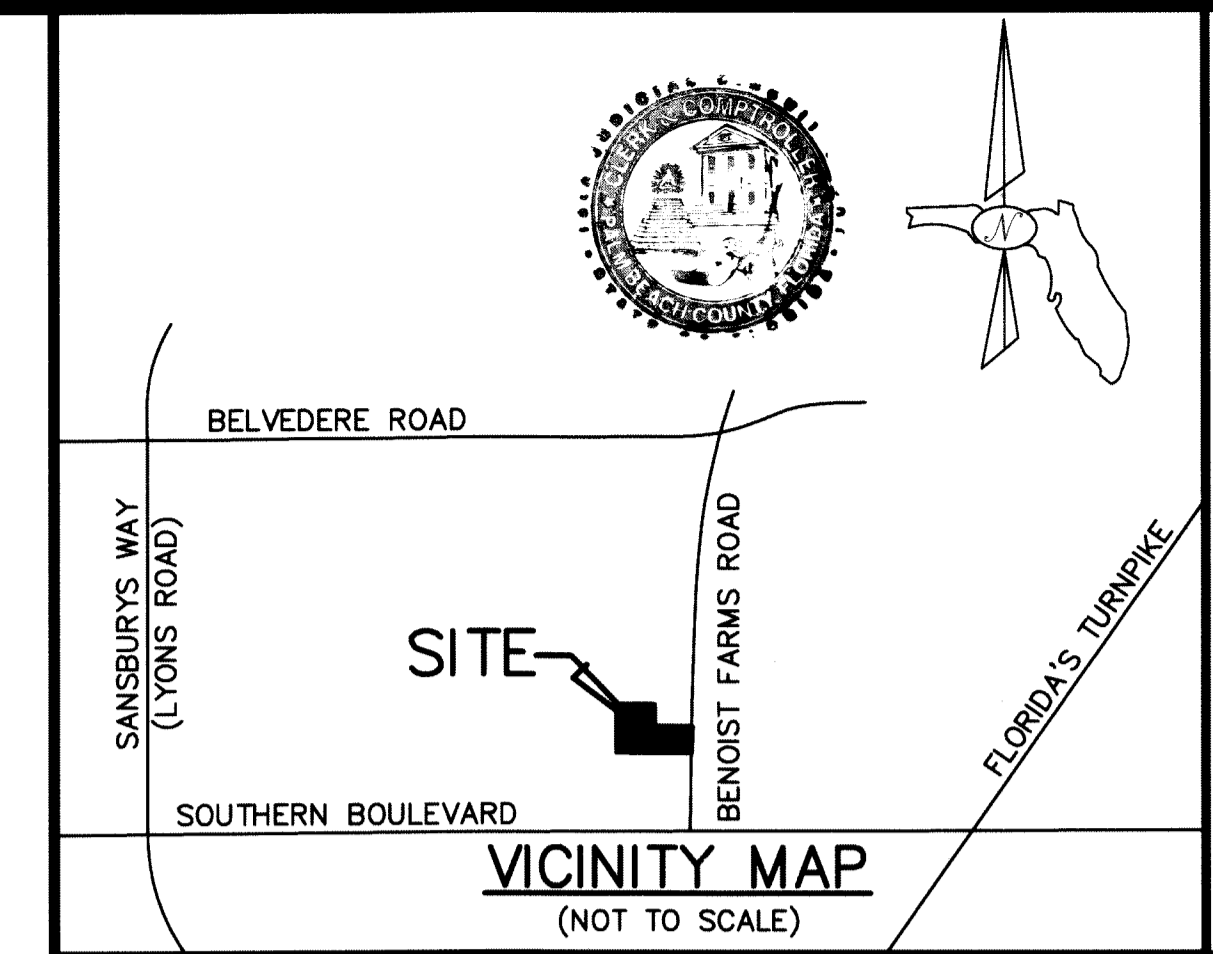


20170239621

15

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:34 AM
THIS 5th DAY OF May
A.D. 2017, AND DULY
RECORDED IN PLAT BOOK 124
ON PAGES 15 AND 16
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Denise W. Sly
DEPUTY CLERK



KENDALL INDUSTRIAL

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT 36, BLOCK 7, PALM BEACH FARMS COMPANY PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT RONALD KENDALL AND KAREN KENDALL OWNERS OF THE LAND SHOWN HEREON AS KENDALL INDUSTRIAL; A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT 36, BLOCK 7, PALM BEACH FARMS COMPANY PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 400 FEET OF THE EAST ONE-HALF OF TRACT 36, BLOCK 7, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND:

THE WEST 1/2 OF TRACT 36, BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, LESS A PARCEL OF LAND 200 FEET RUNNING EAST TO WEST BY 217.8 FEET RUNNING NORTH TO SOUTH IN THE SOUTHWEST CORNER OF ABOVE DESCRIBED PROPERTY, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND:

THE WEST 200 FEET OF THE SOUTH 217.8 FEET OF THE WEST 1/2 OF TRACT 36, BLOCK 7, OF PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS RIGHT-OF-WAY OF WALLIS ROAD, RECORDED IN OFFICIAL RECORD BOOK 28665, PAGE 607, AND OFFICIAL RECORD BOOK 28665, PAGE 610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LESS RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 28906, PAGE 82, OF SAID PUBLIC RECORDS.

CONTAINING 11.13 ACRES, MORE OR LESS.

ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF ABC U-PULL-IT, RECORDED IN PLAT BOOK 113, PAGE 191, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING ON THE WEST RIGHT-OF-WAY OF BENOIST FARMS ROAD, RECORDED IN DEED BOOK 883, PAGE 77, OF SAID PUBLIC RECORDS;

THENCE ALONG SAID RIGHT-OF-WAY, S00°58'27"E FOR 400.00 FEET TO THE SOUTH LINE OF TRACT 36, BLOCK 7, PALM BEACH FARMS CO. PLAT NO.3, RECORDED IN PLAT BOOK 2, PAGE 45, OF SAID PUBLIC RECORDS;

THENCE ALONG SAID SOUTH LINE, S89°00'31"W FOR 44.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WALLIS ROAD, RECORDED IN OFFICIAL RECORD BOOK 28906, PAGE 82, OFFICIAL RECORD BOOK 28665, PAGE 607, AND OFFICIAL RECORD BOOK 28665, PAGE 610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING COURSES:
THENCE N00°58'27"W FOR 39.99 FEET;
THENCE S44°01'02"W FOR 35.35 FEET;
THENCE S88°01'31"W FOR 855.01 FEET TO THE EAST BOUNDARY OF PONDEROSA INDUSTRIAL PARK, RECORDED IN PLAT BOOK 34, PAGE 113 OF SAID PUBLIC RECORDS;

THENCE ALONG SAID EAST BOUNDARY, N00°58'27"W FOR 645.00 FEET TO THE BOUNDARY OF SAID PLAT OF ABC U-PULL-IT;
THENCE ALONG THE BOUNDARY OF SAID PLAT FOR THE FOLLOWING COURSES:
THENCE N89°00'31"E FOR 495.00 FEET;
THENCE S00°58'27"E FOR 260.00 FEET;
THENCE N89°00'31"E FOR 429.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.13 ACRES, MORE OR LESS.

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

1. TRACT A:
TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

2. TRACT B (ROAD RIGHT-OF-WAY):
TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

3. UTILITY EASEMENTS:
THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

4. LIMITED ACCESS EASEMENTS:
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.

5. MASS TRANSIT EASEMENT:
THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY, BY OWNERS, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNERS, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNERS"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNERS UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, WE, RONALD KENDALL AND KAREN KENDALL, DO HEREBY SET OUR HANDS AND SEALS THIS 10th DAY OF May, 2017

WITNESS: Kim Cobb (PRINT NAME) BY: Ronald Kendall
Kim Cobb

WITNESS: Janey Lilly (PRINT NAME)
Janey Lilly

WITNESS: Kim Cobb (PRINT NAME) BY: Karen Kendall
Kim Cobb

WITNESS: Janey Lilly (PRINT NAME)
Janey Lilly

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RONALD KENDALL AND KAREN KENDALL, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF May, 2017
MY COMMISSION EXPIRES: 2/14/20
Denise W. Sly
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FISHERMAN'S TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN RONALD KENDALL AND KAREN KENDALL; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: May 10th, 2017
Justin W. Bell PRESIDENT (TITLE)

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 5th DAY OF May, 2017, 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, P.E.
COUNTY ENGINEER



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) AND MONUMENTS, ACCORDING TO SEC.177.081(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 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: 5/17/17

SURVEYOR & MAPPER'S NOTES:

- 1. BEARING BASIS: N89°00'31"E (GRID, NAD 83, 1990 ADJUSTMENT) ALONG THE PORTION OF THE BOUNDARY IN COMMON WITH THE SOUTH BOUNDARY OF THE PLAT OF ABC U-PULL-IT, PLAT BOOK 113 PAGE 191.
- 2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE 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 DETERMINED BY USE RIGHTS GRANTED.
- 4. 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.
- 5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 6. 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 UNLESS OTHERWISE NOTED
SCALE FACTOR: 1.0000243
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION: NONE

- ABBREVIATION LEGEND:
PRM - PERMANENT REFERENCE MONUMENT
R/W - RIGHT-OF-WAY
C - CENTERLINE
ORB - OFFICIAL RECORD BOOK
D.B. - DEED BOOK
P.B. - PLAT BOOK
PG. - PAGE
R - RADIUS
A - CENTRAL ANGLE
L - ARC LENGTH
(P) - DIMENSION PER PLAT BOOK 62 PG. 133
(M) - MEASURED DIMENSION
(G) - GRID DIMENSION
- LWDD - LAKE WORTH DRAINAGE DISTRICT
PBC or PBCo - PALM BEACH COUNTY
L.A.E. - LIMITED ACCESS EASEMENT
U.E. - UTILITY EASEMENT
B.E. - BUFFER EASEMENT
PCN - PARCEL CONTROL NUMBER
LB - LICENSED BUSINESS
P.O.B. - POINT OF BEGINNING
NAD - NORTH AMERICAN DATUM
SEC. - SECTION
N - NORTHING { WHEN USED WITH
E - EASTING { COORDINATE

SYMBOL LEGEND:

- PERMANENT REFERENCE MONUMENT (P.R.M.) SET, 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473".
- PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND, 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB4431".
- SET MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP.

SITE PLAN DATA

CONTROL NO. 75-60

PREPARING SURVEYOR & MAPPER'S STATEMENT:
THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 0473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3991 FAX

JOB No. 16-044